

Anthony Suber

From: Shirin2b <[REDACTED]>
Sent: Saturday, January 21, 2023 2:58 PM
To: Council
Cc: Bill Widmer; manuelian@ci.atherton.ca.us; Elizabeth Lewis; Stacy Miles Holland; Rick DeGolia
Subject: Housing Element. Upzoning Gresham Lane properties.

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

To Honorable Mayor and all Council Members;

My name is Shirin Bronner and I am resident of 85 Gresham Lane , Atherton, Ca for over 33 years.

Over the past few days all property owners on Gresham Lane , Selby Lane, and El Camino Real have been in shock with a sudden notification that the City of Atherton is planning to UPZONE our properties. The map of the area was not included in the original notice and we were notified by a kind neighbor that our properties have been targeted for upzoning on January 15, 2023.

Our neighborhood is a well established residential and family oriented community. We are very disappointed that the City of Atherton has not done a fair assessment and feasibility studies of large properties and empty lots available to fulfill their requirements to the HCD. This is not a well vetted plan and we all strongly feel that we are being sacrificed and targeted to meet the deadline of January 31, 2023.

Our properties are not empty lots and are not available to developers to build.

The clear fact is that not only our properties, but all the large properties across to ours on Gresham lane and all Selby lane homes will be impacted in any way you can imagine including economically.

This bad faith decision will change the entire Atherton forever and will not have a good outcome.

As we have voiced our concerns in the last two meetings, we are not selling our properties to any developer to put a multifamily units in our neighborhood . We are not allowing anyone to put any new restrictions to prohibit us to develop our property or sell or let our children inherit it the same way as other properties in town of Atherton.

We all have paid our taxes and performed our civic duties to the city of Atherton. This looks nothing less than picking on the weakest link to fulfill an unattended obligation.

We respectfully seek a fair resolution to this matter and urge you not to consider changing the nature of our neighborhood.

Best Regards,
Shirin Bronner

Anthony Suber

From: Thom Bryant [REDACTED]
Sent: Saturday, January 14, 2023 1:21 PM
To: Council; Robert Polito
Subject: ECR Up Zoning

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

Given the Council's decision to upzone 17 lots fronting ECR, and assuming that HCD will accept 20 units/acre in lieu of BMR multifamily housing, I believe it will help to restate the case for tall expensive single family homes on small lots. There are two important points to consider. First, single family homes are consistent with the Town's current policy. Second, there is a market for tall, expensive homes. See SummerHill's North 40 development in Los Gatos as one example: [Bellaterra at North 40 - TownFlats - Plan 5 - SummerHill Homes \(focus360.com\)](https://www.focus360.com/development/bellaterra-at-north-40-townflats-plan-5-summerhill-homes) This is a 3 story, 2100 sqft row house with a \$2.1M asking price, with no yard and located adjacent to Hwy 17.

I suggest a third residential zoning category with the following standards:

4,000 sqft minimum lot size

60% FAR

40% Bonus FAR when an attached ADU is included

Attached ADU's (either 500 or 800 version) are exempt from FAR

10' minimum front setback

30' minimum rear yard setback

0' minimum side setback

34' maximum height limit

There are at least four generic single family housing models that would work with these zoning standards:

Free standing, zero lot line, 2 story, 2,400 sqft house @ 10 units/acre

Free standing, zero lot line, 3 story, 4,000 sqft house with attached ADU @ 20 units/acre

Row house (modern brownstone), 2 story, 2,400 sqft @ 10 units/acre

Row house 3 story, 4,000 sqft house with attached ADU @ 20 units/acre

Conceptually, the 17 lots along ECR could be redeveloped with as many as 140 units, if the Builder(s) all opted for the 40% FAR bonus (net add of +/- 120 units) or 70 single family homes without ADU's. This could be done with 50'X80' lots with the 80' depth dimension running parallel along ECR, and a shared driveway accessing ECR every 160'. The Gresham and Cebalo Lane side of the property could be redeveloped with 40'X100' lots. Alternatively, the Gresham

and Cebalo sides of the property could be redeveloped with 100'X100' (or larger) lots, if the increased density along ECR was sufficient to meet HCD requirements.

The advantage of the approach as outlined is its alignment with Atherton's current policy for single family residences and ADU's. Secondly, the likely sales prices for these units would not necessarily devalue adjacent properties. Third, this approach could be the template for up zoning in future RHNA cycles. But there are at least two other development options that would also be consistent with recent Council decisions. First would be to up zone the 17 lots for mid rise buildings similar to the Menlo College plan. Assuming owner occupied units instead of apartments, its not clear that ADU's make sense. So, in order to achieve the magic 20 units/acre, the development conceptually might entail seven 6 story buildings with 5 floors of 4 units each and parking on the ground floor and basement. The second alternative would be to up zone for townhomes similar to what is proposed for Oakwood. Since townhomes (as commonly understood in California) are condominiums, it is also not clear how ADU's would be accommodated in a condominium structure? Therefore, achieving 20 units/acre might require building 140 townhomes vs. 70 large single family homes on small lots.

I am confident that the proposed zoning standard can work from a design view point but Council may wish to consult with some area developers about feasibility, price points and market demand.

Best//Thom

Anthony Suber

From: Cathy Castillo [REDACTED]
Sent: Tuesday, January 17, 2023 4:24 PM
To: Anthony Suber; Stephanie Corey; Contact-Erin Callaghan
Subject: Oakwood Blvd. project.

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

Jan. 18, 2023

Atherton Town Council

I am a retired widow. My home, on East Oakwood Blvd, is my most valuable asset. I have a serious stake in Atherton's proposal to permit building on the Atherton portion of East Oakwood.

I have two concerns about the project.

First, that the proposed construction actually produces high quality housing that will be affordable to low income families who, according to your report, would need an income of \$140,000 for a family of three. A city maintenance worker, a hospital janitor, or a librarian should be able to afford this housing.

Second, I am concerned about traffic patterns. Oakwood Blvd. is a sub-standard street without sidewalks. Unless traffic from this development can exit via Selby Lane or El Camino Real, I am opposed to it. I want there to be no access to this development via Oakwood Blvd.

I am much less concerned about a multi-family development being built near me. We already have apartments, duplexes, and senior memory care facilities within a block. There is a group home for the disabled on our street. My image is not that this housing will attract the type of residents I don't want to live near. What I do not want is cheap, substandard housing that will quickly decay or dozens more cars, delivery vans, mail trucks and school buses speeding down my street.

Atherton has not earned a reputation as a good neighbor from residents in my neighborhood. The city has repeatedly opposed adding a stop light at the intersection of El Camino Real and Selby Lane so we put up with traffic cutting through to make a left turn at ECR. And I believe I received only one communication from Atherton announcing a public hearing about the housing proposal.

The town cannot solve its low-cost housing issue by renting pool houses and adding ADUs. It's time to grow up and join the rest of the Peninsula in working to meet the needs of "average" residents. Price of the average single-family home sold in Redwood City is about \$800,000. The average home in Atherton goes for just under \$8 million. If the minimum lot size is an acre that should be enough space for the multi-million dollar houses to shield themselves from having to look at homes and apartments where the other half can afford to live.

Cathy Castillo

cell [REDACTED]

Anthony Suber

From: Carol Collins [REDACTED]
Sent: Wednesday, January 11, 2023 3:23 PM
To: Anthony Suber
Subject: Jan 11 Council Meeting Comment- Housing Element

[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 do appreciate all your work on the Housing Element. Rather than dismissing it as a non-starter, I would like the Council to further consider new housing at Holbrook Palmer Park. Picking and choosing individual properties within our town seems random and most unfair to those nearby. It might be considered more fair to add housing to the park or just rezone all properties in Atherton.

I really do not like the whole situation (the state mandating changes to our zoning) but here we are, and we must make choices.

Thank you,
Carol Collins
[REDACTED]

Anthony Suber

From: Stephanie Corey [REDACTED]
Sent: Sunday, January 15, 2023 12:12 PM
To: Anthony Suber
Subject: 23 East Oakwood - Public Comment

[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,

We hear that 23 East Oakwood is back on the consideration list for high density housing. As you know, the immediate neighbors, as well as the entire Redwood Oaks community opposes this action. This property doesn't just border Redwood City, it is actually partly located in Redwood City. Our streets are designated as substandard already, there is no drainage, there are no thoroughfares, no sidewalks, no parking, and no public transit nearby. The streets are inordinately narrow compared to the rest of Atherton. Because of this, our city would never recommend high density housing in this location, yet here you are.

As far as we can see, this is a problem of your own making for your years and years of unwillingness to build proper housing. Redwood City is not in the same boat. We've done more than our share so that communities like yours could continue to be a haven for the obscenely wealthy. But we have no desire to pay the price for your inaction. Please find a better location, or please be prepared to invest in the infrastructure needed for high density housing which will entail redoing the entire street to add proper drainage, sidewalks, and underground parking.

Regards,
Stephanie Corey
[REDACTED] Redwood City

Begin forwarded message:

From: stephen curry [REDACTED]
Subject: 23 Oakwood
Date: January 18, 2023 at 3:18:22 PM PST
To: bwidmer@ci.atherton.ca.us
Cc: grodericks@ci.atherton.ca.us

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

Mayor Widmer, City Manager Rodericks,

As Atherton residents - [REDACTED] - we have been following along with the Housing Element updates with special interest in the 23 Oakwood property. We were pleased when the December meeting concluded with leaving multi-family housing off of private properties and the Council's recognition that 23 Oakwood does not contribute to the very-low or low income numbers required by the State.

We hesitate to add to the "not in our backyard" [REDACTED] rhetoric, but we wanted to send a note before today's meeting. Safety and privacy for us and our kids continues to be our top priority and one of the biggest reasons we chose Atherton as home. With the density being proposed for 23 Oakwood, there are major concerns in terms of both privacy and safety with three-story townhomes looming directly behind us.

We kindly ask that the Town adopts the new Housing Element without the inclusion of 23 Oakwood. Should that not be sufficient for the State, we ask that the Town commits to investing in considerably taller fencing and landscaping to block sight lines onto our family's property.

Thank you for your consideration,
Thanks and God Bless
Stephen and Ayesha Curry

Anthony Suber

From: michael demoss <[REDACTED]>
Sent: Friday, January 20, 2023 5:22 PM
To: Council
Subject: Suggestion

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

Rick DeGolia and members of the Atherton City Council:

In my opinion:
The state of California has overstepped their authority.

You might consider doing what these cities are doing:
"Standing up"

Michael DeMoss

MLK DAY, Jan. 16

49ers will either Dallas Tampa on Su

The 49ers are advancing to
round of the playoffs next Sund
ing the Seahawks 41-23 on Satu

NEWS

18 Daily Post Monday, January 16, 2023

405DC

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ARITON**

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ternhomesrealty.com

PALO ALTO

Brian

Chancellor

(650) 303-5511

Sent from my iPhone

Anthony Suber

From: Peter Hutton [REDACTED]
Sent: Monday, January 23, 2023 8:29 PM
To: Council
Subject: Opposition to planning development

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

I would like to formally oppose the plans to create a new multi home dwelling at 23 E Oakwood Boulevard. There are a number of reasons why this development makes no sense - primarily because building on this one property only scratches the surface of high density housing, and because the individual property is so inappropriate.

This is a quiet area with a large community of runners and dog walkers. It already is used as a 'rat run' by drivers, and struggles to cope with the existing traffic volume. Adding more housing with no recreational area and no closure of the 'circle' will add further pressure to an area already identified by Redwood City Government as in need of traffic control.

The property has at least 26 heritage trees on it in an area that is increasingly being 'concreted' over. This seems a decision that does not look at the wider challenges of the area, and just makes a token move without understanding the pressure on the local residents.

Peter Hutton

--

Peter Hutton

~~We~~ the residents of Gresham Lane support affordable housing in Atherton.

What we don't support is having one street bear the brunt of the entire burden. This Council is trying to CREATE a Redwood City extension that will minimize integration with the town's wealthier properties. Some of you MAY POTENTIALLY have CONFLICTS OF INTEREST, as better options might pertain to your neighborhoods.

Moreover, you are seeking to rezone Gresham to MFR ONLY, fully aware that it will require 2-3 property owners to agree to sell to an MFR developer- effectively rendering it impossible for any one property owner to have real agency over the disposition of their land. This likely amounts to a taking given the limitation of use and difficulty of sale. A remarkable feat since takings are quite rare in CA.

Claims that all residents have known of the MFR zoning plans for years are disingenuous. Gresham Lane was finalized as a location ONLY ^{on Jan 11} ~~after the~~ ~~late Dec council meeting~~. No prior mention and no notice ^{was} ~~was~~ provided until a letter was sent to our street on Jan 11 referencing an attached map of affected areas BUT THE MAP WAS NOT INCLUDED, perhaps ^{gives the appearance} purposefully. It certainly ~~appears~~ the Council was trying to run out the clock

(1)

w/ Jan 31 looming

on us. We suspect bad faith and potential violations of your fiduciary duties and the Brown Act. If forced to litigate, council members' personal and town communications will be sought for discovery.

The politics of ganging up on Atherton's "poverty pocket" and creating a redwood city extension are disastrous. We will inform media outlets and highlight ^{The complicity of} council members. You are violating the spirit of low-income housing policy. The broader public needs to know this.

If the current plan proceeds, we intend to lobby the state to let them know it was offered in bad faith, ~~and to let them know~~

^{four's}
~~Lastly, we need a clear explanation of the appeals process.~~ We are preserving our rights and intend to retain counsel to fight this, if necessary.

A former mayor said it's outrageous no one from Gresham has been appointed to the General Plan Committee and Planning Commission. We need to be included in the sausage making asap.

In CLOSING:

②

January 18, 2023
Atherton Town Council
Housing Element Meeting

Speech by:

Pamela Silvaroli
[REDACTED] Gresham Lane
Atherton, CA 94027
[REDACTED]

Good evening, I am Pamela Silvaroli at [REDACTED] Gresham Lane, next door to my dear neighbors Joann and Charlie Ramorino at [REDACTED] who are with me here in spirit.

Let it be known that no one on Gresham Lane received the map as stated in the January 12 letter. A handful of us were provided the map when someone taped it to our doors and my gate on Sunday, January 15. Can you imagine learning the fate of YOUR home because someone taped a map to your gate?

We have been denied our **Due Process** as we have had roughly 2-days notice to prepare for this meeting and now, only 2-weeks notice before the plan is presented to the state. This is not enough time to fully understand what is being proposed, to ask important questions, and to secure legal representation.

You all may have known for 2-3 years that El Camino Real would be targeted for development, however we, the victims of your dealmaking, have been left out of the process. I am in the process of hiring an attorney, as we all are, and we will prove that you have not operated in **Good Faith**. We will fight to the bitter end on this and I can assure you that all wrongdoing will be revealed.

It's going to be a very painful journey for all, yourselves included. Get ready, a storm is coming.

[REDACTED]

1/18/2023

Lisa Thomas, [REDACTED] Gresham lane.

It seems to me that in your haste to find a solution to the state housing requirements you have lost sight of why the State of California passed Assembly Bill 686 in the first place. So to remind you, this bill requires public agencies to further fair housing, and take no action inconsistent with this obligation. This means taking meaningful actions to combat discrimination, overcome segregation and foster inclusive communities free from barriers that restrict access to opportunity.

By targeting what is often referred to as the 'poverty pocket' in Atherton as the only site on which you are willing to develop multi-family housing, I believe you are in direct violation of this obligation. By placing all your proposed development sites in one concentrated area along one street, you are demonstrating a willful neglect to address the issue of segregated living patterns and are demonstrating no intent to truly integrate and balance the community, as is required by the HCD. Proposing 17 lots all adjacent to each other on the outer edge of the town, some of which are directly behind the city limit of Atherton sign. Nothing could be further from the principals of integration.

By singling out this swath of properties along El Camino, you are echoing the enforcement of racial covenants that happened after the war which forced poorer minorities into neighborhoods in the least desirable areas, next to highways and such. In this case it is El Camino Real. An area which is unsafe for families with young children due to traffic and pollution. This

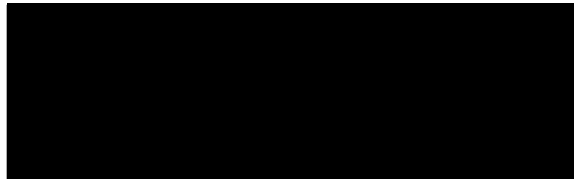
action also does not comply with, 'access to opportunity', another stipulation of the AFFH act, as these sites do not provide equal opportunity to access to the best public schools of our town. The proposed sites depend on schools like Adelante Spanish immersion school, an institution that according to state test scores has a low 35% proficiency in math and 42% in reading rates. Compared to 87% & 82 % percent at Las Lomita's. From an outside view it looks very much like you are purposely doing your best to keep low income renters out of your best schools and nicest areas of town. Selby lane school already has a 24:1 student teacher ratio compared to 15:1 and Encinal and Las Lomita's. The proposed plan places the burden on one sole school district. It appears you are quite intentionally avoiding construction in "Highest Resource" neighborhoods. Why else would you propose to cram 134 housing units onto one cul de sac when there are plenty of vacant lots all over town? It's almost as if you are trying to create a special enclave to contain low income residents in one area. Why is one sole neighborhood expected to carry the burden of having loss in property value, construction and traffic disruption? This is a responsibility that needs to be shared by the whole town.

Whilst I understand this is not an easy task for you, concentrating all the property development projects into one street on one corner of town is not compliant with the goals of HCD. By targeting the small, low income homes of Atherton that contain the few existing pockets of genuine diversity, you are quite literally marginalizing the low income renters and keeping them as far out of town as you can. If you think the mountain lion story brought

bad press for Woodside, just wait until the press hears about this. What you are proposing appears to be totally discriminatory and a clear and flagrant attempt at red lining all over again.

I would ask you to reconsider the proposal and consider how this will reflect on the town of Atherton which already has the reputation of keeping out anyone who is not white or wealthy.

Thank you for your time.



ARTICLE 6.1

PROTECTION OF PEACE AND SECURITY AT MEDICAL FACILITIES

(Added by Ord. No. 170,517, Eff. 5/19/95.)

Section

56.45 Peace and Security Protection.

SEC. 56.45. PEACE AND SECURITY PROTECTION.

(Added by Ord. No. 170,517, Eff. 5/19/95.)

(a) **Definitions.** Notwithstanding any other definitions of the words defined herein, the words defined herein shall have the following meanings for the purposes of this ordinance:

(1) **"Appurtenant parking facilities"** shall mean any parking lot or structure that is the primary and posted place for the parking of the vehicles of health care providers and members of the public using any medical facility, including any driveway apron which permits vehicular access to such parking lot or structure.

(2) **"Client of a medical facility"** shall mean any individual who utilizes or attempts to utilize the services of a medical facility and who, by reason of such actual or attempted utilization, becomes the focus or object of any unlawful interference.

(3) **"Congregation"** shall mean any assembly, for the purposes of parading, patrolling or otherwise demonstrating, of three or more individuals.

(4) **"Connecting pedestrian access"** shall mean any sidewalk or street crosswalk directly connecting a medical facility to its appurtenant parking facilities.

(5) **"Health care provider"** shall mean any individual who owns, operates, supplies, or is employed at any medical facility, whether on a permanent, temporary, occasional or incidental basis, including any volunteer who facilitate the delivery of medical services at the invitation of the health care providers responsible for operating the medical facility.

(6) **"Medical facility"** shall mean any hospital, medical clinic, medical office or other facility at which lawful, professional medical services, diagnoses and/or counseling are delivered to members of the public.

(7) **"Medical services"** shall means any and all services related to the determination, diagnosis, monitoring or treatment of the medical condition or status of an individual, including, without limitation, any counseling, referral, diagnostic, laboratory, clinical or surgical services.

(8) **"Peace or security"** shall mean the conditions necessary to conduct the normal operations of a medical facility, taking into account (1) the effect of activities on ingress and egress readily available to members of the public seeking medical services, (2) any noise, diversion or disturbance affecting a medical facility, and (3) any other effects on the operations that unreasonably jeopardize the health and safety of the members of the public seeking medical services.

(9) **"Person"** shall mean any individual, organization or association.

(10) **"Residential dwelling"** means any permanent building being used by one or more occupants for nontransient residential uses. **(Added by Ord. No. 187,192, Eff. 9/29/21.)**

(11) **"Targeted"** means picketing activity that is targeted at a particular Residential dwelling and occurs in front of the Residential dwelling or proceeds on a course or route in front of or around that particular Residential dwelling. **(Added by Ord. No. 187,192, Eff. 9/29/21.)**

(b) Prohibition Against Intentional Interference with the Normal Operations of a Medical Facility. Any person, acting alone or in concert with others, who intentionally acts in any manner that threatens or disturbs the peace or security of any medical facility by threatening to interfere or actually interfering with (1) the normal operations of a medical facility, (2) the lawful activities of a client of a medical facility, or (3) the lawful activities of a health care provider attempting to provide medical services shall be guilty of a misdemeanor.

Nothing in this subsection shall prohibit any peaceful expressive conduct, including protesting, picketing, demonstrating, or distributing pamphlets near a medical facility so long as such conduct does not interfere with the normal operations of the medical facility.

(c) Police Authority to Order Dispersal of Violative Congregation. The police are hereby authorized to order the immediate dispersal of any congregation that is directed at, and threatens or violates the peace or security of, a medical facility. In determining whether a congregation threatens or violates the peace or security of the medical facility, the police shall take into account the effects upon the normal operations of medical facilities, including, but not limited to, (1) the effect of activities on ingress and egress readily available to members of the public seeking medical services, (2) any noise, diversion or disturbance affecting a medical facility, and (3) any other effects on the operations that unreasonably jeopardize the health and safety of the members of the public seeking medical services.

Any order to disperse issued by police pursuant to this subsection shall include a statement indicating substantially each of the following:

(1) That the congregation has threatened or violated the peace or security of a medical facility;

(2) That the congregation is not protected by the constitutional right of the people peaceably to assemble in that its actions are unlawful; and

(3) That each member of the congregation, and all persons acting in concert with such congregation, must, under penalty of arrest and prosecution, immediately disperse and cease to congregate within fifty (50) feet of (1) the medical facility, (2) its appurtenant parking facilities, and (3) any connecting pedestrian access, and within four hours of such order to disperse or before such later time that the police proclaim to be necessary to protect the peace and security of the medical facility.

(d) Failure To Disperse or Subsequently Reassembling Following An Order From The Police To Disperse. Any person who is part of any congregation acting within fifty (50) feet of (1) any medical facility, (2) its appurtenant parking facilities, or (3) any connecting pedestrian access who refuses to disperse after having been reasonably ordered to do so by the police shall be guilty of a misdemeanor. In addition, any individual members of that congregation, or any other persons willfully acting in concert with such congregation, who reassembles within the same area within four hours of such order or before such later time that the police proclaim to be necessary to protect the peace and security of the medical facility, shall be guilty of a misdemeanor.

(e) Targeted residential picketing prohibited. (Amended by Ord. No. 187,192, Eff. 9/29/21.) No person shall engage in Targeted picketing activity at or within 300 feet of the Targeted Residential dwelling. This

subsection does not and shall not be interpreted to preclude picketing in a residential area that is not Targeted at a particular Residential dwelling.

Any person who is aggrieved by an act prohibited by this subsection may bring an action for damages, injunctive and/or declaratory relief, as appropriate, in a court of competent jurisdiction against any person who has violated, has conspired to violate, or proposes to violate the provisions of this subsection. Any aggrieved person who prevails in such an action shall be entitled to recover from the violator those damages, costs, attorneys' fees, and such other relief as determined by the court. In addition to all other damages or relief, the court may award to the aggrieved person a civil penalty of up to \$1,000 for each violation of this subsection. The remedies provided by this subsection are in addition to any other legal or equitable remedies may have and are not intended to be exclusive.

(f) **Penalties for Violation; Misdemeanor.** Any person convicted of willfully violating Subsection (b), (d) or (e) of Section 56.45 of the Los Angeles Municipal Code is guilty of a misdemeanor punishable by a fine not to exceed \$1,000 and/or shall be sentenced to imprisonment in the county jail for a period not to exceed six months.

(g) **Coexistence with Injunctive Relief for Specific Deprivations of Protected Rights.** Nothing herein is intended to abridge, circumscribe or otherwise affect the rights of any person to pray for and obtain injunctive relief for the deprivation of protected rights.

(h) **Severability of Provisions.** If any severable provision or provisions of this ordinance or any application thereof is held invalid, that invalidity shall not affect other provisions or applications of the ordinance that can be given effect notwithstanding such invalidity.

(i) **Urgency Clause.** The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety. This ordinance will prevent interferences with the operations of medical facilities, assure the efficient and expedient delivery of medical services to persons seeking treatment, and protect the well-being, tranquillity and privacy of individuals in their personal residences.

This ordinance is necessary to assure the efficient and expedient delivery of medical services and protect the peace and security of medical facilities and to safeguard the peace and privacy of individuals' homes. Therefore, this ordinance shall become effective upon publication pursuant to Section 281 of the Los Angeles City Charter.

From: [Ellen Jamason](#)
To: [Anthony Suber](#)
Cc: [Giacomo Marini](#); [Serena Marini](#)
Subject: Public Comment for January 11 City Council Study Session
Date: Wednesday, January 11, 2023 11:38:09 AM

[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 City Council,

Thank you for your dedication and hard work in connection with the Housing Element update. We applaud your continuing efforts to meet the requirements of the law while addressing the concerns of Atherton residents.

We believe that planning for more housing in our community is vital to our region's vitality and survival. We believe Atherton can be a part of a regional housing solution while maintaining its character of a family-oriented residential community.

We are supportive of the proposals to increase permitted density of housing at Menlo College and Menlo School, as well as the idea of making it easier to build ADUs in Atherton. We also support an inclusionary housing fee that could generate funds to support affordable housing.

However, we do not believe that in the long run, the school sites and ADUs will prove sufficient to generate Atherton's fair share of regional housing needs.

We therefore strongly urge the Council to identify practical strategies to allow more homes to be built for all income levels.

We would support strategies including reducing minimum lot sizes and dimensions, adding multifamily overlay zones, and allowing higher density at sites on Oakwood and Atherton Avenue, especially where owners are interested in developing denser or multifamily housing. We also support the idea of exploring multifamily housing on Town property including a portion of Holbrook-Palmer Park.

We believe that even if the state accepts our housing element in January without these features, it is likely that the Town will need to identify additional housing units before the end of this 8-year cycle, and that the Town should start preparing for that situation now.

More importantly, we believe that we all benefit by welcoming neighbors of diverse income and cultural backgrounds, and that there is room for more here in Atherton.

We support Council Member Hawkins Manuelian's proposal to develop principled criteria for location of denser housing, such as vicinity to existing roads and other infrastructure. We urge the City Council to adopt this approach in developing longer range housing policies.

Thank you once again for all your efforts in connection with the Housing Element.

Sincerely,

Ellen E. Jamason
Giacomo Marini
Serena Marini


Atherton, CA

Anthony Suber

From: Dianne Jensen [REDACTED]
Sent: Wednesday, January 11, 2023 4:18 PM
To: Anthony Suber
Subject: Jan 11, 2023 question and comment

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

Hello:

I share a fence with Las Lomitas School and the Atherton drainage channel on my other fence. Should I be financially responsible for the water flow flooding my home and yard?

What actions does the Town of Atherton plan to take to remediate flooding and clean up the effects?

What actions will the Town of Atherton plan to implement to prevent such catastrophic events in the future?

When will these actions be implemented?

There are many problems with the way the excess water flows to Los Lomitas School and then how this water flows to my backyard on it's way to the drainage channel.

I had an In-law unit that could be part of the California state requirement. That cottage is now uninhabitable.

I expect a timely response from the town council.

Thank you in advance.

Dianne Jensen
[REDACTED]
Atherton, CA 94027
[REDACTED]

Anthony Suber

From: Andrea Luskin [REDACTED]
Sent: Tuesday, January 24, 2023 10:01 AM
To: Council
Subject: Housing Element Plan

[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 members Widmer, DeGolia, Lewis, Holland, and Hawkins-Manuelian,

Firstly, I want to thank those of you who have taken the time to connect with us, members of the Victoria Manor neighborhood, be it through neighborhood walk-thrus over the summer, discussion via a group Zoom, or attending our neighborhood get togethers or drills. I know that those who have engaged with us **understand the uniqueness of both our neighborhood geography in Victoria Manor and the tight knit neighborhood community we've developed over many years** of neighborhood gatherings, emergency planning, and other safety advocacy efforts such as securing a government grant and cooperation between Atherton and Menlo Park to install the cross jurisdictional lighted crosswalk on Valparaiso at Hoover.

Our neighborhood understands the considerable pressure you feel (due to concerns of potential HCD fines being levied and the builder's remedy being applied) to submit a Housing Element Plan that won't flat out be rejected by HCD. However, as with the first plan submitted, **we urge you to best advocate for our town's citizens and way of life by submitting a plan that may be just reasonable enough to have some chance of being accepted while not sacrificing dozens of homes and entire neighborhoods unnecessarily.** This truly is a balancing act. And while it's the town consultants and planners goal to have HCD fully approve the next plan with no modifications required, potentially at the expense of much more property than necessary, ***it should be your goal to protect as much as possible and to utilize the knowledge you've acquired, that non-resident consultants aren't privy to, to discern what areas to focus on.***

As the latest Planning Commission plan is constructed, the one neighborhood in Atherton that has been held up as an example for others to replicate, our neighborhood, Victoria Manor, is set to be crushed on all 4 sides by huge development. We have Menlo College bordering us on the North where you've already designated 60 units can be built by right, Menlo School bordering us on the West where you've designated another 20 units, and El Camino on the East and Valparaiso on the South where you're now considering an overlay zone

You already determined previously, and rightly so, that **our 28 home neighborhood on 3 cul de sacs is not suitable for dense housing:**

- there's **only one ingress/egress** into the neighborhood and as is, is very difficult to get in and out of due to its location on Valparaiso within yards of the El Camino intersection. Additional cars would be incredibly unsafe.
- the homes on **Victoria Drive** bordering El Camino are on **1/3 acres lots** so are too small to support multi-family on their own and are also not deep enough to support multi-family parking, even if one tried to engineer access via El Camino.
- the **tiny 5 house long cul-de-sac of Douglass Way**, which backs up to Valparaiso, could in **no way support the car traffic** from multi-family housing. And Valparaiso, a single lane

in each direction, with its 2 private schools directly on it and Hillview Middle School just a block off, with hundreds of school kids and bikes on it everyday is already beyond burdened with traffic so trying to have dozens or potentially hundreds of more cars accessing multi-family housing on Valparaiso so close to El Camino would be a **safety disaster**.

Even if you don't look at all the significant reasons the homes in our area are an awful choice for multi-family development, **surely you can't feel it's reasonable to designate 15 of the 28 homes in a tiny 3 street cul-de-sac'd neighborhood with a multi-family overlay**, surrounding the few homes not in the overlay **on all 4 sides with development** . You would be endangering the most organized, cohesive, emergency-ready neighborhood in all of Atherton.

Additionally, **because these homes and this neighborhood isn't suitable for this kind of development** for the reasons listed above, **and most, if not all of the neighbors have no intention of selling in the next 8 years, it would be disingenuous to include them in any plan. If included, the neighbors will promptly send a letter to HCD** letting them know they have no intention of selling during this cycle, and even if they sold in a future cycle their homes aren't realistic building locations for multifamily housing.

This is all to say for all the reasons above **we strongly urge you to remove ALL of the homes in Victoria Manor from any El Camino and Valparaiso overlay you may be considering**.

Thank you so much for everything you do for the town. This is a difficult challenge and I certainly don't envy the position you're in but I trust you'll only include properties in the plan that have a realistic chance to safely be developed.

With sincerity and appreciation,

Andrea Luskin
■ Douglass Way

Dear Mayor, Vice Mayor, Council Members, Staff, Neighbors, and members of the public,

My name is Jenny Michel from the Coleman Place Neighborhood Block. A bit about me:

- born and raised here including having lived on Placitas Avenue,
- attended Notre Dame in Belmont and took the train from the now decommissioned Atherton Caltrain Station during the 90's,
- am currently renting on Willow Road next to the VA for about 15 years,
- recovering homeless teacher from Menlo Park,
- a parent of an IEP student at Laurel Elementary,
- a former Luxury Real Estate Agent in Menlo Park, with Alain Pinel Realtors,
- a former manager with Orchard Commercial, having worked for Joe Lewis, Council Member Lewis's late husband, and
- currently, a commercial property manager, representing private commercial Landlord interests along San Mateo County.

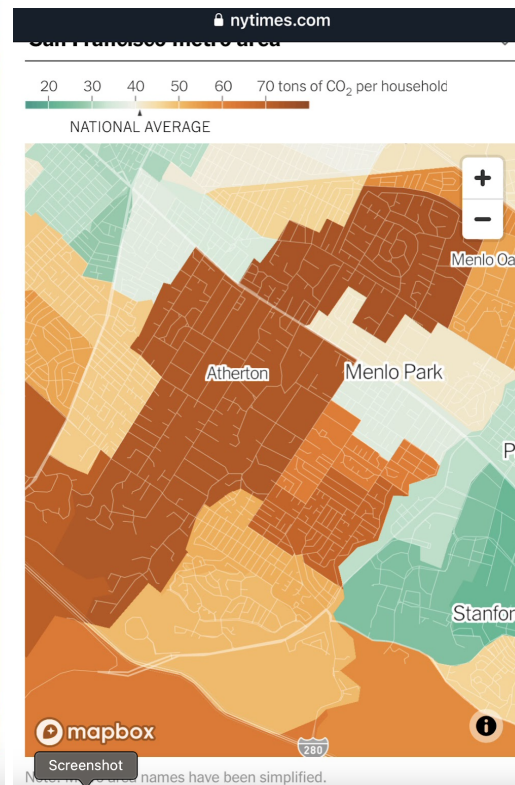
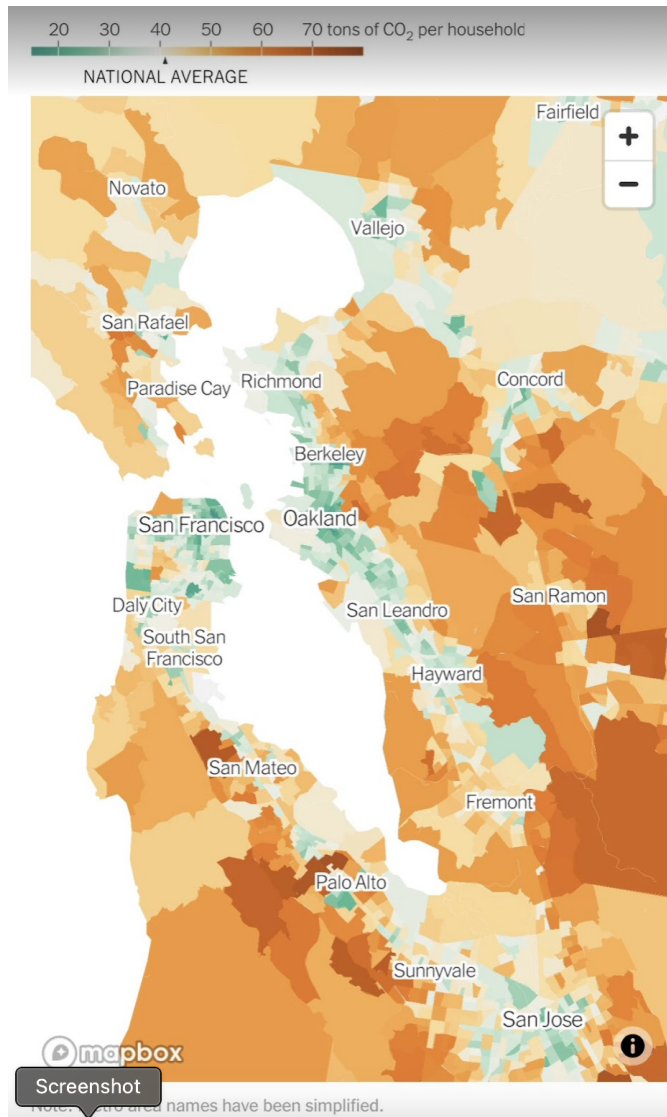
I've been active in the City of Menlo Park and San Mateo County's Housing Element as someone on the frontline having dealt with the housing crisis my entire life.

I believe that HCD is looking for:

Analysis - How is Atherton affirmatively furthering fair housing?

Atherton is synonymous with exclusion. That is by design. Based on the City Council meetings I've attended and viewed, Atherton isn't providing a robust analysis of how it drove the housing crisis the State is looking to remedy.

- Bottomline, our zoning prohibits fair housing. Specifically, our min 1 acre lot size is the start.
 - We know this and have been proud that we feel like a rural town.
 - Our exclusionary practices set the bar to other municipalities.
 - To your point, adding density would infringe upon this sanctuary.
 - But what if that sanctuary was coming at a cost, a cost that is no longer palatable to the market.
 - The remedy: *change the zoning*; either eliminate min lot sizes or reduce to Menlo Park or Redwood City min size lots.
- As leaders, I'd expect this Dais to lead the analysis as to what is driving our exclusion.
 - We house billionaires that lead the way in driving climate collapse. HCD wants us to piece together our own story.
 - The use of CO2 in tons per household, on scale to the rest of us, isn't even in the same ballpark.



- **The Climate Impact of your neighborhood - Mapped: New York Times 12.13.2022**

- Using the most tons of CO2 per household are visual: Hillsborough, Atherton into Woodside, and Los Altos Hills into Cupertino Hills.

<https://www.nytimes.com/interactive/2022/12/13/climate/climate-footprint-map-neighborhood.html>

- Based on all the services you demand for your day to day, how many of those providers live within your municipality?
- Based on all the services that you use, your attorney, your landscapers, your security, your chef, your nanny, your assistant, where do they live? Where do they get food and provide for their own needs? Atherton does not carry the load it generates. Atherton is uniquely set-up to rely on

others to provide the goods and services. HCD is asking us to understand the toll that takes and how that drives housing instability.

- In other words, you need to house your private jet pilot down to your grocery clerk, or you need to consider them in your zoning for different types of use.
- By mandating that the service providers live outside the town, you drive climate collapse and hardship for the rest of us. We are dealing with finite limited resources, and all y'all are consuming more of them at a disproportionate rate, without remorse.
- Owners typically offset the below market rate units by providing retail on the ground level. Atherton isn't zoning for these types of developments.
 - Would you grant for retail use, or even allow workers to sleep in their vehicles on your Avenues? What about a mobile home park? Starter homes?
 - Many of you have grown children, so where are you expecting your grandchildren to live? Where are you suggesting they live or how they live?

Market Force and Market Interest for Fair Housing in Atherton: The key to building affordable and fair housing, which is considered forty (40) units or more in the project, is market force. Atherton is void of market force for affordable housing. We saw an outburst last night with a member of the public. I blame those of us in luxury real estate.

- There are a handful of real estate agents who work with Sellers in Atherton.
 - I personally worked next door to several of them here in Menlo in 2011.
 - These agents have a lock on the market as well as who is allowed to gain entry into the community.
 - They are the negotiators on behalf of the sellers.
 - The seller has discretion. If the seller has no interest in seeing Atherton build housing on their parcel, then they will not sell the parties with that intent.
 - Meaning, we discourage market interest at the source where it originates from.
- What work or program or outreach has this Dais made to these brokers and brokerages?
- To that end, what brokerage has an SB9 campaign? How exactly are they helping to drive market interest and force to assist us in meeting our housing requirements?
- How is Atherton amending its zoning to include SB9 projects? If I saw the highest and best use of my parcel to subdivide, your zoning prohibits me from building in accordance with State mandate.
- In a more formal City like Menlo, I'd recommend the Dais send a formal letter. But Atherton is more personal. You know who has the relationship with sellers. Why not have a conversation with Mary and Brent? Why aren't they spearheading the campaign to get working class folks into Town to stabilize us?
- Touting your billions of dollars in assets sold is no longer a virtue, it's telling the story of exclusion, causing human pain and suffering, let alone biodiversity loss among others.

Just cause you can see nature from your window, does not mean that you live to protect it. Your carbon use sells you out.

- 193 James is on the Market - listed as Build Your Dream Home on This Gorgeous Mature Landscaped 42,164+/-SF Lot. Why not purchase that parcel and build? <https://www.kerinicholas.com/properties/>
- 132 Encina is also still available - with a large 1.5 acre lot size. This would be ideal for a dense affordable housing project. The applicant can even help to fund a shuttle program to get our mobility impaired folks safely to their destination without relying on a single use vehicle. <https://gullixson.com/Properties/Current-Listings>

Thank you for your time and consideration,

Jenny Michel

DRE #01900228

Cell: [REDACTED]

[REDACTED]

Fwd: Housing Element Meeting

From: Gail Parsons [REDACTED]
Subject: Housing Element Meeting
Date: January 17, 2023 at 3:21:12 PM PST
To: grodericks@ci.atherton.ca.us

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

Dear Mr. Rodericks,

We live 3 houses away from 23 Oakwood. We have serious objections to building 16 units near the Oakwood circle properties. There has been little thought to the traffic impact, lack of parking, etc. We have all expressed the many reasons why this particular property is unacceptable for development. Our main objection is lack of access to a major commuter street (El Camino), plus ruining our "walk" streets.

I would also like to add that we received the notice of tomorrow's meeting on the 18th TODAY (the 17th). This leaves us no time to plan for in person attendance.

We love our neighbors and our neighborhood... please keep it that way!

Sincerely,

Gail Parsons

Dr. Richard Fischer
[REDACTED]

Also, it has been rumored that a member of the city council has a financial interest in this decision which should be concerning to all.

Sent from my iPhone

Anthony Suber

From: Anne Paulson [REDACTED]
Sent: Friday, January 13, 2023 1:09 PM
To: Council
Subject: Upzoning some parcels on El Camino

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

Jan 13, 2023

Dear City Council and City Manager,

I congratulate Atherton for planning to upzone some sites in El Camino for low income housing. That is a politically courageous step, and I thank the Council for taking it. As a YIMBY, I want jurisdictions in our state to plan for more housing, and that's just what you're doing. So thank you very much.

I'm concerned, however, that HCD might not accept these sites for low income housing. HCD requires that sites designated for low income housing that are smaller than half an acre be justified. The jurisdiction must demonstrate "development of housing affordable to lower income households is realistic or feasible."

You're planning a lot consolidation program. I urge you to check with HCD right away and make sure that this is enough and they will accept it. It would be terrible if you took the big step to vote to upzone the sites on El Camino, and then got rejected by HCD. I know that you are making a good faith effort to satisfy HCD's requirement and I want it to succeed, just as you do.

Again, thanks for working hard on this. I hope your housing element is accepted by HCD.

Sincerely,

Anne Paulson

Number of Units Per Acre Allowed to Be Built	20
Total Land Acres	1.11
Number of Units to Be Built	22.2

Address	Acres	Zillow Values	Developer Acquisition Cost Per Unit (Total Zillow/36.4)
2 Selby	0.33	\$ 3,629,400	
8 Selby	0.37	\$ 4,295,100	
94 Cebalo	0.41	\$ 3,800,200	
97 Cebalo			
98 Cebalo			
Total	1.11	\$ 11,724,700	\$ 528,140

6.6

Number of Units Per Acre Allowed to Be Built	20
Total Land Acres	1.82
Number of Units to Be Built	36.4

Address	Acres	Zillow Values as of 1/18/23	Developer Acquisition Cost Per Unit (Total Zillow/36.4)
2 Selby	0.33	\$ 3,629,400	
8 Selby	0.37	\$ 4,295,100	
94 Cebalo	0.41	\$ 3,800,200	
97 Cebalo	0.37	\$ 3,860,400	
98 Cebalo	0.34	\$ 3,268,700	
Total	1.82	\$ 18,853,800	\$ 517,962

Income Level	Annual Income	30% of Income	Down Payment	House I can Afford at 4.25%
Very Low	\$ 82,000	\$ 24,600	\$ 100,000	\$ 380,600
Low	\$ 131,000	\$ 39,300	\$ 40,000	\$ 597,300
Median	\$ 134,000	\$ 40,200	\$ 50,000	\$ 622,700

4.25% is the interest rate effective Jan 1st for low income and very low income borrowers
 Search Google on "How much house can I afford" and use any of the calculators

Anthony Suber

From: Ognjen Pavlovic [REDACTED]
Sent: Thursday, January 19, 2023 4:37 PM
To: Council
Cc: Anthony Suber; Aline Ng
Subject: Re: Housing Element Public Comment Jan 19th
Attachments: Atherton1.xlsx

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

Pls discard the previous email. This one includes the attachment.

From: Ognjen Pavlovic <[REDACTED]>
Date: Thursday, January 19, 2023 at 4:35 PM
To: "council@ci.atherton.ca.us" <council@ci.atherton.ca.us>
Cc: "asuber@ci.atherton.ca.us" <asuber@ci.atherton.ca.us>
Subject: Housing Element Public Comment Jan 19th

Hello,

We are residents of 8 Selby Lane for the past 18 years. Your plan to upzone the lots on Selby/Ceballo and Gresham makes no sense at all and it's truly being proposed in bad faith to HCD on behalf of the town and their residents.

Specifically, the plan submitted to HCD needs to make sense and Mona Ebrahimi, Atherton City Attorney on Jan 12th stated the following on [video](#) (around 35:00min): *"It's very important to HCD that the programs that are offered in the town's housing element are capable of being accomplished and are feasible. So, they don't want us to simply identify projects for the sake of identifying them projects that we believe there is no way of realistically coming to fruition."*

In light of this comment, here are several reasons for why inclusion of these properties makes no sense at all:

#1) Current Owners Do not WANT to sell

Many if not all of the owners of the properties in question along this land stretch during the Jan 18th meeting have CLEARLY and EXPLICITLY stated that they don't plan to sell their properties at any time over the next 8 years. How can you in good faith submit these properties when the residents have said they don't plan to sell?

#2) Size of the lots.

HCD published guidelines state that lots smaller than 1 acre are not suitable for affordable/low income housing. This specific comment has been sent back by the HCD to pretty much every town who already submitted the plans under the heading "Small Sites" in the HCD responses. A 2 min google search will let you see the same HCD response to Beverly Hills, Santa Monica, Menlo Park and the list goes on. How can Atherton in good faith propose the same that has already been provided as a non-acceptable guideline by the HCD.

#3) Low Income/Affordable Housing does not pass any logical and financial test.

Specifically, in order to build MFH a min of 3 properties need to be consolidated. Calculating the value of the land for the 3 properties from a sample of properties along the stretch comes out to \$518K. That is the price of that land only! Now, lets add construction and developer profit and what would these new units need to sell for? \$1.5 million,

2Mil, 2.5Mil? How is that you can in good faith claim that you are up-zoning these properties to build an affordable housing and submit these properties in the proposal.

Attached is a more detailed spreadsheet with the land cost calculation at today's cost.

#4) Income / Affordability

On June 23rd 2022, Lisa presented the income requirements for the low income/affordable housing. [Video](#). Starts around 1hr56min. Lisa stated: "for a 2 Bed Unit Max Income is \$82 (very low income), \$131K (low), \$134(median)."

Based on the national mortgage/financing and Lisa's guideline, 30% of income is what any family is expected to pay. So, based on those income levels, a very generous down payment, any calculator you choose will tell you that noone with those income levels won't be able to even buy a land. Here is the table.:

Income Level	Annual Income	30% of Income	Down Payment	House I can Afford at 4.25%
Very Low	\$ 82,000	\$ 24,600	\$ 100,000	\$ 380,600
Low	\$ 131,000	\$ 39,300	\$ 40,000	\$ 597,300
Median	\$ 134,000	\$ 40,200	\$ 50,000	\$ 622,700
4.25% is the interest rate effective Jan 1st for low income and very low income borrowers				
Search Google on "How much house can I afford" and use any of the calculators				

Sites: https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

From the document: If the parcel is more than 0.5 acres or less than 10 acres, is the size of the site automatically considered appropriate to accommodate lower income RHNA? Not necessarily. If the size of the parcel in combination with the allowable density and accompanying development standards cannot support a housing development affordable to lower income households, further analysis and programs may be needed to demonstrate the suitability of that site to accommodate the portion of the RHNA for lower income households.

The above 2 points clearly state that it's not possible to provide affordable housing. How can you in good faith claim that these properties present an opportunity for affordable housing?

#5) Finally, a recommendation by the consultant (Barbara) on Dec 15th 2022 [video](#) (around 41m.57) that I heard was a totally IRRESPONSIBLE comment without any regard to residents due process. Specifically, Barbara said through laughter: "You submit the plan and lets say you get a rejection HCD letter, but you should still go ahead with the re-zoning recommendations". This is despite the fact that the residents and the town don't want these recommendations. Now, I grew up in a communist country. I immigrated to the US for a better opportunity and I truly came to the US with \$60 in my pocket back in 1998. In communist countries the govts take away/change the property rights of the owners at their will and this actually happened to my family as well I have never in my life thought that a similar thing would happen to me in the United States. NEVER. EVER. How can you even fathom to attempt to put selling restrictions on my property? How can you even think that changing from SFT and forcing us to sell the property as MFR ONLY is acceptable. And even worse, that the only way to sell as MFR only is that I have to agree to do the same with 2 other property owners. How can that be plan that the town agrees to.

Thank you.

Ognjen Pavlovic and Aline Ng

While I have never been a believer in the “all ADU” strategy, I grudgingly went along with my colleagues in that strategy as a starting point while on the Council. We have all learned a lot in the past six months, and I have become even less enamored with that strategy. The world of 25’ building height, 4’ setbacks and multiple ADU’s per parcel is NOT something that belongs in Atherton, and the unintended consequences will be felt throughout our Town.

As I’ve stated in these meetings before, a handful of well planned, well located and carefully controlled projects allowing multi family construction will be much less impactful on Atherton, and can lead to an approved housing element from HCD, which is essential for the Town to avoid costly litigation and the catastrophic possibilities presented by the Builders’ Remedy scenarios.

There are a number of possible locations the council has looked at for these multi family projects, but I want to propose a location that I believe is much preferable to “dropping” such a project into a residential area like Oakwood or Bay Road. I also want to propose a rudimentary path forward to bring some low income housing to fruition in Atherton, get our housing element

approved with minimal negative impact to our residents, while maintaining maximum possible control over the project.

The ECR corridor at the north end of Town is a bit out of character with the rest of Atherton. The east side is covered with a variety of commercial buildings running south well past Fifth Avenue. On the west side are a number of smaller Atherton properties that either back up to or enter on the ECR. Specifically, 5 on Cebalo, 9 on Gresham, two on ECR and a last one at the corner of ECR and Stockbridge. These properties, based on 2021 and 2022 sales data, will range in price from \$3M to \$4.5M, well below property values in most of the Town. I believe these properties offer the best opportunity for the Town to develop some lower income housing, suitable for city workers, teachers, etc, and hopefully in the least invasive way possible, with significant mitigation potential for the neighbors (walls, trees, vegetation and setbacks along both Cebalo and Gresham). No solution is perfect, but this one is pretty good.

I would further propose that the Town develop a plan to ACTIVELY pursue the purchase of these properties, either directly with a combination of GF money and low interest

debt, or indirectly working with a suitable developer(s) of lower income housing. Even two of these parcels to start would give us enough space to produce a significant number of high density, worker affordable units for THIS housing cycle. Furthermore, a legitimate commitment by the Town to identify, zone, fund and develop a significant number of lower income units should put us over the hump with HCD, which is where we need to be!!

Finally, I believe time is of the essence. Your submission on the 31st will at best be given a D by HCD. We need to be ready with a well vetted, acceptable plan to submit for multi family BEFORE litigation and Builders' Remedy scenarios have a chance to blossom. Please give this proposal serious and immediate consideration.

Anthony Suber

From: JENNIFER RYAN [REDACTED]
Sent: Thursday, January 19, 2023 1:48 PM
To: Council
Cc: George Rodericks
Subject: El Camino Real Upzoning - Request for Information

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

Dear Councilmembers,

Thank you for listening to our comments last night at the meeting.

I spoke yesterday on the record in more detail but wanted to follow up my comments with an email reiterating the following:

1. The El Camino lots are too small and cost two times as much per square foot than other large lots for sale along major arteries in town. And less expensive, acre plus lots are available to purchase far more often than ours. As such, the El Camino lots are financially infeasible and unattractive for developers of low income housing. No developer will want to pay so much more for less, especially when they have to include 20% low income housing.
2. The families on the El Camino lots have told you en masse that they DO NOT want to move and do not plan on moving in this next housing cycle.

Based on these two points, Atherton cannot in good faith, or with much honesty, say to the state that the city assumes there is a likelihood of building multifamily low income housing on these lots in the next cycle. You simply CANNOT make that assumption with the information that you have.

Additionally, I would appreciate if you could provide me with the name and contact information for the developer that approached the Town with an interest in acquiring our lots. A few of the homeowners are interested in talking with them to get an understanding of what the "vision" is for our street.

I ask for this information in the spirit of transparency and with the understanding that Pacific Peninsula Group's name was disclosed publicly in reference to possible MFH development of the Polhemus property during last year's June 23rd planning meeting.

Thank you very much for your time and assistance.

I look forward to receiving details on the developer's name as soon as possible.

Best regards,

Jennifer Ryan

January 23, 2023

Pamela Silvaroli
[REDACTED] Gresham Lane
Atherton, CA 94027

Dear Town Council and City Manager,

RE: 2023-2031 Housing Element

How you all have gotten yourselves into this predicament is mind-boggling. To think that you have had years to put forth a viable plan and in the very last 2 weeks before it is due, you have produced a plan that is economically not feasible and grossly misrepresents the truth. Your irresponsible and negligent leadership has now put our town at risk of state control and the dreaded builder's remedy.

Attached is a signed petition from the homeowners of Gresham Lane entered into public record on January 19, 2023. Seven out of the nine homeowners clearly state that they will not sell their homes. There will be no cobbling together of small lots necessary to create the required acreage to build multi-family units and therefore cannot, in good faith, be included in the proposed plan. You know it, we know it, and soon the HCD will know it.

If you put forth the plan as it currently stands and upzone our homes as multi-family, you will be presented with the motherload of all lawsuits. A lawsuit that will go deep into each of your actions and non-actions. A lawsuit that will prove denial of due process and bad faith. A lawsuit that will invoke the Brown Act and demand specifics on your vacant lot analysis.

At this point in time, your only way out of this mess is to adopt the Planning Commission's recommendations on January 19, 2023 to include an overlay, increase the number of homes on El Camino Real and Valparaiso, relax the requirements for SB 9 lot splits and incentivize the building of ADUs. I support an overlay and strongly urge you to support it as well.

As our elected officials, it is your civic duty to do what is right for the masses even if it means upsetting donors and friends. Furthermore, let us all not forget that as a humane society, all of Atherton has a moral duty to do what is right for the less fortunate in need of affordable housing.

Sincerely,

[REDACTED]

Pamela Silvaroli

Attachment: Gresham Lane Signed Petition

Petition to stop the passing of the proposed January 12, 2023 version of the Town of Atherton 2023-2031 Housing Element.

Petition summary and background	We demand that the Town of Atherton does not pass the proposed Housing Element Plan as outlined in the January 12, 2023 letter that specifies properties highlighted on the attached map be considered for inclusion in the housing element as properties that could be <i>upzoned</i> to allow for the development of multi-family affordable units.
Action petitioned for	We, the undersigned, are the owners of the lots on Gresham Lane that the Town of Atherton has included as part of its Housing Element to be upzoned for multi-family units. We have protested the Town's inclusion of our lots and hereby state that we have no intention of selling our property to a developer, which we have made clear to the Town of Atherton. Therefore, the Town of Atherton's Housing Element will be submitted in bad faith to the state, and our lots should not be considered when the state is assessing the viability of the Town of Atherton's Housing Element.

Printed Name	S	Address	Comment	Date
George Papadopoulos		[REDACTED] Gresham Ln		1-19-23
Pamela Silvaroli		[REDACTED] Gresham Ln	# NOT Going Anywhere	1/19/23
Danni Chandak		[REDACTED] Gresham Ln		1/19/23
Courtney Hsu		[REDACTED] Gresham Ln		1/19/23
Stan Hsu		[REDACTED] Gresham Ln		1/19/23
ROBERT JONES		[REDACTED] Gresham Ln		1/19/23
ELIZABETH JONES		[REDACTED] Gresham Ln		1/19/23
Jennifer Ryan		[REDACTED] Gresham Ln		1/19/23
Shirin Bronner		[REDACTED] Gresham Lane		1/19/23
ANURAG CHANDAN		[REDACTED] Gresham Lane		1/19/23

3

Printed Name	Signature	Address	Comment	Date
			Petition to Stop the Passing of the proposed January 12, 2023 version of the <u>Toronto of Affection</u> <u>2023-02-01</u> <u>January Elect</u>	

[illegible]

Anthony Suber

From: Susan Speicher [REDACTED]
Sent: Saturday, January 21, 2023 7:02 PM
To: Council
Subject: Housing mandate

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

Let me begin by thanking all of you for your service to our community. Living in Atherton is a privilege that none of us should take for granted, in large part due to your dedicated work on our behalf.

Today I took the time to watch your December 15 housing meeting video. You all brought a calm, determined focus to the nearly impossible task. I realize that the state has handed you a “one size fits all cities” mandate and you are working to make it fit by concentrating on ADUs as the best solution. However, I worry that in asking the residents who would agree to build an ADU, you didn’t dig deep enough to do more than push the problem down the road.

You offered significant enticements (modified setbacks, loosened height limitations, relaxed square footage requirements as well as lower fees) without a corresponding commitment from the homeowner to rent on the open market, to the public at large, and to do so to low, low income people at a less than market rate price that is set by the state. And I don’t think many homeowners know that it might also include deed restrictions. I fear we are going to end up with lots of built and unrented guest houses with kitchens.

Beyond this, I worry about cars trying to pull out of shortened setback driveways on to El Camino Real. And finally I wonder how this helps the most vulnerable among us, low income families.

Unfortunately, I don’t have a solution and maybe pushing the problem down the road is the only option. I urge you to try another survey with a fuller picture of what would be required of homeowners for their ADUs to count in meeting the mandate.

Respectfully,
Susan Speicher
[REDACTED]

Sent from my iPad

Anthony Suber

From: Lisa Thomas [REDACTED]
Sent: Thursday, January 19, 2023 5:48 PM
To: Council
Subject: In the name of fairness please read this before passing judgement on Gresham Lane

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

Dear Councillor,

I am a homeowner of [REDACTED] Gresham lane, Atherton and I would like to address you in regard to the proposed upzoning of my neighbourhood. Even though this email is a little long, I would ask in the name of fairness to your proposed plans if you read it open mindedly in its entirety.

It seems to me that in your haste to find a solution to the state housing requirements you have lost sight of why the State of California passed Assembly Bill 686 in the first place. Whether we agree or disagree with it, the bill requires public agencies to further fair housing, and take no action inconsistent with this obligation. This means taking meaningful actions to combat discrimination, overcome segregation and foster inclusive communities free from barriers that restrict access to opportunity. By targeting what is often referred to as the 'poverty pocket' in Atherton as the ONLY areas on which you are willing to develop multi-family housing, I believe you are in direct violation of this obligation. By placing ALL your proposed upzoning development sites into one concentrated area along El Camino Real, you are demonstrating a willful neglect to address the issue of segregated living patterns and are demonstrating no intent to truly integrate and balance the community, which is a fundamental requirement of the HCD. By proposing 17 lots all adjacent to each other on the same road, on the outer limits of the town, some of which are directly behind the city limit of Atherton sign, you are demonstrating that you do not care about the very principle the bill is addressing: that of integration. In making this proposal, I think you have failed to understand and comply with the most fundamental part of the bill and on this basis alone; it will be rejected. By singling out this swath of properties along El Camino, you are echoing the enforcement of racial covenants that happened after the war which forced poorer minorities into neighborhoods in the least desirable areas of town, next to highways and such. In our modern day case it is; El Camino Real. An area which does not meet the AFFH access to opportunity rules as it is unsafe for families with young children due to it being a high traffic corridor and hazardous to health because of the pollution. Bill 686 was designed to rectify the consequences of people housing financial minorities in concentrations and along highways and yet here you are proposing the very same solutions. This is not the only manner in which the proposal does not comply with the, 'access to opportunity' stipulation of the AFFH act. NONE of the proposed multi-family sites provide them with equal opportunity to access the preferred public schools of our town. The proposed sites depend on Redwood city district schools alone. Including Adelante Spanish immersion school, an institution that according to state test scores has 35% proficiency in math and 42% in reading rates. Compared to 87% & 82 % percent at central Athertons Las Lomitas school. From an outside view it looks very much like you are purposely doing your best to keep low income renters out of your best schools and affluent parts of town. Selby lane school already has a 24:1 student teacher ratio compared to 15:1 and Encinal and Las Lomitas The proposed plan places the excess burden of increased population on one sole school district, a district that is already over-crowded when compared to other schools in town. So why place all your housing requirements in that one school district? Why would you not share the burden with other districts? Do you think the HCD will not notice this? It appears you are quite intentionally avoiding construction in "highest resource" neighborhoods. Something they stipulate as being essential to their

compliance regulations. Why else would you propose to condemn nine lots occupied by families with NO immediate desire to sell on one small Cul de sac of Gresham Lane when there are plenty of vacant lots and willing sellers for a lower price per sq ft all over town? It's almost as if you are trying to create a special enclave to contain low income residents in one area. This is not a good optic for Atherton. Your 'access to transportation story,' does not hold up either. Alameda is a main artery, Atherton Ave, Valparaiso ave, Marsh, Bay road to name a few, we have many. Infact Gresham lane is a terrible location for low-income housing as it is not a walk to town neighborhood, which is another stipulation of the AFFH's 'access to opportunity' criteria. We are a 36 minute hazardous walk to Redwood city Sequoia station, 52 minutes to Menlo downtown. Valparaiso would offer low income families the ability to walk to town. Again. Access to shops is another criteria you have missed. You claim we are next to density and commercial shops, we have only Selby's high end restaurant and K&L wines. Atherton ave and Valparaiso are way closer to shops and amenities than we have. Yet you have offered only one small corner of Atherton for development, the corner that straggles Redwood city and the real reason for that we all know is not transportation no matter how loud you profess it. So, why is one sole neighborhood, in particular one small street. A street of diverse and hard working families that have fought to pay for their homes. Why should we be expected to carry the burden of a whole town? All of which are more affluent than us? Once again the least wealthy are the ones to bear the brunt of loss in property value, the construction disruption and destruction of our communities. Again, you seem to have missed the point and the core values needed to meet the approval of Sacramento. This is a responsibility that needs to be shared by the whole town and it is written into the bill. They expect that. Redwood city council tried to avert you to this element in a meeting in November, she told you they had achieved upzoning throughout the city, not just poverty pockets and that she would be happy to help you to do the same. Whilst I understand the task before you is not an easy one, concentrating all the property development projects into one street on one corner of town is quite simply not compliant with the goals of HCD. Especially if you include a street with small lots and where NONE of the home owners will ever sell. If you take this tact, you will not gain the approval you seek. We will be forced to inform the town hall that you targeted the small, low income homes of Atherton, one of the few existing pockets that already contains genuine diversity... How do you think it will look when we demonstrate to them that you are quite literally picking on the only diverse neighborhood in town, and proposing to add even more low income renters and diversity in the only place those two things already exist? It is obvious to everyone you are keeping low income renters as far out of town as you can. What you are proposing appears to be totally discriminatory and a clear and flagrant attempt at red lining all over again. We do not want to hurt our town or forever skew the optics the state has of Atherton. We love our town. So please. Really, truly try to understand what the state wants, what bill 686 expects of you, and realize the hard fact that this proposal will not pass. It is a bad faith offering on the part of Gresham lane because our lots are too small and we will not sell. You will never get two lots together to be able to build multi-family units. I believe you know that this is an infeasible project for our street. But please realize this, all you are achieving is putting a noose around our property's neck and financially crippling families that cannot afford to shoulder that cost. Please, please reconsider the proposal and consider how this will reflect on the town of Atherton which already has the reputation of keeping out anyone who is not white or wealthy. This move is bad optics for the town. You offered not one single central, affluent Atherton lot or even close to that. You gave those lots months to fight their cause and us 3 days with a notice deficient of a map. You protected those with the biggest lots, the most financial muscle to fight you and you picked on the little, low income areas. Sacramento will not take kindly to this and neither will the press.

Thank you for your time.

Respectfully,

Lisa Thomas

Anthony Suber

From: Jin Wang [REDACTED]
Sent: Wednesday, January 18, 2023 5:35 PM
To: Council; Anthony Suber
Subject: Oppose Rezoning proposal

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

Oppose - 2 Selby Ln

We raise our family in Atherton on a single-family residential property just as everyone else. This plan disproportionately asked our neighborhood to burden for multi-family low-income housing without sufficient support.

The media exposed the rezoning prior to us who are affected. We suffer from an immediate negative impact on the property value, and uncertainty of future. Our child goes to school nearby, Atherton home is valuable to us and generations to come.

If Atherton's "fair share" of state housing requirement is becoming inevitable, we would like our elected officials to make long-term vision and plan a priority. A rushed proposal helps no one. We have rights to seek for advice.

Jin Wang

Anthony Suber

From: Jing Yi [REDACTED]
Sent: Sunday, January 22, 2023 5:14 PM
To: Council
Subject: Opposing to the Housing Elements

[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,

Good afternoon! Thanks so much for all your hard work in managing our beautiful city. Hope you had a great weekend.

I am the homeowner of [REDACTED] Gresham Ln, with my husband Wei and two daughters Aris and Sarina who go to Sacred Heart Schools. We wholeheartedly support making affordable housing available, but we are strongly against the proposed upzoning of Gresham Ln for the following reasons:

1 Economic infeasibility

Like most of the houses on Gresham Ln, my house is about 0.32 acres. In order to get 1 acer land, one would need to at least purchase three and adjacent houses. The most recent sale of a single family house on Gresham Ln is $\geq 4M$. Therefore it's at least 12M to get 1 acer land, very likely more. There are open houses on the market with more than 1 acer land with much less price. It does not make any financial sense to consider Gresham Ln.

2. We won't sell

Many of us who live on Gresham Ln have at least two kids who go to local schools and have lived here for many years. We won't sell our house for the next 8 years or longer. We would like to pass the house to our children and grandchildren. Our house may be small but it's precious to us. Upzoning removes the capability of my children selling the house as a single family house. It's emotionally, logistically and economically difficult for us to change homes. We ARE the low income housing in Atherton. Without our agreement of selling the house, this proposal will NOT be feasible.

3. Bad faith

The letter of Jan 12 from the Town of Atherton was the first notice to us (even that, a map was NOT included) that my house may be a part of the final plan. There is only TWO days notice of the Town meeting and only two week notice before presenting the plan to the state. If this is for your house, or your kids' house, how would you react to a decision that you may not have time to address? In addition, this targeted approach for a specific area in Atherton is shocking and discriminatory. There are many vacant lots spread across Atherton and why are they not in the proposed final plan? We need time to understand more fully what is being proposed and how the town came to this decision.

We will seek legal representations to protect our own house. Brown Act and exposure of the vacant lot in Atherton will be included in the lawsuit.

4. Safety

The Gresham and Selby streets are already very congested with heavy traffic. Gresham is not a through street. Building apartment buildings in this area will exponentially worsen the current traffic and safety. There have been many accidents and fatalities in recent years at the intersection of Selby and El Camino.

We appreciate the huge effort to address the low income housing in our beautiful Atherton. We want to help but pls don't move this current plan forward as it won't be successful. The upzoning ruins the economic value of the targeted residents and it's a selective downgrading. That's a severe restriction on my property rights. We should spread the burden around. Overlay is an HCD guideline and preserves economic value and makes more sites available. Overlay is a better win-win plan!!!

All the best,

Jing

Anthony Suber

From: Wei Yu [REDACTED]
Sent: Sunday, January 22, 2023 8:48 PM
To: Council
Subject: Opposing the Upzoning plan of ECR

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

Hello,

We are the residents of [REDACTED] Gresham Ln. I am writing to leave the record of opposing your proposed plan of Upzoning ECR to HCD on behalf of the town and all residents.

Your plan to upzone the lots on Gresham and Selby is in bad faith to HCD and will put everyone in a lose-lose situation, including the town of Atherton and the residents. I know you have been putting tons of effort into this mission (and it is not an easy job). But this plan is infeasible at all. Submitting it to the State puts the town in HUGE risk and will be a waste of all efforts and time to meet the HCD requirements.

I have attended both the Special Meeting on 18th and the Planning Committee meeting on 19th. I share all the sentiments of my neighbors and strongly oppose your plan. I won't repeat all the points made by my neighbors at the meetings but share a personal point. My family has been through tough years during the pandemic (as all of us). After these years of time and effort, we finally settled down in the current home, which is close to my daughters' school, Sacred Heart Schools. They will stay here till graduating from high school, if not longer. We paid \$4,000,000 for the house. In addition, we put hundreds of thousands \$ into this house to make it our dream house. Emotionally, how can you possibly think we will sell our home at any time in the next 8 years, before my daughters' graduation? Economically, at what price do you think we would like to ask for this house? Considering the plan has even to consolidate the adjacent more than 2 lots to work, it sets the plan in the fate of failure at its beginning. How can that be possible that you believe it will be proved by the State, when knowing the opinions from all homeowners? We will contact the HCD if the current plan is submitted, exposing your misrepresentation of the truth.

Only a plan with more feasibility will work. Instead of upzoning the area, overlay will be more acceptable to me. I urge you to please support the overlay and modify the current plan. It will make things easier for all of us.

Best,

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Anthony Suber

From: Phil Abrahamson [REDACTED]
Sent: Monday, January 30, 2023 10:16 PM
To: Council
Cc: Dana Shelley
Subject: comment on Jan 20 2023 letter describing proposed Overlay aspect of Housing Element

[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,

First, we want to express our gratitude for the hard work you've done, and continue to do, on the 2023-2031 Atherton Housing Element.

Second, we want to request that any proposed Housing Overlay not include the 10 Victoria Manor properties adjacent to El Camino, nor the 5 additional Victoria Manor properties adjacent to Valparaiso.

As you know, we are not "NIMBY." When we wrote to you last Summer, we endorsed the inclusion of multi-family housing on the Menlo College and Menlo School campuses. This housing would have an impact on the Victoria Manor neighborhood, but seemed to be a sensible element (no pun intended) of Atherton's plan to meet the state's request for additional housing.

We believe that the burden of meeting the state's requirements should be shared with some degree of equity across the Town. Your letter to residents, dated January 20, 2023, describes a housing overlay zone affecting 111 properties, 15 of which are in Victoria Manor.

Victoria Manor consists of only 28 properties zoned R-1. According to the Town's website, there are about 2,700 R-1 properties in total. Thus, while the overlay affects $111/2700 = 4\%$ of the Town's properties, it affects $15/28 = 54\%$ of the Victoria Manor properties. It is unreasonable to ask our neighborhood to absorb 13 times its nominal share of the affected properties.

We understand that proximity to transportation may be an important consideration. However, the identified 15 properties in Victoria Manor do not satisfy this criterion - even though it's easy to say "well, they're right on El Camino and Valparaiso, so they have access to transportation." The El Camino / Valparaiso intersection is horribly crowded at many times of the day, including the morning commute. Those streets and that intersection cannot support the additional vehicle flow that would result from multi-family development on these 15 properties. Ingress/egress would be impossibly difficult and dangerous.

Victoria Manor is a wonderful, tiny neighborhood. We hold well-attended neighborhood events a few times a year, to which we have invited the Chief of Police and other Town officials. We work closely and productively with our Menlo College and Menlo School neighbors. We are probably the most active area in the entire Town regarding ADAPT - even to the point of being asked by Town officials to assist in training other neighborhoods.

Including these 15 properties in an overlay zone has the potential to decimate our neighborhood. Please don't do it.

Thanks for your consideration,

Phil Abrahamson & Dana Shelley

Douglass Way

(Phil's mobile)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Albert Franklin [REDACTED]
Date: January 28, 2023 at 3:21:58 PM PST
To: George Rodericks <grodericks@ci.atherton.ca.us>, MEmbrahimi@ci.atherton.ca.us,
[REDACTED]
Cc: Jessica Mattos [REDACTED], San Mateo County Republican Party
<info@smgop.org>, Carlmont Academic Foundation
<Info@carlmontacademicfoundation.org>, The Texas Tribune <Info@texastribune.org>,
info@seattlemedium.com
Subject: CURRY'S OBJECT TO HOUSING PROJECT

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

28 January 2023

Re: CURRY'S OBJECT TO HOUSING PROJECT

Town of Atherton
Office of Town Manager
80 Fair Oaks Lane

1st Floor
Atherton, California 94025

City Council:

What seems to be missing from this report, is when ***Selby Lane Elementary*** demanded that the City Manager of Redwood City (Mr. James Smith) to conduct summer school during the summer of 1974 due to the findings that when the now supposedly fifty years of successful: ***East Redwood City's Summer Youth Program***, as six week long summer school which should still be running out of Hoover Elementary.

Seeing that that program was funded during the War of Poverty era when ***BJL*** developed his ***War on Poverty and the Great Society***.

If this program in 1973 sparked Professor Jaime Escalante's national academic movement along with Fresno County, then why is the homeless rate for both Redwood City and San Mateo so astronomically high? If each six week session cost the county \$20,000 per year, of which \$600 per year should have been my pay then this summer the county should have already allocated some \$1,000,000.00 over the past fifty years with a grand total of some \$600.00 per year or \$30,000.00 to myself.

If both Fresno County and Doctor Escalante started their academic climb in 1974, the same year in which summer school at Selby Lane Elementary began, then why is the wealthiest county in America even thinking about helping the homeless on such a large scale?

If the Curry's, who now live in Atherton object to any number of the homeless living in the Town of Atherton, then someone needs to explain why there today are so many of the homeless in both Redwood City and San Mateo County in light of the academic success which I developed for the East Redwood City community in just six weeks.

Albert B. Franklin

[REDACTED]
East Palo Alto, California 64303-1124

[REDACTED]

From: [REDACTED]
To: [Council](#)
Subject: Housing Plan
Date: Monday, January 30, 2023 5:32:31 PM

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

Council Members,

I just recently heard about the housing plan to add in the townhouses near Holbrook Palmer Park. As a resident of Burns Avenue, I would like to voice my strong support for the improvements made in this plan. The Bay area desperately needs more housing and it is great that Atherton is modifying its housing plan to add some additional housing that the Bay Area desperately needs. My only complaint would be that the plan could go further. I would fully support allowing a higher density and a wider area zoned for higher-density housing.

Additionally, I would suspect that you may have received some emails in opposition to this plan citing concerns such as traffic. I should note that most of the traffic on the street is through traffic from the El Camino to Middlefield. The addition of these new residents will hardly be noticeable.

There are a few great methods that could be used to limit the use of cars for the new residents if this is truly a large concern. Most car trips are for common trips such as going to work, picking up groceries, going to dinner or other common occurrences. Celia's is a great restaurant in Menlo Park within walking distance that has certainly reduced car trips by people being able to walk over to get dinner. The trouble is that the sidewalk disappears after crossing the train track. If the sidewalk could be extended to make it up the 101 that would make it far easier for people to walk to Celia's. Additionally, if there could be a sidewalk from Holbrook Palmer Park to the library this would be another great step to reducing the need for people to drive.

Lastly, adding mixed-use high density zoning to allow for a corner store would be a great idea. This would encourage people to walk over to a local store rather drive to downtown Menlo Park, downtown Palo Alto or downtown Redwood City. Athertonians being forced to travel to other cities for access to basic services generates more traffic within Atherton which could be alleviated with mixed use zoning.

Thanks,
Wesley Arrington
[REDACTED] Burns Ave.

Sent with [Proton Mail](#) secure email.

Atherton Housing Coalition

January 30, 2023

Dean Mayor Widmer and Members of the City Council,

Atherton Housing Coalition is a group of Atherton residents who are concerned about making sure that the Town of Atherton fulfills its RHNA obligations in a thoughtful manner to maintain the character of our town. We are submitting this letter to outline Atherton Housing Coalition's proposal for alternative housing inventory sites and zoning options that will not only meet, but exceed, the Town's RHNA obligations and provide for planning and development consistent with the goals and objectives of the Town and the existing character of our community. We hope that the City Council seriously considers this proposal as part of the Town's 6th cycle Housing Element.

Members of the community have been involved in discussions about the Housing Element for over a year and have reviewed several different properties for potential inclusion in the Housing Element so that Atherton achieves its goal of planning for 348 housing units allocated among the four income levels in Atherton's RHNA allocation.

Atherton Housing Coalition's proposal for the Housing Element complies with HCD requirements and incorporates ideas that have a higher likelihood of coming to fruition than what is in the current draft of the Housing Element. Furthermore, this proposal will create *more* lower income housing units than the proposed rezoning of eighteen properties along El Camino Real. Furthermore, the residents of the properties proposed for rezoning have made it clear that none of them will sell their houses to a developer during the 2023-2031 planning period, so the rezoning plan is unlikely to produce any new housing units.

We recognize that the City Council wants to submit what it hopes to be the final draft of the Housing Element to HCD on January 31, 2023. We appreciate that the City Council is limited in its ability to conduct Town-wide deliberations at this juncture, given the existing time constraints to adopt and self-certify the Housing Element as of January 31, 2023. However, we implore you to consider directing staff to submit a revised Housing Element, without the El Camino Real and Valparaiso rezonings or any changes to the Senate Bill 9 ordinance. Instead, Atherton Housing Coalition urges you to consider Atherton Housing Coalition's proposal for the Housing Element, which is compliant with state law, exceeds the RHNA requirement of 348 new housing units, and meets the requirements for all income categories. Our proposal for the Housing Element is in contrast to the latest version of the Housing Element posted on January 20th and amended as of January 23rd, which we believe contains ideas that are not acceptable to either Atherton residents or HCD.

We request that the City Council incorporate our proposal into the Housing Element after making the required public noticing requirements, by voting to adopt a revised version of the

Housing Element. Since the City Council is not able to add our recommendations to the Housing Element on January 31st, it is our hope that you will adopt a revised Housing Element at the earliest possible date in February and thereafter submit it to HCD for final review and certification. In order to consider the ideas and revisions proposed by the Atherton Housing Coalition's proposal and incorporate them into the Town's Housing Element, we recommend that the City Council take the following actions:

- a. Adopt the Housing Element on January 31, 2023, without making the changes recommended by the Town's Planning Commission (for the reasons stated below in this letter), and submit said Housing Element to HCD for review and certification. The Town may also want to inform HCD that the Town is also considering incorporating additional points from the Atherton Housing Coalition's proposal and intends to submit an updated Housing Element for review as soon as possible after proper noticing requirements and approval by the City Council.
- b. Provide the proper noticing requirements for hearings before the Planning Commission and the City Council (most likely in February, and potentially early March 2023) to consider the incorporation of Atherton Housing Coalition's proposal into the Housing Element. Simultaneously, Town staff will need to analyze and incorporate Atherton Housing Coalition's proposal into the updated Housing Element.
- c. Hold the required public hearings before the Planning Commission and subsequently the City Council on the adoption of the updated Housing Element that includes Atherton Housing Coalition's proposal.¹ Then the Town should provide the updated Housing Element to HCD for review and certification.²

A. Planning Commission Recommendations and Draft Housing Element dated January 23, 2023

On January 19, 2023, the Planning Commission reviewed the revised draft Housing Element and made three main recommendations for the City Council to consider as part of the final draft Housing Element. Atherton Housing Coalition recommends that the City Council reject all three recommendations for the following reasons:

1. El Camino Real:

Atherton Housing Coalition opposes the creation of a new multi-family "overlay zone" for eighty-eight (88) properties along both sides of El Camino Real (one property deep) that would allow for developments of up to twenty (20) units per acre. Residents were not properly notified about such a significant change to their neighborhood, and nobody has had time to study the consequences of such an action. Residents will undoubtedly

¹ The Town is authorized to update its General Plan, including its Housing Element, up to four (4) times per year, under Government Code Section 65358.

² If HCD has not completed its 60-day review of the Town's January 31, 2023 Housing Element, HCD will simply begin reviewing the subsequently adopted Housing Element from February/March 2023 without having to complete the review of the January 31, 2023 Housing Element. HCD will then have an additional 60 days from the date it receives the February/March 2023 Housing Element to certify said Housing Element.

voice their opposition to this proposal. We oppose the creation of the RM 20 zone for this area.

As you are aware, Government Code Section 65583.2(c)(2) requires the Town to demonstrate the projected residential development capacity of the sites identified in the Housing Element can realistically be achieved. Based on the opposition of existing residents of the subject properties, market demand, land costs, future development, and past production trends, it is clear that the proposed overlay zone *fails to meet the statutory realistic development capacity requirement*.

Also, we support the Planning Commission's recommendation to remove the rezoning of eighteen (18) properties because residents are prepared to send letters to HCD to object, since none of them expect or want to move out of their houses.

2. Valparaiso Avenue:

Atherton Housing Coalition opposes the creation of a new "overlay zone" which would allow up to ten (10) units per acre on the twenty-two (22) lots on the Atherton side of Valparaiso Avenue. The neighbors were not properly notified of this proposal, and there has been insufficient time to properly analyze the consequences and adverse impacts of such an action. Furthermore, many residents on Valparaiso Avenue have voiced their opposition to this idea. We oppose the creation of the RM 10 zone for this area. Similar to the proposed overlay zone on El Camino Real, the opposition of existing residents of the subject properties, market demand, land costs, future development, and past production trends demonstrate that the Valparaiso Avenue overlay zone *fails to meet the realistic development capacity requirement under Government Code Section 65583.2(c)(2)*.

3. Senate Bill 9 (SB9) Residency Requirement:

Atherton Housing Coalition strongly opposes the Town making any changes to its SB9 ordinance, which was adopted shortly after the State approved the bill in 2021, particularly to remove the owner residency requirement for lot splits. State legislation has a residency requirement specifically stating: "A local agency *shall require* an applicant for an urban lot split to sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split." (Gov. Code § 66411.7(g)(1) [emphasis added].)

Therefore, the Town is *legally mandated* to require the owner residency requirement for any and all lot sizes, and any amendment to the Town's SB 9 ordinance that eliminates such a requirement, or a lack of enforcement of such a requirement, is in violation of State law. Accordingly, the Town should not make any local modifications to its SB9 ordinance as part of the Housing Element that is contrary to State law; *doing so exposes the Town to legal liability*.

Additionally, the draft Housing Element dated January 23, 2023 includes the following ideas and proposals that Atherton Housing Coalition considers detrimental to the Town and unnecessary in achieving the required 348 housing units in the appropriate income categories required under the RHNA obligations:

New RM10 and RM20 Zones

The draft Housing Element dated January 23, 2023 mentions the creation of two new residential zones that permit multi-family housing by right, RM10 (up to ten (10) dwelling units per acre) and RM20 (up to twenty (20) dwelling units per acre). The proposed RM10 and RM20 zones will be rezoned on nineteen (19) private residential properties, plus the Planning Commission recommends the inclusion of an additional one hundred and ten (110) single family residences. The purpose of this is to provide for a variety of housing types and purportedly to affirmatively further fair housing.

Atherton Housing Coalition strongly opposes the new zones because the existing zoning code already allows multifamily housing to be developed in the PFS zone. Furthermore, the draft Housing Element will amend the zoning code to allow multifamily developments in the PFS zone by right up to 20 units per acre with a possible forty (40) units per acre at Menlo College. The removal of a required master plan, environmental review, and use permit, along with the increased density of up to twenty (20) units per acre, will already increase and improve the variety of housing types within the Town. It will also affirmatively further fair housing to provide a diverse type of housing options on all properties that are zoned PFS. Under this proposal, where property is owned and controlled by the Town or other public agencies, multi-family housing has a more realistic chance of being developed and constructed, without having to rezone private property with existing single-family homes, whose residents have already firmly stated that they will not sell or subdivide their properties for multi-family developments during this planning period.

Goal: Facilitate Development of Faculty and Student Housing On or Near Campus

One of the goals listed under Section 3.370 includes facilitating development of faculty and student housing on *or near* campuses. Atherton Housing Coalition opposes the multifamily housing “near” campus, as we believe adequate multi-family faculty and student housing can be located wholly *on* campus, rather than off campus near the schools. Atherton Housing Coalition believes the goal has been and should continue to be the provision of housing on campus within the PFS zone. There is abundant and underutilized land suitable for multi-family faculty and student housing in the PFS zone, and as stated above and in previous sections, utilizing the PFS zone provides a greater and more realistic likelihood of property being developed for multi-family developments. Accordingly, “or near” should be stricken to provide for on-campus housing only.

Goal: Development of Multi-Family Housing On Private Property

As previously stated, the Atherton Housing Coalition strongly opposes the development of multi-family housing on private property. As already provided for in the existing Housing Element or the draft Housing Element dated January 23, 2023, there is abundant property located in the PFS zone owned by public agencies that can provide for multi-family developments without having the need to re-zone private property with existing single-family homes. There is no justification for this proposal, as multi-family developments are already permitted or will soon be permitted by right. Furthermore, the Atherton Housing Coalition proposal demonstrates that more than the required housing units under the RHNA allocation, including all within the appropriate income category, can be developed without the inclusion of multi-family developments on existing single family residential lots. Doing so would add nothing to increasing variety in housing types, diversity in households within the Town, or affirmatively furthering fair housing. In addition, such multi-family developments do not have a realistic development capacity requirement under Government Code Section 65583.2(c)(2), since the residents have already objected and will continue to assert that they will continue using the property as a single-family residential development.

B. Atherton's Regional Housing Needs Allocation

HCD is requiring Atherton to plan for 348 new housing units as part of the Town's RHNA obligations. The breakdown of the housing units by income levels is:

<u>Income level</u>	<u>#</u>	<u>Percentage of total</u>
Very Low Income	94	27.01%
Low Income	54	15.52%
Moderate Income	56	16.09%
Above Moderate Income	144	41.38%
Total	348	100.00%

The tables below present summaries of the number of proposed dwelling units projected to be constructed in Atherton, according to the Atherton Housing Coalition Proposal. The Atherton Housing Coalition Proposal contains 434 dwelling units, which represents a buffer of 86 units more than the required 348 units.

Atherton Housing Coalition - Summary of Projected Dwelling Units

ADUs and JADUs	280	35 housing units per year
SB 9 lot splits	48	6 housing units per year
Vacant sites	12	1.5 housing units per year
Multi-Family:		
Menlo College	60	
Menlo School	20	
Gilmore House	6	
Corporation Yard	4	
Menlo Park Fire District	4	28 Almendral Avenue

Total	434	
RHNA allocation	348	
Buffer	86	buffer is 25% of Atherton's RHNA allocation

Atherton Housing Coalition - Summary of Projected Dwelling Units by income categories

	<u>Very low to low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
ADUs and JADUs	112	76	92	280
SB 9	0	0	48	48
Vacant sites	0	0	12	12
Multi-family:				
PFS – Private Schools	40	34	6	80
Gilmore House	3	1	2	6
Corporation Yard	2	1	1	4
Menlo Park Fire	1	0	3	4
Total	158	112	164	434
RHNA Allocation	148	56	144	348
Excess over RHNA	10	56	20	86

C. The Atherton Housing Coalition Proposal

Overall, the Atherton Housing Coalition proposal includes 86 more units than the Town's RHNA allocation of 348 units. Moreover, the proposal provides for the appropriate number of units across all income levels, as required by HCD. It is important to note that HCD requires the Town's Housing Element to address the required 348 housing units but leaves discretion to where the Town will plan for the development of these units and through what type of zoning. Nowhere in statutory law or HCD's guidelines is there a mandatory requirement to provide for these 348 housing units through multi-family housing. Likewise, there is no legal requirement to establish multifamily residential zones, if it can be shown that a city can meet its RHNA obligations through other types of residential zoning (e.g., single family residential zones, common interest development zones, etc.)

1. ADUs and JADUs:

The construction of 280 ADUs and JADUs during the 2023-2031 planning period is calculated at a total of 35 ADUs and JADUs per year, which should be achievable, given the number of ADU and JADU applications that have been approved within the past few years. For example, in 2020, thirty-four (34) ADUs were permitted, while in 2021, thirty three (33) ADUs were permitted. The construction of ADUs and JADUs has significantly increased in Atherton since the Town modified the rules in 2020 so that the square footage of both ADUs and JADUs are exempted from the calculation of the Floor Area Ratio (FAR) of eighteen (18%) percent. This allows residents to build more square footage on their properties than before the rule was changed in 2020. While it is too early to know the breakdown between new ADUs and JADUs, it is reasonable to assume,

based on historical data, that the Town can expect a total average of thirty-five (35) ADUs per year or more during the planning period, which could end up being twenty-five (25) to thirty-five (35) new ADUs and five (5) to ten (10) new JADUs per year.

The current draft of the Housing Element states that two (2) ADUs will be permitted on a property, but this was not discussed in public. There may have been a discussion at a City Council meeting of allowing two ADUs on a property, but only if the lot size is two acres or greater. The Atherton Housing Coalition supports two (2) ADU's per residential property if the parcel size is two (2) acres or greater. Otherwise, only one (1) ADU and one (1) JADU should be allowed per property.

Atherton will work with its residents to assist in the conversion of pool houses and garages to ADUs and JADUs. The rental rules for pool houses will be changed to permit the inclusion of these structures into the inventory of ADUs.

2. Senate Bill 9:

SB9 lot splits will contribute to forty-eight (48) new housing units, which is an average of six (6) new housing units per year from within the 2023-2031 planning period.

3. Vacant sites:

Vacant sites should contribute twelve (12) new housing units, which is an average of 1.5 new housing units per year.

4. Multi-Family Development - Schools:

Multi-family projects should be permitted at both public and private schools. The current draft of the Housing Element plans for eighty (80) new housing units at the schools. The plan is for Menlo College to build a faculty housing project of sixty (60) new housing units. Menlo School is planned to build twenty (20) new housing units.

Atherton should also provide Sacred Heart Schools and all the public schools in town with the same zoning rights in case any want to building housing on campus.

In addition, all school properties are zoned PFS, which allows multi-family residential uses that could accommodate housing for lower income households, when such uses are ancillary to the primary non-residential use of property on the same site. So providing for affordable, multi-family developments does not require additional re-zoning of single family residential zones, since multi-family residential housing is already permitted in all PFS zones through location and environmental reviews under the Town's existing zoning code.

5. Multi-Family Development - Town-owned properties:

Atherton has two Town-owned properties which have been discussed at public meetings but were not included in the January 18th and January 23rd versions of the

Housing Element. The Town should designate these two properties for residential development of housing units. These two developments should comply with the current height restrictions for residential buildings.

Gilmore House

Atherton owns a public park called Holbrook Palmer Park where there is a single-family residence called the Gilmore house. The residence is occupied by the Police Chief, but it is assumed that the residence will be available for development between 2023 and 2031. Atherton Housing Coalition proposes that Atherton plan for up to six (6) housing units on this property. Thirty-three (33%) percent of the new housing units should be deed restricted for low-income individuals.

Atherton Housing Coalition is familiar with the decree of distribution for the estate of Oliver H. Palmer filed in 1959. In accordance with the decree requirements, the Town of Atherton can continue maintaining the park in a manner that is appropriate for a high-class public recreation park. Any housing located on the premises will be built as a replacement for the Gilmore House and will be an incidental use featuring high quality architecture which will not interfere with the primary use and enjoyment of the park.

Atherton will not be violating the terms of the will or deed restrictions and will obtain appropriate legal assurances before any project is started. Thus, the Town will not be put in a position where it could be subject to liability or risk losing the park to Stanford University.

Land around the Town Center and the Corporation Yard

Atherton owns property around the Town Center which includes a parcel near the Atherton train tracks called the Corporation Yard.

Atherton Housing Coalition recommends that the Town study the entire property to come up with a parcel where it can plan for a building with four (4) housing units. Fifty (50%) of the new housing units should be deed-restricted for lower income individuals.

The Town-owned properties have the possibility of creating five (5) new affordable housing units which is greater than the four (4) new affordable housing units which are planned for in the proposed rezoning of El Camino Real. Under Atherton Housing Coalition's proposal, the Town creates more affordable housing units without the risks and uncertainties of a rezoning where neighbors will not sell their houses to a developer.

In addition, all Town-owned properties are zoned PFS, which allows multi-family residential uses that could accommodate housing for lower income households, when such uses are ancillary to the primary non-residential use of property on the same site. So providing for affordable, multi-family developments does not require additional rezoning of single family residential zones, since multi-family residential housing is

already permitted in all PFS zones through location and environmental reviews under the Town's existing zoning code.

6. Multi-Family Development – Menlo Park Fire Protection District

The Menlo Park Fire Protection District owns an L-shaped property at 28 Almendral Avenue, which is 39,843 square feet (0.91 acre). The property is improved with a small house that is being used as a gym and storage area. The size of this parcel is far greater than the Fire Station parcel of 13,068 square feet.

The property at 28 Almendral should be re-zoned to the PFS zone. The fire station at 32 Almendral is already in the PFS zone, so it is logical and reasonable to rezone all property owned by the Menlo Park Fire Protection District to PFS. PFS-zoned property already allows multi-family residential housing under the existing zoning code, as stated above.

In conjunction, Atherton Housing Coalition recommends that the Town work with the Menlo Park Fire Protection District to approve a plan for four (4) housing units located on this property. The units would be limited to employees of Menlo Park Fire Protection District who protect the safety of our community. There is demand for fire fighters to have housing near the fire station, since many of them drive several hours for their shifts and are already sleeping at the fire station.

7. Affordable Housing Fund:

Atherton's Housing Element indicates a plan to start charging an inclusionary fee on all new construction. The town will propose fees after a comparison with peer cities.

The Atherton Housing Coalition wants Atherton to commit to create an Affordable Housing Fund, which will receive the proceeds from the new inclusionary fees. The Affordable Housing Fund should also be available for charitable donations to increase the size and scope of the affordable housing effort. The Affordable Housing Fund will be used for the preservation, rehabilitation, and production of affordable housing in Atherton.

8. 23 Oakwood

Atherton Housing Coalition opposes the rezoning of 23 Oakwood for up to ten (10) units per acre. In addition, it is understood that the property owner desires to rezone this property for multi-family residential development, whereas the surrounding properties are all single-family residential development. The nearest multi-family residential zone is located beyond the Town's boundaries in Redwood City and is not adjacent to the subject property. All residential uses surrounding the subject property are single family residential uses.

State law requires that city zoning regulations must be uniform within each class or kind of building, or land use within each zone. Under state law, the uniformity requirement means a city may not approve a use of property that is not allowed by applicable zoning rules without a formal amendment to the rule. Nor can a city get around the uniformity requirement by granting an exception from existing zoning by adopting a zone that is different from all other zones adjacent to the property (aka “spot zoning”). Spot zoning occurs where a small parcel is restricted and given lesser rights or greater rights than surrounding properties, such as when a lot in the center of a single-family residential zone is allowed to develop multi-family units, thereby creating an island in the middle of a larger area devoted to other uses.

In this instance, the re-zoning of 23 Oakwood to multi-family residential development would likely be considered spot zoning. The neighbors and other interested parties of the affected parcel may challenge the zoning as unreasonable, and a court may agree and invalidate the zoning as applied to that parcel.

D. Housing Goals, Quantified Objectives and Policies

Atherton Housing Coalition supports the Town’s housing goals, quantified objectives, and policies outlined in the Housing Element, with the exception of goals 3.712, 3.730, 3.732, and 3.740 discussed above. We understand the need to address housing and affordable housing in the Town and the region.

Atherton’s Housing Element relies heavily upon ADUs, since the cost of land at approximately \$8,000,000 per acre makes the development of affordable housing extremely challenging. Development is further complicated with increased construction costs, high interest rates, and a weakening economy. There is not enough money available in the form of grant money and other sources of subsidies typically used by non-profit developers to construct affordable housing in California. The ADU and JADU plan under the Atherton Housing Coalition proposal takes advantage of residents’ willingness to construct these housing units either on land they already own or as part of a new construction project. We believe that overall, the Atherton Housing Coalition proposal furthers the Town’s housing goals, objectives, and policies and should be incorporated into the Housing Element.

E. Additional Legislative Relief

One additional approach regarding the Housing Element adoption process includes lobbying the State for emergency legislation to allow cities within ABAG a grace period of up to six months or one year to have a HCD-certified housing element, at least with respect to the three-year rezoning requirement. Under Government Code Section 65583(c)(1)(A), if HCD does not certify a housing element within 120 days of the statutory deadline, a city must complete the rezoning of various sites identified in its housing element, including adopting minimum density and development standards, within one year, while under normal circumstances that city would have three years to complete its rezoning.

Having a one-year rezoning requirement is very onerous task for a city to complete, since there are complicated analyses related to CEQA and noticing requirements that must be completed prior to rezoning. Since it is unlikely that more than a handful of cities within ABAG will have HCD-certified housing elements within 120 days of the January 31st deadline, most cities in the ABAG region will be subject to the one-year rezoning requirement. Thus, it will be beneficial for cities to seek emergency legislation applicable to ABAG jurisdictions to maintain their three-year rezoning requirement if cities have HCD-certified housing elements within six months of the January 31, 2023 deadline, which is July 31, 2023 (or up to a year, which is January 31, 2024), which is a much more realistic deadline for both cities (to submit their final adopted housing elements) and for HCD (to review and certify said housing elements).

This same issue was addressed through legislation under SB 197 for jurisdictions in the Southern California Association of Governments (SCAG) region. Because none of the 197 cities within the SCAG region had adopted and HCD-certified housing elements by the statutory deadline of October 15, 2021, SB 197 allowed those jurisdictions one additional year to get their housing elements adopted and certified, by October 15, 2022, to maintain the three-year rezoning requirement, provided that the participating jurisdictions met other requirements.

Although such proposed legislation to extend will not shield cities from Builder's Remedy project applications, it will greatly help cities to be in compliance without being exposed to additional penalties. ABAG has 109 member jurisdictions, and it is likely that fewer than 10 jurisdictions will have adopted and certified housing elements by the January 31, 2023 deadline. Therefore, it is likely that emergency legislation applicable to ABAG will have a lot of support from local cities in the area. We strongly urge that the City Council explore this potential legislation with other cities for the benefit of the Town and the entire ABAG region.

We recognize that this is a difficult time for everyone and gratefully appreciate your efforts on behalf of the Town to ensure the character of the community is maintained, while we plan to satisfy our RHNA allocation. It is our hope that you will discuss our plan at the City Council meeting on January 31, 2023.

From: Lindsay Balzer <[REDACTED]>
Subject: Housing element
Date: January 27, 2023 at 9:16:06 AM PST
To: Rick.Degolia.External <degolia@gmail.com>, George Rodericks <grodericks@ci.atherton.ca.us>
Cc: [REDACTED] David Addison
 <a[REDACTED]>

as it's near the freeway and could be less disruptive to the surrounding neighborhood.

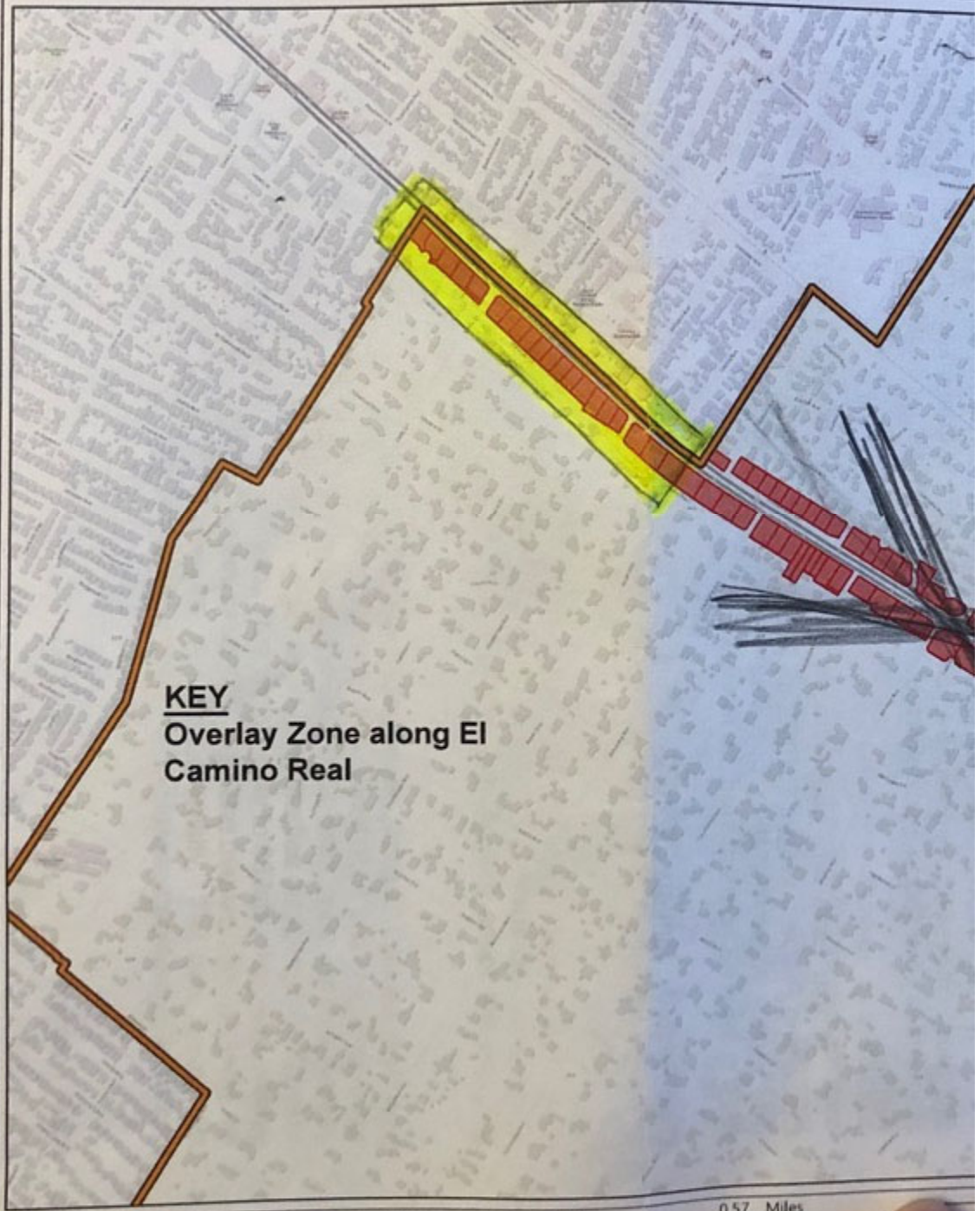
To be fair, high density housing should be spread across Atherton, not just concentrated in one area.

Thank you,
Lindsay

Sent from my iPhone



San Mateo County



KEY

Overlay Zone along El
Camino Real

0.57 0 0.28 0.57 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

Anthony Suber

From: Adam Berlew [REDACTED]
Sent: Saturday, January 28, 2023 2:35 PM
To: Council
Subject: 23 Oakwood Blvd, Atherton Proposed Multi-Family Housing

[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

I am a resident at [REDACTED] Oakwood Blvd, Redwood City. I am writing you to strongly object to the proposal for a multi family housing project at 23 Oakwood Blvd, Atherton. There are many reasons this proposal should not be approved. They include:

- Councils decision to add the property at 10 units per acre was a last minute hasty and therefore did not consider many decisions or recommendations from the Planning Commission: Planning Commissions recommendation to impose a multifamily overlay zone along the entirety of the El Camino at 20 units per acre and Valparaiso at 10 units per acre. Allowing this density on arterial roads will appease HCD.
- The proposed development at 23 Oakwood does not follow Atherton Council's initial list of development principles they used to ID possible multi family housing sites at the outset of their process of identifying sites for rezoning.
- The property has at least 26 heritage trees on it.
- 23 Oakwood is not on an arterial road or on a high traffic corridor.
- 23 Oakwood is not adjacent to density or commercial property.
- 23 Oakwood is a 42-48 minute walk to the nearest train stations.
- The property is long and narrow and would be extremely congested at the proposed density, how would emergency services get access?
- The Oakwood oval and Oakwood neighborhood is one of the most desirable neighborhoods in Redwood City, a walking circle, and have existing traffic control bollards in place, adding 30+ cars is a safety concern.
- Concern for children walking to school and their safety, as the proximity to Selby Lane creates a funnel for school children walking in the mornings and afternoons.

I hope you consider the above and reject the proposal.

Regards
Adam Berlew

From: [Betsy Bradford](#)
To: [Anthony Suber](#)
Subject: latest overlay zoning proposal
Date: Wednesday, January 25, 2023 11:39:15 AM

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

Hello Mr. Suber,

I just opened up and read the information on the proposed new overlay zones. I know that this has been a difficult process, but I want to go on record as a someone who is OPPOSED to this new proposal. Making a blanket statement that “all homes on El Camino” can have 20 units per acre, sounds like a bad idea. Our street, Nora Way, is already busy with cars driving down either Adam Way, Stockbridge, and Almendral Ave...and while many if the homes in the area have been rebuilt within the last 10-15 years, there are still plenty of homes that are original and would possibly qualify to hold 20 homes! This “along El Camino” proposal would not only affect the homes along El Camino, but also all the other homes in the neighborhood. Nora Way is used, and is part of, a big thriving neighborhood already! Allowing 20 homes per acre would cause more cars, and more traffic...and would not only change to look and feel of our street but also the look and feel of all the streets that surround and feed into it.

Not all the lots “along El Camino” are the same. Some are more closed off to the a larger neighborhood and do not have through traffic. All the newly built homes, including mine, were thoughtfully placed on the lot and thoughtfully landscaped considering the homes that surround it. It just is not right to completely change the look and feel (and therefore the value of) our brand new home!

We bought our house 25 years ago and raised our 4 children here. We finally rebuilt it just a few years ago... thinking we would sail off into retirement in this same beautiful spot. Having 20 unit building here is the wrong use of space in this already thriving neighborhood.

PLEASE CONSIDER MY THOUGHTS HERE.

I will be on the Zoom call on Jan 25th as well, but I want everyone to know that this proposal is not the right one.

Thank you,
Betsy Bradford, [REDACTED] Nora Way

From: [Brosterhouse Phil and Chris](#)
To: [Council](#)
Subject: Housing Development Plan
Date: Wednesday, January 25, 2023 1:02:16 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 Atherton Council members,

Thanks for your willingness to use your time, energy, and skills, yet again, to deal with a thorny issue that Atherton faces.

We are writing to request you remove the Victoria Manor overlays from the Housing Development Plan being submitted to the state on Jan. 31. We are not knee-jerk NIMBYs who want to fight the idea of affordable housing in our community. In fact, we support the proposed building of high-density housing on Menlo School and Menlo College campuses, both of which are contiguous to Victoria Manor. We have simply concluded that our neighborhood Victoria Manor is actually the worst location for high density housing in Atherton for the following reasons:

1. Please visualize trying to exit a density housing unit onto El Camino or Valparaiso from Victoria Manor parcels, then trying to merge into fast and heavy traffic, just seconds before the El-Camino/Valparaiso intersection, with cars jockeying for position to turn left, or right, or u-turn. This busy and dangerous intersection of El Camino and Valparaiso is very near, and in one case, literally next to the Victoria Manor parcels identified for overlay in the present Housing Development Plan.

<!--[if !supportLists]-->a. <!--[endif]-->In 2011, 38,000 cars traveled El Camino in this very area EVERY DAY.* Based on calculations of the increase in traffic on other roads in Atherton, it can be estimated that present traffic may be 50,500 in 2023.***

<!--[if !supportLists]-->b. <!--[endif]-->In 2011 13,000 cars traveled Valparaiso EVERY DAY.* This may exceed 17,500 in 2023.***

<!--[if !supportLists]-->c. <!--[endif]-->Consequences of this traffic: One study found Menlo Park had 86 cyclist accidents in a 5-year period, with 76 Biker injuries, and it was noted that "...most crashes of all types happen at intersections."** We could find no data Valparaiso intersection accidents, but we do note that signs and poles are frequently take out at that corner, and the safe pad for standing as you wait to cross has been run over by cars and trucks!

<!--[if !supportLists]-->d. <!--[endif]-->It is reasonable to conclude that merging traffic from density housing that is placed extremely close to such a busy and dangerous intersection cannot be not a good idea.

2. With this data it is also reasonable to conclude that the Victoria Manor properties tapped by the council for high density housing will almost certainly NOT be allowed to ingress/egress directly onto El Camino or Valparaiso, because of the close proximity to the dangerous Valparaiso/El Camino intersection. Cars from these high-density units would almost certainly have to be shunted onto Victoria Drive, the only entrance/exit for the Victoria Manor neighborhood. This causes two serious safety problems: 1) All Victoria Drive traffic dumps onto Valparaiso a mere 30 yards or so from the same dangerous Valparaiso/El Camino intersection; and, 2) Victoria Drive is narrow, devoid of sidewalks, lined with big trees and homes, and filled with neighborhood kids AND Menlo College students, who use it as a thoroughfare to walk to downtown.

3. In the vicinity of the El Camino/Valparaiso intersection are the college and two schools, and several more schools are on a direct travel route through the intersection. Visit this intersection, and you will see many students biking and walking through here before and after school. These children would be at even greater risk under the proposal that puts density housing and its merging traffic so close to the intersection.

4. Both Victoria Manor neighbors, and the El Camino/Valparaiso intersection traffic, will ALREADY be adversely impacted by the need for density housing in our area. Menlo School, Victoria Manor's western border, is reported to have 20 high density units to help meet its needs, while Menlo College, its northern border, has been slated for 60 units, which, of course will add traffic and danger to the congested intersection and feeder roads.

5. The addition of the Victoria Manor properties on both El Camino and Valparaiso were only added to the state Housing Development Plan after Jan. 19. We received a letter notifying us of this Jan. 23, despite the fact that the proposal must be submitted to the state on Jan 31, and there is no additional council meeting scheduled before the 31st. To our knowledge, no one in the neighborhood was notified of this plan until a few days ago. This opens up the council to criticism from the state that the addition of the 15 El Camino and Valparaiso Victoria Manor overlays was last-minute and made without consideration of the obvious and dangerous traffic situation that would be intensified.

6. Additionally, we are unaware of anyone in Victoria Manor who is desirous of selling anyway, which could make the state question the intent of the council's plan to begin with.

While our main concern is safety, we would like to at least mention an issue of fairness also. Victoria Manor has 28 homes, encircled by Valparaiso, El Camino, Menlo School and Menlo College. Of the 28 homes, 15 are offered in The Housing Development Plan as an overlay of potential multi-family sites. That means that about 54% of the Victoria Manor units have been included in the overlay. No other area approaches this level of administrative targeting in the town's plan. This is especially relevant given the total potential impact on our homes, our close-knit neighborhood, our financial security, and our lives, not to mention the safety issues discussed earlier.

For all of these reasons, we request that the 15 Victoria Manor lots on both El Camino and Valparaiso be removed from the overlays included to the state Housing Development Plan before it is submitted to the State on Jan. 31.

Before we sign off, though, a "thanks" is also in order to the council. As a homeowner in Victoria Manor for the last 38 years, this process is scary, since, like many in our communities, our home equity is insurance against financial loss during our years of retirement. When we saw that the council adopted a solution of overlays, we were relieved, since it at least allows us to update our properties as our needs change during our retirement and our aging, though we do hate to admit it. So thank you for changing the zoning-up to overlays.

*Menlo Park Specific Plan EIR.208581: Study Intersections and Roadway Segments

<https://www.menlopark.org/DocumentCenter/View/417/413-Transportation-Circulation-and-Parking?bidId=>

** <https://www.dubrovskylawyers.com/blog/new-study-identifies-most-dangerous-san-mateo-roads-for-cyclists/>

*** <https://www.mercurynews.com/2016/04/06/atherton-says-menlo-parks-report-underestimates-traffic-impact-of-project/>

**** <https://www.almanacnews.com/news/2014/07/30/menlo-park-studies-lane-changes-to-el-camino-real>

Thank you for your time and efforts.

Sincerely,

Chris and Phil Brosterhous

Victoria Drive


Anthony Suber

From: Peter Buhl [REDACTED]
Sent: Sunday, January 29, 2023 12:13 P
To: Bill Widmer; Council
Subject: Atherton Housing Element Plan

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

Hi Bill and Council Members,

As a long time Lindenwood resident, I wanted to express my concern regarding the most recent Housing Element proposal. While I understand the need to meet the state's housing requirements, I think the town should be more surgical/specific in its proposal in order to minimize the impact on the town's neighborhoods.

I'm referring to the El Camino/Valparaiso area and specifically to the Victoria Manor neighborhood. Please note that I do not live in Victoria Manor, but Victoria Manor provides a very specific instance where a somewhat broad overlay proposal unnecessarily and dramatically impacts one neighborhood in a very negative way as follows:

- The single, narrow exit from Victoria Manor (VM) on to Valparaiso so close to El Camino is already a hotspot for traffic & pedestrian issues....adding high density to VM would further exacerbate the traffic problem and greatly impact VM livability in a negative way.
- VM is already potentially impacted on 2 sides due to the proximity of Menlo School and Menlo College. Given the overlay and VM's location, it appears that 15 of the 29 properties in VM would be subject to high density conversion, potentially creating a fish bowl around the 14 homes in the center of VM - clearly a disproportionate and unfair burden on existing VM neighbors.

I can understand applying some overlay / high density provision to specific properties that are more isolated, and that currently enter/exit directly onto Valparaiso or El Camino, but the current proposal so dramatically and negatively impacts one neighborhood (Victoria Manor) and does not seem proper or necessary.

I hope you see fit to remove the overlay specifically for Victoria Manor, and to perform a review to ensure that other elements of the overlay do not so dramatically impact other existing neighborhoods.

Thanks for your consideration.

- Pete Buhl

From: [Anna Chase](#)
To: [Council](#)
Subject: Proposed Rezoning Plan
Date: Tuesday, January 24, 2023 2:26:48 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 Counsel Members:

I am incorporating my email below that I sent to Diana Hawkins, as I originally did not send it to the right email address. Please review it, and in addition, I am submitting the following information:

1. My home is the impacted property by the proposed overlay - located at [REDACTED] Douglass Way;
2. I do not intend to sell my property/offer it for the development, even if it were to be rezoned, as I just spent almost 3 years building a custom new home based on Atherton's original planning department setbacks and zoning restrictions;
3. I do oppose including 22 Valparaiso lots in the proposed overlay.

In addition, I have a question: the lots that are adjacent to the caltrain - and are already adversely affected by the train noise - can actually benefit to be converted to have multi unit buildings built on them - with potentially "*sound barrier back wall*" to contain the noise - and the multi unit buildings would also help the rest of the town to contain the train noise... was that even considered?

Thank you,
Anna

[REDACTED]
[REDACTED]
Date: Tue, Jan 24, 2023 at 11:40 AM
Subject: Re: question re: R-10 along Valparaiso
To: Diana Hawkins <drdianahawkins@gmail.com>
[REDACTED] <degolia@gmail.com>

Dear Diana,

Thank you for providing the explanation that the proposed R-10 Zoning means 10 dwelling units on acre with building height up to 40 feet - which is quite a step up from the building height of single family dwelling homes.

The logic behind Including the larger 22 Valparaiso lots in the proposed overlay does not make sense. I can understand the up-zoning of El Camino Lots - and actually the homeowners of smaller lots with older homes will get the financial benefit of this change - as their lot values will go up, but I do not understand the up-zoning of Valparaiso 22 lots - all of them are larger lots, and majority of the homeowners have rebuilt their homes:

- Since the up-zoning of the 22 Valparaiso lots, the value of the rebuilt single family residences will dramatically decrease in value, while only a few homeowners with older homes, which are a "tear down" land value only - would rip the financial benefit of developers buying up their lots.
- Not to say that the proposed height increase - for the multi-family units - would never provide the screening privacy that single family residences enjoy - so the quality of life will never be the same.
- the proposed setbacks - the multi unit buildings would not have to comply with the setbacks we have to comply with - hence, our loss of privacy, increase in noise, etc...

If the town will change the zoning of the 22 Valparaiso lots - how would the town compensate the homeowners for the economic loss of the value of their properties, which will be substantial?

Using your logic, if the town wants to do the overlay - it seems that the entire Victoria Manor neighborhood then needs to be changed and dealt with as a one area - but the town does need to compensate the owners of the larger rebuilt homes for the economic loss, while some of the lots would benefit - especially adjacent to Menlo College - are already owned by the schools/college - and are occupied by the college/school related personnel - so they benefit by building school related housing, and being able to walk/enter/exit from their lots directly onto the college/school property. Small El Camino Lots - also benefit - by their land value increasing substantially by having developers bid up the land value for future development projects. Of course, there are homeowners like me - whose home value would plummet and would go down substantially - not to mention the quality of life, given that it will go from small quiet single family neighborhood to multi-unit developments - with all of the corresponding car traffic, noise, privacy, etc...

Please advise:

- What is the Town's proper process to submit formal objections to this change?
- What is the deadline to submit them?
- Do I need to attend the Town's Public Hearing scheduled for 1.31.23 at 2pm?
- If the town does adopt the overlay Plan as proposed, what is the next step to challenge it? Injunction relief? Motion to stay? What is the remedy to get compensation from the town for the economic loss suffered by this overlay?

Thank you,
Anna

[REDACTED]

p.s.

I have copied Elizabeth and Rick - as they are the only two other counsel members whose email addresses I know, other than yours, in case they can provide the information. I am happy to have a discussion about this - as I am really at a loss re logic behind this proposed overlay.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [Angela Chen](#)
To: [Council](#)
Subject: Town proposal
Date: Friday, January 27, 2023 7:11:19 AM

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

Hi town council members,

I wanted to voice my concern of the proposal of creating new multi family developments near my home. I think this will create a lot of congestion and we already are living In small lots. There would be too much traffic near our streets, let alone more foot traffic for robberies.

We moved here for the quiet neighborhood and to be away from city like environment and creating these developments will
Make our town look not create the same beautiful environment Atherton is known for.

Please consider other alternative solutions before finalizing this proposal.

Thank you,
Angela Chen
[REDACTED] walnut ave

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Christine David <cedavid26@yahoo.com>
Subject: Fwd: Town high density housing along El Camino

[REDACTED]

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

Ashfield Area Residents-

As we all know, the state mandated housing requirements are currently being discussed then proposed again to the state during a town meeting slated for 2-3:00 pm on Jan. 31st, Town Council chambers.

Each residence has received, by mail, now far below from Julie Quinlan's initial e-mail, a description outlining current proposed options, one from the council and one from the planning commission.

Since there has been a lot of confusion regarding this complex issue I have asked fellow Atherton Resident and local contractor/consultant Loren Gruner to outline the issue and possible solutions in professional and laymen's terms.

I feel Loren's recommendations are the most reasonable and fair path forward through this very difficult and critical situation.

Upon review, should you agree and have comments and concerns of your own, I URGE you to forward this explanation plus your views to every member of the town council, per Loren Gruner's links below (see attachment).

Please be SURE to also copy George Roderick's, Town Manager at the following link:

grodericks@ci.atherton.ca.us

Please send your e-mail prior to next Tuesdays special Town Council meeting on this subject set for 2-3:00 pm on the 31st.

As always, I thank you for hearing me out on these important issues as they affect us all.

Below is Loren's explanation-

My best,

Christine

Sent from my iPhone
Christine David

Begin forwarded message:

From: Michael David [REDACTED]
Date: January 25, 2023 at 8:27:28 PM PST
To: Christine David [REDACTED]
Subject: Fwd: Town high density housing along El Camino

Michael David
[REDACTED]

Begin forwarded message:

From: Alex Keh [REDACTED]
Date: January 25, 2023 at 12:35:52 PM PST

[REDACTED]

Subject: Re: Town high density housing along El Camino

This is definitely NOT a done deal. The odds of this new proposal being accepted during the January 31 meeting is very unlikely. The proposal came from the planning commission only. It has not been vetted by the council nor have residents been given adequate opportunity to comment on it. While immediate approval is unlikely, it doesn't hurt to let the council know your opinion on the matter

during or before the January 31 meeting.

If you need one email to reach the entire council, you can use: council@ci.atherton.ca.us

The city manager and city clerk will be cc:ed and your feedback becomes part of the public record.

With that said, California's housing department is very likely to reject any Atherton proposal without much more multi-family housing. Increasing the likelihood of state acceptance is the basis for the planning commission's proposal.

Assuming the council rejects the planning commission's proposal and submits the council's current plan largely intact, the state is likely to reject it. If it does get rejected, the town will most likely have to accept some, all, or more compromises that the planning commission plan has.

The challenge council has is to find a compromise that will satisfy the state and be acceptable to the residents, both as a whole and to the parts of town that more housing will be planned for. The state is not only looking for a target number of homes that will be added to Atherton, they also require a good portion of the new homes to be affordable for low-income residents.

If Atherton relies mostly on new accessory dwelling units (ADUs) to meet its housing requirement, the question becomes whether they will be rented to low-income residents and providing documentation proving that. The state says if 20 units/acre is zoned for a parcel and the property is at least half an acre, then it can be assumed to be affordable for low-income residents. No additional proof is required, which is why ECR was given that level of upzoning in the overlay.

Specific decisions on setbacks and building codes are being decided later. Right now, the proposal that has to be submitted is just on zoning and planning.

Regards,
Alex

From: Julie Quinlan [REDACTED]

Sent: Wednesday, January 25, 2023 7:29 AM

[REDACTED]

Subject: Re: Town high density housing along El Camino

Hi Yvonne,

This zoning change is different and separate from the rules connected to the alternative dwelling units/ADU's.

Julie

On Wednesday, January 25, 2023, 10:06:34:49 AM PST, Yvonne Nomizu

<[REDACTED]>

Does this mean the concept/workaround/ projections for achieving the required residential adds via small dwelling structures was rejected? Based on the survey?

Yvonne

On January 24, 2023 10:18:46 PM Paul Quinlan <[REDACTED]> wrote:

| The proposal the Town Council is considering at the meeting

is to allow all properties along El Camino to be developed as single family residential or multifamily developments up to a density of 20 units per acre. There is no mention of waiving setbacks or the building code for the existing residences.

On Tuesday, January 24, 2023 at 10:04:18 PM PST, MJ Davey

[REDACTED]:

Thanks for passing this along. We are out of town but will review.

I heard for people with undersized lots, that this is a great opportunity to expand your home as they are waiving traditional setback issues and other building codes. They are not requiring that you make it available for rent if you add onto your home. Does that sound accurate ?

MJ

[REDACTED]

On Jan 25, 2023, at 6:53 PM, Julie Quinlan

[REDACTED] > wrote:

Dear neighbors,

Yesterday we received a letter from the Town proposing to approve a new "overlay zone" allowing multi-family developments on ALL lots bordering El Camino Real (88 in all). You should have received this letter too. This means that apartments or other sorts of high density housing could be built there.

The Town Council will meet January 31 at 2 pm to consider formally adopting this recommendation. It is NOT a done deal. If you have views or concerns about the impact of high density housing at the end of our streets, you need to speak up quickly or lose the opportunity, as the Council is most likely going to make a decision on that date.

Attached is a copy of the letter. You can share your concerns with Council members by emailing them (addresses below).

Feel free to forward this message to any neighbors you don't see listed above. We must all be informed about this change and how it will affect us, and speak up before it's too late.

Sincerely,

Julie and Paul Quinlan, [REDACTED] Maple

PS the Jan 31 meeting will be in-person at the new Council Chambers and can also be accessed virtually:
Teleconference Dial 1-669-900-6833 US
Meeting ID 506 897 786

weblink <https://zoom.us/j/506897786>

Council member emails:

Rick DeGolia [REDACTED]

Elizabeth Lewis [REDACTED]

Bill Widmer [REDACTED]

Diana Hawkins-Manuellian [REDACTED]

and/or

dhawkins-manuellian@atherton.ca.us

Stacy Holland. sholland@ci.atherton.ca.us

<IMG_3445.jpeg>

From: [Suzanne Couch](#)
To: [Council](#)
Subject: Please Remove the Victoria Manor from the Housing Development Plan
Date: Wednesday, January 25, 2023 4:34:40 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,

With gratitude for your service to our town and empathy for the challenges you face to satisfy the state's requirements while maintaining the town's integrity, we *join fellow Victoria Manor neighbors to express concern and objection to including Victoria Manor in the State Housing Development Plan and request the removal of Victoria Manor from the overlays.*

Contrary to the thoughtful due diligence the Council demonstrated in preparation of the first proposals, this, almost last-minute new proposal seems to include a little bit of everything, covering all the bases ostensibly to gain approval without evaluating the ramifications or the feasibility of actually constructing multi-family units.

Our home - ■ Victoria Drive backs up to El Camino and is included as part of the new planners' proposal. While we do not plan to sell, our 1/3 of an acre lot is only 100 feet deep with Victoria Drive itself only 20 feet wide. (Average neighborhood street width is 24' to 28'). We realize the specific building requirements haven't been determined yet, however considering setbacks and multi-family parking, building on our lot is not feasible.

While a multi-family unit would not be feasible on our lot, we do think an ADU would be possible and indicated so on the Town's survey. If our home and Victoria Drive were to be included in the overlay, thus reducing our property values, it would not be financially possible for us to build an ADU.

Our neighborhood has partnered with you since early July to help evaluate the consultants' proposed plan. Building multi-story buildings on the Menlo School and Menlo College Campuses will impact Victoria Manor on two sides of our neighborhood. With only 28 homes in Victoria Manor and 15 included as part of the overlay (54%), we would be carrying an unfair amount of the potential disruption.

Especially during drive time, our neighborhood has egress and ingress issues for vehicles of which the Town is well aware. Pedestrian safety at the entrance to the neighborhood is also of major concern, not only for us and the children of the neighborhood but particularly for Menlo College students.

With these considerations in mind, *we ask for the removal of the 15 homes in Victoria Manor from the final state Housing Development Plan.*

Thank you for your consideration and your service to the Town of Atherton.

Suzanne and Bob Couch

 [\[redacted\]@gmail.com](mailto:[redacted]@gmail.com)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Rick DeGolia <rdegolia@ci.atherton.ca.us>
Subject: FW: Input from Maple Ave Re: ECR discussion
Date: January 26, 2023 at 9:27:02 AM PST
To: [REDACTED]
Cc: George Rodericks <grodericks@ci.atherton.ca.us>

Dear Mary Jane:

I am responding to you from this email address because I'm trying to keep all of my Housing Element emails in one place, under the Town's email umbrella. I 100% understand your concerns with this proposed overlay zoning for all Atherton properties that connect to ECR. I agree with you that any development of multi-family units on Atherton's small side streets will adversely impact residents on those streets by increasing traffic, congestion and other impacts. I also understand that the Town Center community has been seriously impacted by the construction that has occurred there over the past 5+ years. Nevertheless, the state of California appears to be requiring Atherton and all other jurisdictions to add to its housing mix multi-family housing even if that housing makes no sense for that jurisdiction. This is a one-size-fits-all solution and I don't think that it works for Atherton because the cost of our land is so high that if land is bought by a developer, then there is no way that what gets developed, no matter how dense, can be affordable. Accordingly, I don't think that this proposed solution will result in any affordable housing, which is what I am targeted on finding a

pathway to achieve.

If this overlay zone gets created, then it is especially important to let HCD know your opinions and for property owners directly affected to let HCD know if they have no interest or willingness to sell their land to developers.

Thank you for your important email. Please stay involved in this critical issue and please give my best to John, Rick

Rick DeGolia

Atherton City Council
Atherton, CA 94027

[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Thu, Jan 26, 2023 at 7:48 AM
Subject: Input from Maple Ave Re: ECR discussion
To: <degolia@gmail.com>

Hello Town Council,

I wanted to share our opinion against upzoning or overlays that may significantly develop properties in our neighborhood near the Town Center. This area has already undergone major development over the last few years to support Atherton's Town Center project.

On our street there are several oddly shaped and flag lots bordering El Camino, which will enable another significant project if consolidated and developed. We feel this will continue to trend this neighborhood towards high development, benefiting developers and hurting residents without actually producing truly affordable housing.

We understand the challenging situation you must navigate, I hope a good outcome that reduces impact on current residents can be found.

MJ Davey

[REDACTED]

Background Information on the issue:

The Town is currently finalizing its Draft Housing Element to address State housing mandates for the 2023– 2031 Housing Cycle. The Housing Element is one of the nine required elements in the General Plan. However, the Housing Element is the only element that must be revised every eight (8) years.

The State mandates require that the Town provide and plan for land use housing opportunities that meet very- low, low, moderate and above moderate, income levels. (If interested definitions for these income levels are attached).

The Town must plan for 348 new housing units distributed across these affordability categories, which includes 148 new housing units at the very-low and low income categories.

While the Housing Element must be adopted on or before January 31, 2023, any actual development would occur over the next eight (8) plus years. As part of this process, the Town must also identify properties that are allowed, by law, to be developed as multi-family units and at sufficient densities to satisfy the State's mandate.

Notes:

These state mandates do not align with how Atherton has been zoned through the years so it is a very challenging issue for all residents of Atherton. The majority of residents in Atherton do not want zoning to change but the Planning Commission and the City Council are being forced to come up with a Housing element dictated by State Law.

The draft of the town of Atherton 2023-31 Housing Element is on the Town of Atherton Website. The City Council will be voting to adopt that Housing Element on January 31, 2023.

Within that document there are currently properties that were selected by the City Council to be up zoned to a new category called RM 20. This is extremely bad because the current home owners of these properties would not be able to demolish their homes and build a new single-family home, instead if at any point further development were to take place on the property, the only option the home owner would be to sell to a developer and have multi-family units built.

If the Council decides to move forward with the up zone option as it is currently written, then the property values of those properties, and the properties around them, may fall which is not good for Atherton home owners.

To find a better solution the Atherton Planning Commission came up with an amendment that calls for an overlay rather than a up zone. An overlay means that an additional zoning category

would be added to the identified properties, but a homeowner would not be forced to adopt the new zone, but instead can chose to keep their existing single-family zoning; they would not be forced to sell their property to a developer or have multi-family units build on their property. Instead, a homeowner would still be allowed to function under their current zoning rules and could rebuild their single-family home if that chose to.

This overlay revision drafted by the Planning Commission on January 19, 2023 would address the State Mandate of identifying potential locations along a public right-of-way close to services, transit and jobs that potentially could be developed, but this solution would not force any homeowner to lose their right to keep their single-family home and retain their property value.

Please email each member of the City Council and ask each of them to adopt the revised Draft Housing Element with the Planning Commission recommended Changes. We do not want any properties in Atherton to be up zoned!!!

Bwidmer@ci.atherton.ca.us

Dhawkins-
manuelian@ci.atherton.ca.us

elewis@ci.atherton.ca.us

Sholland.ci.atherton.ca.us

Rdegolia@ci.atherton.ca.us

Council Members

To contact all members of Council - council@ci.atherton.ca.us. Best to send individual emails if you want any reply.

Definitions of Income Categories

The income limits established by HCD for San Mateo County in 2021 are presented in Table HE-2.

TABLE HE-2: ANNUAL INCOME LIMITS BY HOUSEHOLD SIZE - 2021(US\$)

San Mateo County Income Limits (2021)					
Income Category	Number of Persons Per Household (Maximum Income)				
	1	2	3	4	5
Extremely Low	\$38,400	\$43,850	\$49,350	\$54,800	\$59,200
Very Low	\$63,950	\$73,100	\$82,250	\$91,350	\$98,700
Low Income	\$102,450	\$117,100	\$131,750	\$146,350	\$158,100
Median Income	\$104,700	\$119,700	\$134,650	\$149,600	\$161,550
Moderate Income	\$125,650	\$143,600	\$161,550	\$179,500	\$193,850

Source: HCD State Income Limits 2021 and State CDBG and HOME Income Limits.

TABLE HE-3: MONTHLY MAXIMUM AFFORDABLE HOUSING COST BY HOUSEHOLD SIZE – 2021 (US\$)

San Mateo County Income Limits (2021)					
Income Category	Number of Persons Per Household (Maximum Income)				
	1	2	3	4	5
Extremely Low	\$960	\$1,096	\$1,234	\$1,370	\$1,480
Very Low	\$1,599	\$1,828	\$2,056	\$2,284	\$2,468
Low Income	\$2,561	\$2,928	\$3,294	\$3,659	\$3,953
Median Income	\$2,618	\$2,993	\$3,366	\$3,740	\$4,039
Moderate Income	\$3,141	\$3,590	\$4,039	\$4,388	\$4,846

Source: HCD State Income Limits 2013 and State CDBG and HOME Income Limits.

From: [Julie Johnson Davis](#)
To: [Council](#)
Cc: [George Rodericks](#)
Subject: Housing Element Update Response
Date: Monday, January 30, 2023 6:16:12 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 Members,

Per the letter issued by the town of Atherton dated January 20, 2023, whereby a new Housing Element Update was proposed to place an overlay on both sides of El Camino Real between Redwood City and Menlo Park, I reject this proposal on the basis that:

--[if !supportLists]-->A. <!--[endif]-->The January 20 notice has effectively blindsided us with an 11th hour proposal of an overlay that completely ignores the areas assessed in prior planning meetings. The overlays should be spaced out and reviewed for other transit areas such as Middlefield Ave., Marsh and Bay Roads, Encinal Rd., and the Alameda. Including these would parse out areas in the town, rather than creating a conglomeration along El Camino.

B. El Camino is a dangerous road. Placing multi-family housing of any kind along El Camino is promoting a dangerous lifestyle and putting those new residents' lives at risk. At present, El Camino is teeming with a litany of hazard calls such as and not limited to speeding, DUIs, drug arrests, and sadly the vehicle collisions with 5 victims trying to bike, run, or walk across El Camino— which resulted in slow and costly attention of any kind from the state to finally place 3 cross walks. Adding multiple clusters of foot and vehicle traffic in these areas will add to El Camino's hazards and placing lives in peril. See:
<https://apd.crimegraphics.com/2013/default.aspx>

Respectfully,

Julie Davis

■ Maple Avenue

From: [Carole DeCosse](#)
To: [Anthony Suber](#)
Subject: Jan 31 Council meeting on "Overlay zone" on ECR
Date: Wednesday, January 25, 2023 5:10:18 PM

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

Mr. Suber,

Could the Council address what this would mean for El Camino Real as it passes through Atherton? As properties become denser with residential units/town houses, apartment buildings along ECR, will there be more driveways directly onto ECR? Will the speed limit be reduced to allow for entry and exit of residents? Would there be more traffic lights to slow down the traffic?

Is the Council considering putting sidewalks along ECR? If so, would ECR be narrowed? Or would land be claimed by eminent domain from the properties along ECR? Already the water runoff from ECR is collected along the side of the road (private property, I think) until it runs off into the drainage pipes which can't handle the volume now. There is no space for sidewalks and water runoff now!

Is there a plan to increase the capacity of the water sewers with the increased amount of residential sewage?

Gratefully,
Carole DeCosse

From: [Paul Demers](#)
To: [Council](#)
Subject: 23 Oakwood traffic - narrow streets
Date: Sunday, January 29, 2023 7:29:41 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 live on West Oakwood. I'm on the other side of the E/W Oakwood oval.

The project at 23 Oakwood will impact traffic on East, West Oakwood Blvds, and Oakwood Drive. Except for a short section of East Oakwood, all three of the streets are sub-standard. They are too narrow for modern standards. The city engineer once told me that West Oakwood is 15 feet too narrow, it is only 25' wide vs the modern standard of 40'. The blind curve at the end of West Oakwood, where it meets Carlos Avenue, is especially narrow, and curved, too.

Other streets in the area are also too narrow, including the outlets to Woodside Road, Carlos Ave, between East Oakwood and Orchid Drive, Central Ave between Carlos and Woodside Road, and Cyprus Street between Carlos and Woodside Road.

Also, street parking is not "ample", especially along Oakwood Drive and my part of West Oakwood. That same blind curve always has cars parked on the street, overflow from the duplexes along Carlos Ave.

More cars driving on these narrow roads is not a good thing, especially once all the cars from 23 Oakwood are parked on them.

Thank you for reading.

Demers
Oakwood

From: [Scott Feamster](#)
To: [Bill Widmer](#); [Diana Hawkins-Manuelian](#); [Elizabeth Lewis](#); [Rick DeGolia](#); [Stacy Miles Holland](#); [Council](#)
Cc: [George Rodericks](#)
Subject: Overlay Zoning Questions
Date: Monday, January 30, 2023 8:53:08 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 Bill, Diana, Elizabeth, Rick, and Stacy,

At 2:00 pm on Tuesday, January 31, The Town of Atherton Planning Commission will ask the Town Council to approve lots along Valparaiso Avenue for “overlay zoning.”

This would apparently involve 22 lots and about 132 multifamily units. The benefits to Atherton residents are not obvious. The harm to Atherton residents seems overwhelming. Changes of this magnitude require significant trade-offs that merit detailed analyses and comprehensive discussions.

We could not find any analyses on the Town website for this major disruption of our “rural heritage” — and it seems inconsistent with our beliefs in “transparency, equitable treatment, and a well-informed electorate” (appended).

A. What do we learn from detailed cost-benefit analyses; i.e., who benefits and who suffers?

1. How will non-resident developers and distant state officials benefit?
2. How will adjacent residents and local school communities suffer?
3. How can we prevent a few residents from bearing the burden?

B. What are our plans to significantly improve Town infrastructure to accommodate new residents?

1. How will we improve bicycle and pedestrian safety on a much busier Valparaiso?

There are no curbs; cyclists and joggers share the narrow shoulder.

2. How will we improve Valparaiso capacity to reduce already long transit times?

Due to school and work traffic, residents suffer access issues.

3. How will we compensate residents whose property values decline?

All of us will suffer at least some reduced quality of life.

C. What options other than El Camino Real and Valparaiso Avenue have been comprehensively analyzed?

Your approval irreparably changes the character of Atherton. We would greatly appreciate receiving all the analyses for all the options considered by the Town Council.

Thank you very much for your detailed evaluation of this extremely important Council decision.

Very truly yours,
Scott and Carolyn Feamster

■ Park Lane
Atherton, CA 94027-5411

TOWN OF ATHERTON

"Mission Statement

The Town of Atherton is committed to...preserving our rural heritage.

"We Believe:

- * That the business of government must be conducted with the utmost in transparency...
 - * that providing an environment of open decision-making... with clear communication...
 - * ... built on equitable treatment, openness, respect, and civility;
 - * and that visionary leadership includes a well-informed electorate."
-

From: [Grace Ferrando](#)
To: [Council](#)
Subject: High density housing
Date: Thursday, January 26, 2023 4:46:53 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 Town council of Atherton,

As a 32 year resident of Atherton, It saddens me and sickens me to think of what is being proposed for our beautiful town. In short, I am deeply concerned about the impact of safety of our residents, including traffic safety. Town Center beautifully just completed and now a “bulldozer“ heading our way once again? Haven’t the residents of el Camino area been through enough in the last few years with street closures, and construction for that project? Please reconsider a plan that benefits residents and not the greedy developers who are taking over.

Sincerely,

Grace Ferrando

Sent from my iPhone

10 Camino Por Los Arboles
Atherton, CA 94027
January 31, 2023

Atherton City Council
80 Fair Oaks Lane
Atherton, CA 94027

Dear Council Members:

I was surprised to read the City Manager's January newsletter and learn that homes that border Valparaiso (i.e., one lot deep) have now been added to the list of overlay candidates for multi-family, low-income housing per SB-9. Regrettably, my husband and I were out of the country for the Council's three public meetings earlier in the month, so I have not been party to the neighborhood discussions. Nor, did we see the Town's January 19th letter that included Valparaiso until this past week. I believe that it is ill-advised to include Valparaiso for the reasons cited below, and that it will not achieve the Town's objective of getting developers to acquire the properties and actually build multi-family, low-income housing over the next 8 years. It won't happen.

When Atherton was first considering which streets, areas and lots to designate for multi-family, low-income housing, it appeared that the Town was more focused on individual parcels versus "swaths" of properties on the same street or in the same neighborhood. With the designation of the entirety of Valparaiso, that appears to have changed, along with Cebalo and Gresham Lane. While I would agree that it is not fair to target specific neighborhoods, it is also not fair to target specific streets. The "pain" needs to be shared across the entire town and that likely means taking another look at individual parcels, wherever they are located. If you have to ask the State for an extension of the deadline to reconsider various parcels, then you need to do so. Atherton is probably the only town in California that has no commercial parcels, no city-owned property that can be developed, is almost fully built, and has a majority of properties that cannot be redeveloped for multi-family, low-income housing at a reasonable ROI.

Let's start with the Jan. 19th statement that there are 22 lots along Valparaiso that might be overlay candidates. Not so. There are 5 corner lots that could be "tear downs" and possibly two others. That's seven properties, NOT 22. The other 15 parcels have multi-million dollar two-story homes that won't be redeveloped within the State mandate. Candidly, it's "crazy" to think that you will even get 5 Valparaiso parcels that might be redeveloped in the next 8 years. You won't.

Let's talk traffic:

As each of you know, Valparaiso is the main access to Sacred Heart and Menlo School. Both junctions have an enormous amount of traffic in the early morning, mid-afternoon (when school is out) and evening as people leave or return from work. Multifamily housing along Valparaiso would make an already difficult traffic situation that much more intolerable. With a housing density of 10-20 units per acre, that's probably 15 additional cars per parcel (if you have 1.5 cars per unit and 10 units per parcel). That's another 75 cars, from 5 parcels, in less than a mile of distance – at intersections that already have hundreds of vehicles from the schools and regular Menlo Park traffic. I do not see how you can designate Valparaiso without a prior traffic impact study showing that your decision will not add

substantially to the existing back-up that already extends for half the length of the street? I am quite certain that it would show that additional traffic should NOT be added to Valparaiso. Further, does Menlo Park need to be involved in the traffic analysis and the Town's decision to add a multi-family overlay to the street? Menlo Park shares Valparaiso. I doubt that Menlo Park property owners will be happy with Atherton's decision, especially on streets beyond the schools which are exclusively single-family homes.

Before we even get to traffic though, Valparaiso has feeder streets that lead to Park, one of the most expensive streets in Atherton. These feeder streets have homes with values of \$13M to over \$50M. You have decided to designate corner parcels on some of the more expensive streets in this town as "optional" candidates for multi-family, low-income. Make no mistake, "optional" will not be optional when some of the more self-serving Bay Area developers decide to take advantage of the situation. This cannot possibly result in anything other than a significant devaluation of properties along these streets. Let me be more specific.

- You have designated Park itself. Park is an L-shape. Both portions of the L have some of the most expensive homes in Atherton. At the corner of Park and Valparaiso (#298), there is a likely "tear down". Diagonal to that house is a newer construction home (#289) that would be valued well above \$22-\$25M. That home's valuation will be destroyed if multi-family, low-income housing is allowed at #298. If the newer home (#289) were to come up for sale, you would not be able to give it away. Further, you have two large homes currently under construction at #278 and #282 Park. These will also be negatively impacted, too. Each will be well over \$20M when construction is completed. So, three houses in close proximity --- all above \$20M --- will be "trashed".
- You have designated the 1.4-acre vacant lot at Santiago and Valparaiso (#97). That developer has indicated an interest in multi-family. The adjoining neighbor has a 1.5-acre parcel that will be financially ruined by multi-family, low-income housing on either of the corner parcels. Across from #97 (on the opposite corner of Santiago and Valparaiso) is a "tear down" candidate. So, you have two corner lots that could have even greater impact to neighboring properties than any other street along Valparaiso – because there are two corner lots that could be built on, not one as exists on the other streets. To compound the situation, three properties sold on Santiago this year in excess of \$10M, \$15M and \$20M. Each will have new homes. These new homes will be amongst the more expensive in Atherton and will most assuredly be devalued by your action. None of these buyers had any idea that multi-family, low-income housing could potentially be down the street, except possibly the buyer of #47 Santiago. If #47 and #97 Santiago are allowed to be redeveloped for multi-family, it will destroy the street and possibly impact the main portion of Park, as well. In fact, the new home, built by PPG, at the corner of Park and Santiago is quietly being marketed for sale. I'm told that the asking price is over \$60M. It, along with other existing homes along Santiago, will be unsellable except at a hefty financial discount and lengthy sales cycles, if then.
- You have designated the corner lots on Camino Por Los Arboles. One parcel (#95) has a newer two-story home that would not be a "tear down". The other, #98, would be. Camino Por Los Arboles, however, has three of the most expensive homes in all of Atherton in close proximity to #98. At #55, you have the Frank Gehry-designed home, in which the owner has already invested \$48M+. Your multi-family, low-income housing will be three parcels away. The impact will be devastating to the value of this property. The next parcel over, #47, sold for over \$30M five years ago. That value has appreciated significantly since then and --- along with all the other homes on the street --- will be seriously devalued. The home to the left of #47 also has a value

well in excess of \$30M. So, you have three of the most expensive homes in Town sitting on one small street where you are going to allow multi-family, low-income housing. Candidly, I've lived on this street for 22 years. I know the homeowners on Camino Por Los Arboles. They are my neighbors. I can assure you that we will not tolerate this. We can't. We have millions of dollars at stake in property values, as do all of the feeder streets. We will not allow Atherton to "tank" our home investments. If it takes legal action, so be it. In fact, I have received an email from a resident stating that a group has already formed and hired an attorney to stop the planned action. My husband and I will be joining that group. Besides legal action, I will personally collect letters from the property owners of the "optional" multi-family candidates --- letters that state that no sale of the property is anticipated nor will it occur within the next 8 years. These letters will be submitted to the governing agency. I think it is important to realize, however, that we --- the West Atherton residents --- would collectively prefer to be part of a solution and not add to the town's woes. We do not want to take legal action against the Town, but we feel that we are being forced to. Most of us are long-time residents who love Atherton. My husband and I have lived here 37 years. We don't want to the Town harmed.

I have highlighted just three streets with significant issues resulting from the Valparaiso inclusion, but the list goes on. I fully appreciate that there is NO property owner in Atherton who will embrace multi-family, low-income housing next to their own home. And, I am aware that the Town does not have the option of ignoring the State mandate. I also feel that the Council and city staff have gone to extraordinary means to try to be fair and identify parcels that would have minimum impact. That said, when you designated sites along streets listed on Pages 124-127 of the Housing Element, those properties can be acquired for a fraction of the Valparaiso parcels. There is a huge difference in impact. Further, the neighborhoods are not comparable.

There is another consideration. For a developer to build multi-family, low-income housing, it must be financially viable. As a long-time Atherton developer, my husband and I are well aware of construction costs. Besides our current Adam Way project, we have just completed 12 homes in Idaho. I deal with construction costs every day. I do not believe that it is financially viable to purchase a parcel along Valparaiso, construct an 8,000-10,000 square foot building, including underground parking, and have a reasonable ROI. In fact, I believe that purchasing and building on these parcels will be a financial loss. You'll pay \$8M for the parcel and \$5M (minimum) in construction. Then, you have property tax (\$150K/year) and realtor fees to sell (\$500K). And, where is the developer going to find an investor to purchase the redeveloped site for \$14M-15M when that investor will only realize a 1.5%-2% return? Do the math: if you rent 10 units for \$1,500/mo. on a \$13M investment, the ROI is less than 1.4%. If you rent 10 units for \$3,000/mo., that's still a 2.7% ROI (excluding carrying costs such as taxes and maintenance). This is anemic. You can't borrow money at 7-8% on a construction loan and stay solvent with a 1.5%-2.7% return. Further, the developer isn't going to hold the property. So, who can he sell it to? No investor is going to buy these properties at a 1.5%-2.7% ROI when they can currently buy treasuries at close to 5% and dividend stocks at up to 7%.

The Valparaiso multi-family units would need to sell in excess of \$14M-\$15M if the parcel cost were \$8M, but you'll only have rent from a maximum of 10 tenants. That's not workable, even with state and federal subsidies. And, who wants the possibility of low-income tenants down the street from their \$12M-\$50M home? So, the Town is likely to face two scenarios: (1) the Valparaiso neighbors won't tolerate the designation and will take whatever action is necessary to thwart it, including law suits, and (2) developers won't touch these properties. It is almost certain that Atherton will have a State plan that will never be implemented as regards Valparaiso. It is much better to designate parcels that can be

purchased at half the Valparaiso entry cost and have a reasonable chance of actually being developed within the mandatory time period. The chance of that happening along Valparaiso is zero.

This weekend, I toured each Atherton street that feeds into Valparaiso. Here is what I found, starting at El Camino:

- The first street along Valparaiso, starting at El Camino, is Victoria. It is full of older single-story homes that would be “tear down” candidates. Half of the properties back to El Camino. “Tear down” house numbers are: 19 (backs to the schools) 27, 37, 45, 55, 63, 73, 98 and 99. Only two corner lots border Valparaiso, but Victoria homes could likely be purchased well under \$8M. Bus routes are easily accessible. There are few re-developed properties that would be negatively impacted. The impact on those could be minimized via strict design standards. And, it is directly across from commercial sites. By my count, there are 9 parcels that could be designated multi-family if you took the entire street into consideration. That’s far more than the 5-7 prospect lots that you will get with your current Valparaiso designation. This street is “fringe” and would have much a more reasonable ROI for a developer. In fact, my husband and I might be interested in developing one or more sites if the entire street were included. We will not consider the corner lots.
- The next street is Michaels Way. One corner lot has a two-story home that would not be torn down. The other corner has a potential tear down. The street, however, ends in a culdesac. It has not been redeveloped. It seems to me that most of the street (which is really four houses leading to a culdesac) should be considered for multi-family. This would include house #85, 89, 97 and 98. This street adjoins the schools and has lower property value to begin with. Developers can get a more reasonable ROI.
- Following Michaels Way, you have Emilie and the schools. I believe that Atherton should consider individual parcels adjacent to the schools. While not on Valparaiso, they are still within close proximity to jobs, bus transit and Menlo Park shopping. Perhaps you should consider the following parcels: 10 and 95 on Howard Way (across from the schools), and 87 MacBeth. Again, because these sites are in such close proximity to St. Josephs and Sacred Heart, their value is already diminished, and the streets do not have the high value properties that I sited earlier. They would also have a greater likelihood of lower-income renters from school personnel.

There are other Atherton streets that should be considered:

- #1 Prado Secoya is directly across from Sacred Heart. It has a one-story “tear down” on the corner. Why not consider that parcel, although the rest of the street has been redeveloped? You can’t ask property owners along Park, Santiago, Camino Por Los Arboles and all the other designated House Element addresses to bear the brunt of multi-family, low-income housing and not consider an already-devalued parcel right across from Sacred Heart.
- #69 Alejandra should be considered. It abuts the Menlo College athletic field. It has great bus access and could hardly be more compromised by location than it already is. This parcel is a “no brainer”.
- Why have you not designated parcels (other than 190 Selby) near Selby Lane Elementary? There are short adjacent streets that could (and should) be redeveloped. These parcels also have lower valuations due to their school proximity.
- You have listed three properties along Selby Lane (#2, #8 and #190). All of the portion of Selby Lane that abuts Redwood City should be considered.
- Karen Way and Callado Way are small streets coming off Alameda de las Pulgas. Were they considered?

- Walsh should not be excluded per parcels close to the Alameda. The same with McCormick and Virginia off Fair Oaks.
- There's no reason that Glenwood should be excluded, in its entirety, if Valparaiso is added, in its entirety, to the list of candidates.
- What happened to properties along Bay? I don't see them in the Housing Element. You can't possibly put Valparaiso on the list and not include Bay. The dichotomy is flagrant and invites legal action.

To continue with the Valparaiso issues:

I have a very hard time understanding why you would have extended the Valparaiso designation all the way from El Camino to the west end of Atherton (at Camino Por Los Arboles). There is NO commercial use after Elena. Rather, there are single family homes on both sides of Valparaiso. In fact, your designation not only adversely impacts the Atherton parcels but the single-family Menlo Park homes on the other side of Valparaiso, as well. I dare say that these Menlo Park property owners will have an explosive reaction once they learn of Atherton's proposal. Bottom line --- the multi-family, low-income parcels should end at Elena. There is no reason to include Atherton Oaks (no tear down corner parcels), Park (devastating to \$22M+ homes and only one potential parcel), Santiago (same situation as Park), and Camino Por Los Arboles (only one parcel that could be developed but negative impact to three \$30M-\$50M homes). These four streets will only yield four corner parcels AT MOST, and there is a high likelihood that only one might be developed due to the exorbitant entry cost. So, what have you achieved? Nothing. Instead, you will have mobilized the neighbors, myself included, to take whatever action is necessary to preserve our property values and stop the City's plan.

My husband and I would like to be part of the solution, not the problem. As developers, we are willing to work with the Town to consider development of multi-family housing (designed as a single family home) on parcels that make financial sense. That would not include any property on Valparaiso. These parcels will simply be too expensive in terms of acquisition cost. You need to be able to acquire a property in the \$3M - \$6M range and then put no more than \$3M-\$5M into construction. Evenso, you're talking about a MINIMUM investment of \$7M-\$10M. The town's focus should be on parcels in this price range, not on streets that will require 30-45% or more in acquisition and construction cost.

I do note that pages 124-128 of the 2023-2031 Housing Element list the parcels that are candidates for redevelopment. All but 5 are substantially less than one acre. In fact, this is where the Town should be focused: properties that are less than a half-acre. They can be acquired for far less and will have considerably less construction expense due to the smaller number of units. This is the "sweet spot."

Having thought through the issues and realizing that NO ONE wants multi-family, low-income housing next to them, there are things that would help.

1. If you reduced the number of housing units to 4-6 per parcel and increased the number of parcels, this would help. Ten (to 20) multi-family housing units on an acre is not palatable to anyone. To think that cars will be parked underground is delusional. To think that the trash will stay in container areas is absurd. My husband and I own fourplex units in Boise. There's constant trash, and no one closes the dumpster enclosure doors. Animals are a problem, eating the trash. Then, there's the noise. What can do you do to minimize these issues? You reduce the number of units per parcel – either by reducing the size of the parcels (to a half acre or less) or by reducing the number of units allowed on a one acre lot. With 4 units, for example, one

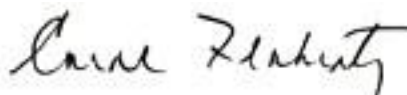
could build an attached 4-car garage and not need to spend \$400K on underground parking (which you need with 10 units). That alone is a huge savings to a developer. And, you'd have half the trash and half the noise.

2. I am gratified to learn that Menlo College is interested in Atherton's help in acquiring financing for additional housing units. I am interested in learning more.
3. Have you come to final resolution per the single family home in Holbrook Palmer Park? Would it trigger a transfer of the park to Stanford if the house were repurposed?
4. I understand that you don't want to target specific neighborhoods, but have you explored going deeper into the area that lies between El Camino and Middlefield and Watkins and 5th Ave. in Redwood City? This "square" sells as low as \$2-3M per parcel. This area would include Jennings, Belleau, Wilburn, Snowden, Fairfax, Normandy, Placitas, etc. It borders Redwood City and, candidly, needs redevelopment. At some point, you have to be realistic about which parcels will be attractive to developers. Neither I, nor anyone else, has a right to suggest someone else's property, but the Town does need to exercise some degree of pragmatic discretion. It does no good to identify streets or parcels that will never be built on. This merely kicks the can down the road in terms of state rejection and potential penalties.

There is no easy solution to Atherton's SB-9 problems. Picking parcels along the most expensive streets in town though only adds to the issues. I encourage you to: (a) remove the Valparaiso designation entirely or limit it to streets between El Camino and Elena, where commercial enterprises and multi-family housing already exists, (b) reduce the number of units per parcel to no more than 6 per acre to minimize neighborhood impact, (c) expand the number of designated parcels, focusing on those that are less than a half-acre, (d) focus on financially viable properties where developers will actually buy and build, and (e) continue efforts to secure low-interest financing for Menlo School to build.

Lastly, let me thank each of you and the city staff for your tireless efforts to communicate with residents, hold meetings, and try to find a compromise solution. Few of us are willing to serve on the City Council, "take the heat", and engage in the hard work at hand. You deserve our eternal gratitude.

Respectfully,



Carol Flaherty

CC: George Rodericks

From: [Claeton Giordano](#)
To: grodericks@ci.atherton
Cc: [Council](#)
Subject: Re: Notice of Public Hearing
Date: Sunday, January 29, 2023 6:52:39 PM
Attachments: [Valparaiso51.jpg](#)
[Valparaiso4.jpg](#)

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

We received your Jan 20, 2023 letter, postmarked Jan 23, 2023, from the Town of Atherton providing only a few days Notice of a Public Hearing next Tuesday January 31st. **This hearing regarding the adoption of the Housing Element, adding 348 new multifamily housing units, is being held on the last day before the statutory deadline to submit the Housing Element to the State.** A genuine solicitation for participation in the public hearing from potentially impacted parties would have provided notice more than a few days prior to the hearing and much earlier in the process.

We object to the proposal and request that the new housing units be located in light of existing mass transit resources, capacity of existing roadways, and likely future development. It is unacceptable for new housing to be located so far down Valparaiso, too far from Caltrain, El Camino and commercial areas. Responsible climate change policy demands that new housing be constructed close to these resources to reduce our energy consumption. Increasing the traffic loads on Valparaiso, which is already overloaded with traffic from six schools (Sacred Heart, St. Joseph Elementary, Menlo School, Hillview Middle, Los Lomitas, and St. Raymond's), is irresponsible and poor planning. It is puzzling that you and Atherton are advancing a proposal that ensures future unnecessary increases in emissions. Further, we request the issues listed in Appendix C be considered.

There are better alternatives. Reportedly, Menlo College quietly markets its 20 acre property, seeking to relocate and to add substantially to their \$25M endowment. Near term redevelopment of Menlo College's multi-family zoned parcel is not factored into this proposal. A solution with more foresight would promote multifamily development on the 19 parcels in the Victoria Drive area adjacent to El Camino and Valparaiso and contiguous with Menlo College, instead of spreading it across 22 parcels along Valparaiso. Victoria Drive has excellent access to El Camino at the Encinal and Valparaiso stoplights and, located within 1/2 mile of Caltrain, requires only 0.5 parking-space per bedroom. Further, if eventually combined with the Menlo College parcel, it creates a 35 acre multifamily zone. See Appendix A for more details.

All North-South travel in Menlo Park is carried on Valparaiso and Santa Cruz. There are no side street get-arounds. Your unilateral plan to dump traffic from 300+ new households onto Valparaiso thoughtlessly threatens the quality of life in Menlo Park. And, more over-capacity traffic means more idling cars and more greenhouse gas emissions. Your letter is a reminder that the traffic situation on Valparaiso is already both untenable and dangerous to public safety. The time has come for Menlo Park to evaluate potential mitigations.

As Menlo Park encompasses Valparaiso's northbound lane from Elder Ave to El Camino Real, we favor prohibiting left turns off of Valparaiso into Atherton at Camino por los

Arboles, Park, Santiago, Elena, and Emilie. Similarly, prohibiting left turns from these streets on to Valparaiso will be considered. These measures will redirect some Atherton-bound traffic off of Valparaiso to other points of entry and redirect some traffic exiting Atherton towards other exits. Valparaiso truck traffic, much of which is destined for Atherton construction sites, also presents an opportunity for traffic mitigation. We will evaluate prohibiting truck traffic in the northbound lanes from Elder to El Camino, and, since Valparaiso is 100% within Menlo Park's border from Lemon to Elder, prohibiting truck traffic in both directions on that section. Collectively, these measures will materially reduce traffic, noise, and excess emissions from idling vehicles on Valparaiso while increasing emergency vehicle response times and bicycle safety. Though there will likely be a period of fine tuning and public adjustment prior to code enforcement, Menlo Park and Atherton will be better prepared for the coming housing growth. See Appendix B for more details.

In light of the proposed Housing Element, Menlo Park should act now to protect its quality of life.

We strongly oppose Atherton's proposed Housing Element.
Happy to discuss further as we move forward.


Regards,

Claire and Claeton Giordano

Appendix A: Alternatives

Reportedly, Menlo College has been quietly marketing its property for some time, seeking to relocate and to substantially add to their \$25M endowment. With that as a real possibility, allow multifamily development on the 19 parcels in the Victoria Drive area adjacent to El Camino and Valparaiso and contiguous with Menlo College. This area is between the Encinal and Valparaiso stoplights on El Camino. Already connected to El Camino at Valpo, access would be facilitated by using eminent domain to connect Victoria Dr to the stoplight on El Camino at Encinal that serves Menlo College. Here's the Victoria Drive area (in addition the parcels along El Camino):

Valparaiso4.jpg



Since this area is also within 1/2 mile of the Caltrans station, parking requirements would be capped at 0.5 spaces/bedroom. And when Menlo College's property is redeveloped, we would have a 35 +/- acre multifamily district with excellent access to road, rail and commercial retail.

Appendix B: Valparaiso Traffic Mitigation 2023

Valparaiso51.jpg

Appendix C: Other Issues

- Increased traffic on Valparaiso and the surrounding streets will impact public safety.
- Increased noise pollution will harm wildlife and degrade quality of life.
- Known and unknown endangered flora and fauna will be impacted.
- Reduced permeable ground area will impact storm water runoff system and increase risk of local flooding.
- Increased heavy vehicle traffic will damage Menlo Park roadbeds.
- Release during construction of chemicals known to the state of California to cause human disease.
- Loss of privacy impacts on surrounding parcels.
- Impairment of quiet enjoyment.
- Loss of trees
- Sufficiency of water supply to support additional housing units.
- Construction and occupation of additional housing units will increase green house gas emissions and energy consumption undermining local measures to reduce the same.
- Impact of a sale of Menlo College's parcels on long term Housing Element planning
- Menlo Fire District capacity to serve the additional housing units.

From: [Drew Haydel](#)
To: [Council](#)
Subject: Victoria Manor
Date: Friday, January 27, 2023 1:57:33 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 members Widmer, DeGolia, Lewis, Holland, and Hawkins-Manuelian,

I am the owner of [REDACTED] Leon Way, in the Victoria Manor neighborhood of Atherton. I am writing to express my concerns about the residential overlay that is proposed for both El Camino and Valparaiso, as both streets are borders for our small neighborhood. Approving the overlay on the borders of our neighborhood will mean that the neighborhood will be surrounded by high density housing and schools on all sides. In short it will permanently alter our neighborhood, creating increased traffic and safety issues that will greatly hurt our close knit community. I believe that this is an unintended consequence of a broader effort to create a path for more housing in Atherton. I urge you to consider the devastating effects the proposed overlay will have on Victoria Manor and adjust the proposal to exclude the lots in Victoria Manor from the overlay.

I want to thank those of you who have taken the time to connect with us, members of the Victoria Manor neighborhood, be it through neighborhood walk-thrus over the summer, discussion via a group Zoom, or attending our neighborhood get togethers or drills. I know that those who have engaged with us **understand the uniqueness of both our neighborhood geography in Victoria Manor and the tight knit neighborhood community we've developed over many years** of neighborhood gatherings, emergency planning, and other safety advocacy efforts such as securing a government grant and cooperation between Atherton and Menlo Park to install the cross jurisdictional lighted crosswalk on Valparaiso at Hoover.

Our neighborhood understands the considerable pressure you feel (due to concerns of potential HCD fines being levied and the builder's remedy being applied) to submit a Housing Element Plan that won't flat out be rejected by HCD. However, as with the first plan submitted, **we urge you to best advocate for our town's citizens and way of life by submitting a plan that may be just reasonable enough to have some chance of being accepted while not sacrificing dozens of homes and entire neighborhoods unnecessarily.** This truly is a balancing act. And while it's the town consultants and planners goal to have HCD fully approve the next plan with no modifications required, potentially at the expense of much more property than necessary, **it should be your goal to protect as much as possible and to utilize the knowledge you've acquired, that non-resident consultants aren't privy to, to discern what areas to focus on.**

As the latest Planning Commission plan is constructed, **the one neighborhood in**

Atherton that has been held up as an example for others to replicate, our neighborhood, Victoria Manor, is set to be crushed on all 4 sides by huge development. We have Menlo College bordering us on the North where you've already designated 60 units can be built by right, Menlo School bordering us on the West where you've designated another 20 units, and El Camino on the East and Valparaiso on the South where you're now considering an overlay zone

You already determined previously, and rightly so, that **our 28 home neighborhood on 3 cul de sacs is not suitable for dense housing:**

- there's **only one ingress/egress** into the neighborhood and as is, is very difficult to get in and out of due to its location on Valparaiso within yards of the El Camino intersection. Additional cars would be incredibly unsafe.
- the homes on **Victoria Drive** bordering El Camino are on **1/3 acres lots** so are too small to support multi-family on their own and are also not deep enough to support multi-family parking, even if one tried to engineer access via El Camino.
- the **tiny 5 house long cul-de-sac of Douglass Way**, which backs up to Valparaiso, could in **no way support the car traffic** from multi-family housing. And Valparaiso, a single lane in each direction, with its 2 private schools directly on it and Hillview Middle School just a block off, with hundreds of school kids and bikes on it everyday is already beyond burdened with traffic so trying to have dozens or potentially hundreds of more cars accessing multi-family housing on Valparaiso so close to El Camino would be a **safety disaster**.


Even if you don't look at all the significant reasons the homes in our area are an awful choice for multi-family development, **surely you can't feel it's reasonable to designate 15 of the 28 homes in a tiny 3 street cul-de-sac'd neighborhood with a multi-family overlay**, surrounding the few homes not in the overlay **on all 4 sides with development** . You would be endangering the most organized, cohesive, emergency-ready neighborhood in all of Atherton.

Additionally, **because these homes and this neighborhood isn't suitable for this kind of development** for the reasons listed above, **and most, if not all of the neighbors have no intention of selling in the next 8 years, it would be disingenuous to include them in any plan. If included, the neighbors will promptly send a letter to HCD** letting them know they have no intention of selling during this cycle, and even if they sold in a future cycle their homes aren't realistic building locations for multifamily housing.

This is all to say for all the reasons above **we strongly urge you to remove ALL of the homes in Victoria Manor from any El Camino and Valparaiso overlay you may be considering.**

Thank you so much for everything you do for the town. This is a difficult challenge and I certainly don't envy the position you're in but I trust you'll only include properties in the plan that have a realistic chance to safely be developed.

Sincerely,

Drew Haydel
 Leon Way

From: [Andy Jeffrey](#)
To: [Council](#)
Cc: [George Rodericks](#)
Subject: Atherton housing plan - overlays and Victoria Manor
Date: Friday, January 27, 2023 5:27:45 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,

My family has lived in Victoria Manor for 20 years. We chose to move here from Menlo Park because it is an amazing neighborhood with wonderful neighbors and a great place to raise our, now adult, children.

I am very concerned about the Planning Commission's latest recommendations regarding housing and its impact on our neighborhood.

Before detailing my concerns, let me acknowledge the incredible challenge the State and HCD have put on our City Council – you must meet their requirements without significant negative impact to our wonderful town. A very tough task.

With that in mind, I urge you to remove the overlay from the Victoria Manor with the following justifications:

- **Overburdened** - Victoria Manor, unlike any other neighborhood, would be impacted on all four sides of our neighborhood (Menlo College and School zoning and the El Camino and Valparaiso overlays) with more than half the homes in our neighborhood in these new overlays. Hardly fair.

If everything that could be built is built, you'd be left with less than half our single-family homes all surrounded by large, dense structures. Even if only a fraction of this is built, the neighborhood would lose so much of its character.

Note – everyone in our neighborhood that I have spoken to is a YIMBY when it comes to building at the schools even though we will certainly be negatively impacted by it. In other words, we are willing to be impacted, but not so drastically as what the overlays would do.

- **Safety** - increased car, bicycle, and foot traffic (including Menlo College's regular use of Victoria Dr. as a walk/scooter/bike way) would compound the already challenging ingress/egress issues. There's only one way in and out of our neighborhood, and it is already a significant and dangerous bottleneck. Even if multi-family units were required to not use the interior roadways, they would add to the traffic nightmare at ECR and Valpo.

- **Emergency Vehicle Access** - increased density would make it even harder for fire, ambulance, and police to access this (and nearby) neighborhood(s).

- **Unrealistic Housing Opportunity** - first, in discussing this with all of Victor Manor residents that can be reached, they have all stated that they no interest in selling their lots for multi-unit development. Second, the lots along Victoria Drive that back up to El Camino are some of the smallest in Atherton. Even if they were all combined, they would not provide a suitable footprint on which to build for density – the lots are too shallow from front to back.

- **Assumptions** - I have heard from City Council members that this overlay provides the city with control over the type of development that can be done and that we'll have three years to fine-tune the details to our liking. Even if one believes the City Council would try their best to limit our pain, it seems likely that the State will intervene to remove local jurisdictions' oversight on this type of zoning. It seems inevitable with what the State has already done that they would take away the city's control.

- **Overlay Impact on Property Values** - Since the overlay is extremely unlikely to actually stimulate any multi-unit building in Victoria Manor, the main impact for us will be reduced property value due to the overlays' overhang, i.e., lots will be valued less because there "could" be nearby high-density buildings.

Again, I, like I know you have heard from many in our neighborhood, urge you to remove Victoria Manor from the overlays.

Thank you,

Andy Jeffrey

■ Douglass Way, Atherton, CA

■

From: [Jeanette Kennedy](#)
To: [Planning Commission](#); [Council](#)
Cc: [Jeanette Kennedy](#); [Kevin Kennedy](#)
Subject: Citizen Comment on Atherton Housing Element - Planning Commission Recommendation from January 19, 2023
Date: Friday, January 27, 2023 4:37:23 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 and Planning Commission Members,

We are writing to raise concerns related to the City of Atherton's revisions to its Draft Housing Element as reflected in the letter from George Rodericks, Atherton City Manager, dated January 20, 2023 as well as the email dated January 21, 2023.

We would like to specifically comment on the additional proposal to designate a new overlay zone allowing R-10 along Valparaiso Avenue (the email defined this as residential multi-family at 10 units per acre).

We have the following concerns:

- **Notification and Process.** To our knowledge, the proposal relating to Valparaiso Avenue was raised for the very first time at the Planning Commission meeting on January 19, 2023. We received a notification of it by letter dated January 20, 2023. Again, to our knowledge, this is the first time a Valparaiso proposal was publicly discussed. And yet we understand that this proposal is scheduled to be considered and approved by the City Council for submission to the State on January 31, 2023. This is simply not enough time for such a significant last minute revision to be introduced into the plan. The home owners will not have had a sufficient opportunity to consider the impact or raise objections to this proposal in seven business days.
- **The proposed modification would be dangerous and unsafe.** There are three schools located on or immediately adjacent to Valparaiso Avenue. These schools serve children as young as five years old. Every day there are a significant number of children walking or biking on Valparaiso Avenue to reach these schools. Cars routinely illegally drive in the bike lane during school drop off and pick up hours during which Valparaiso already experiences a significant amount of traffic. Children have on numerous occasions been struck by vehicles on their way to or from school. Adding a significant number of additional housing units to this street with the additional attendant number of cars coming in and out of properties would significantly increase this danger to these children. This is unsafe and we do not believe this has been studied.
- **No mass transit.** We understand that one of the criteria in determining whether to create these overlay zones relates to the access to mass transit. Valparaiso has literally no such access, other than a single bus stop at which no bus seems to stop. The only bus observed on Valparaiso is one leaving Hillview School

once a day after school. There is no way for someone living on Valparaiso to reach a job without a car or walking miles to Menlo Park. We would note that other areas of Atherton have greater access to actual mass transit (Caltrain or SamTrans busses) than Valparaiso Avenue.

- **Most of Valparaiso is not adjacent to current "high-density housing."** Despite statements that homes on Valparaiso are close to high density development, most of the 1.5 miles of Valparaiso is not near current high density housing in Menlo Park. There are a few townhouses and multi-housing units in a single two block stretch of the street near El Camino and Menlo School, but the vast majority of Valparaiso Avenue, particularly that in the western section, is near single family residences some of which are on large lots (Robert S. Drive, for example). Adding up to 10 multi-family units on a single acre in this area would be no more in keeping with the character of the neighborhood than would be adding them to the Circus Club neighborhood.
- **Other major streets in Atherton seem to be more logical.** Given the above, why has the Planning Commission not proposed a similar overlay zone other major roads in town? Middlefield Road is far more of a thoroughfare, much less of a neighborhood and bus service is much more prevalent than elsewhere. How about on Stockbridge Avenue where there are no schools or children travelling regularly, which is as long as Valparaiso Avenue and already has greater housing density with the abutting homes in Redwood City than Valparaiso Avenue does with the abutting homes in Menlo Park? Why is there not an overlay zone proposed for Alameda de Las Pulgas which is close to significant commercial developments already and has much better access to buses than Valparaiso Avenue? Furthermore, Atherton Avenue has no schools and much less traffic currently than travels on Valparaiso. There are compelling reasons why each of these would be a better option for an overlay than all of Valparaiso Avenue.

Each of these concerns are reasons that the Planning Commission and City Council must provide more time for citizen input, for studying adverse impacts and for finding better alternatives before voting to include the Valparaiso Avenue overlay as part of the Housing Element.

Regards,

Jeanette & Kevin Kennedy
Atherton Residents

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Begin forwarded message:

From: Kevin Kennedy [REDACTED]
Subject: Re: Citizen Comment on Atherton Housing Element - Planning Commission Recommendation from January 19, 2023
Date: January 27, 2023 at 11:27:50 PM PST
To: Rick DeGolia <rdegolia@ci.atherton.ca.us>
Cc: George Rodericks <grodericks@ci.atherton.ca.us>, Jeanette Kennedy [REDACTED] >

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

Rick, thank you for response. It is greatly appreciated. We very much understand that this is not what anyone involved in Atherton city government signed up for and that this is being forced on the town by an ill-conceived statewide mandate. The idea that California's affordability and homelessness crisis will be solved by taking the most expensive zip code in the US and requiring it to adopt multi-unit zoning is absurd.

With that in mind, if we cannot solve this by taking the only true commercial corridor in the town (El Camino) or the quasi-highway that is Middlefield and creating an overlay for them only we should just consider multiple types of overlays covering the entire town and be done with it. I am confident that developers will not be interested in losing money by building townhouses in the heart of Atherton.

But regardless, the Valparaiso 10-unit overlay seems to be a particularly bad solution for the reasons we discussed.

Thank you again for your consideration.

On Fri, Jan 27, 2023 at 10:59 PM Rick DeGolia <rdegolia@ci.atherton.ca.us> wrote:

Dear Jeanette and Kevin:

First, I seriously want to thank you for your email and your involvement in this extremely difficult and challenging issue. The Council needs to hear from residents, so expression of your concerns and perspectives is essential.

Second, the only constant in this entire exercise is that almost every resident who contacts the council informs us why a proposed upzoning of property near them is the wrong thing. It's always wrong for a series of reasons, but the bottom line is that it would adversely impact the quality of life as we know it.

Third, the Council is under enormous pressure from the state and our planning consultants and town staff to cave in to the demands from the state to increase density in the town with the continuous threat that if we don't increase density then we will not get a qualified Housing Element and the result will be that the state will take over all zoning arrangements in the Town. I state this because I'd like you, as well as other residents, to understand that our honest, unpaid council members are trying to do what they believe is in the best interests of our residents. We aren't necessarily right in their judgements but we are doing their best to represent you. Their opinions will only change when you and other residents engage with them and help them to understand your concerns and perspectives.

Finally, I don't believe that the proposed overlay zone on Valparaiso makes any sense and I don't believe that there will be support on the council to include that in our Housing Element. There are many reasons for this conclusion, but we will have to see how this plays out at the council meeting. I won't support the proposed inclusion of Valparaiso.

I really appreciate your email and I hope that you will remain involved in this important and very difficult issue, Rick

Rick DeGolia

Atherton City Council

Atherton, CA 94027

650.793.2800 (m)

From: Jeanette Kennedy [REDACTED]
Reply-To: Jeanette Kennedy [REDACTED]
Date: Friday, January 27, 2023 at 4:37 PM
To: Planning Commision <planningcommission@ci.atherton.ca.us>, Council
<Council@ci.atherton.ca.us>
Cc: Jeanette Kennedy <[REDACTED]>, Kevin Kennedy
[REDACTED]
Subject: Citizen Comment on Atherton Housing Element - Planning Commission
Recommendation from January 19, 2023

[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 and Planning Commission Members,

We are writing to raise concerns related to the City of Atherton's revisions to its Draft Housing Element as reflected in the letter from George Rodericks, Atherton City Manager, dated January 20, 2023 as well as the email dated January 21, 2023.

We would like to specifically comment on the additional proposal to designate a new overlay zone allowing R-10 along Valparaiso Avenue (the email defined this as residential multi-family at 10 units per acre).

We have the following concerns:

- **Notification and Process.** To our knowledge, the proposal relating to Valparaiso Avenue was raised for the very first time at the Planning Commission meeting on January 19, 2023. We received a notification of it by letter dated January 20, 2023. Again, to our knowledge, this is the first time a Valparaiso proposal was publicly discussed. And yet we understand that this proposal is scheduled to be considered and approved by the City Council for submission to the State on January 31, 2023. This is simply not enough time for such a significant last minute revision to be introduced into the plan. The home owners will not have had a sufficient opportunity to consider the impact or raise objections to this proposal in seven business days.
- **The proposed modification would be dangerous and unsafe.** There are three schools located on or immediately adjacent to Valparaiso Avenue. These schools serve children as young as five years old. Every day there are a significant number of children walking or biking on Valparaiso Avenue to reach these schools. Cars routinely illegally drive in the bike lane during school drop off and pick up hours during which Valparaiso already experiences a significant amount of traffic. Children have on numerous occasions been struck by vehicles on their way to or from school. Adding a significant number of additional housing units to this street with the additional attendant number of cars coming in and out of properties would significantly increase this danger to these children. This is unsafe and we do not believe this has been studied.
- **No mass transit.** We understand that one of the criteria in determining whether to create these overlay zones relates to the access to mass transit. Valparaiso has literally no such access, other than a single bus stop at which no bus seems to stop. The only bus observed on Valparaiso is one leaving Hillview School once a day after school. There is no way for someone living on Valparaiso to reach a job without a car or walking miles to Menlo Park. We would note that other areas of Atherton have greater access to actual mass transit (Caltrain or SamTrans busses) than Valparaiso Avenue.
- **Most of Valparaiso is not adjacent to current "high-density housing."** Despite statements that homes on Valparaiso are close to high density development, most of the 1.5 miles of Valparaiso is not near current high density housing in Menlo Park. There are a few townhouses and multi-housing units in a single two block stretch of the street near El Camino and Menlo School, but the vast majority of Valparaiso Avenue, particularly that in the western section, is near single family residences some of which are on large lots (Robert S. Drive, for example). Adding up to 10 multi-family units on a single acre in this area would be no more in keeping with the character of the neighborhood than would be adding them to the Circus Club neighborhood.
- **Other major streets in Atherton seem to be more logical.** Given the above, why has the Planning Commission not proposed a similar overlay zone other major roads in town? Middlefield Road is far more of a thoroughfare, much less of a neighborhood and bus service is much more prevalent than elsewhere. How about on Stockbridge Avenue where there are no schools or children travelling regularly, which is as long as Valparaiso Avenue and already has greater housing density with the abutting homes in Redwood City than Valparaiso Avenue does with the abutting homes in Menlo Park? Why is there not an overlay zone proposed for Alameda de Las Pulgas which is close to significant commercial developments already and has much better access to buses

than Valparaiso Avenue? Furthermore, Atherton Avenue has no schools and much less traffic currently than travels on Valparaiso. There are compelling reasons why each of these would be a better option for an overlay than all of Valparaiso Avenue.

Each of these concerns are reasons that the Planning Commission and City Council must provide more time for citizen input, for studying adverse impacts and for finding better alternatives before voting to include the Valparaiso Avenue overlay as part of the Housing Element.

Regards,

Jeanette & Kevin Kennedy

Atherton Residents

From: [Mari Korematsu](#)
To: [Council](#)
Cc: [REDACTED]
Subject: Re: 75 Cebalo Lane
Date: Monday, January 30, 2023 2:37:05 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,

Prior to the meeting scheduled on Jan 31 2023 I would like to voice my opposition to having my property upzoned as per Draft Housing Element dated January 2023.

If you adopt Planning Commission recommendations of removing the up zoning of 17 properties abutting ECR that would leave my property and 23 Oakwood.

I am 95 years old and do not have the will or resources to develop my property. This has been my home for many decades and I wish to live the remainder of my life without all of this uncertainty looming over me.

Please take all of this into consideration as you make your decision. If you have parents think of how this would adversely impact them.

Thank you
Mari Korematsu

Petition to stop the passing of the proposed January 12, 2023 version of the Town of Atherton 2023-2031 Housing Element.

Petition summary and background	We demand that the Town of Atherton does not pass the proposed Housing Element Plan as outlined in the January 12, 2023 letter that specifies properties highlighted on the attached map be considered for inclusion in the housing element as properties that could be <i>upzoned</i> to allow for the development of multi-family affordable units.
Action petitioned for	We, the undersigned, are the owners of the lots on Selby Lane and Cebalo Lane that the Town of Atherton has included as part of its Housing Element to be upzoned for multi-family units. We have protested the Town's inclusion of our lots and hereby state that we have no intention of selling our property to a developer, which we have made clear to the Town of Atherton. Therefore, the Town of Atherton's Housing Element will be submitted in bad faith to the state, and our lots should not be considered when the state is assessing the viability of the Town of Atherton's Housing Element.

[illegible]

From: [Joseph Laria](#)
To: [Council](#)
Subject: OPPOSE up-zoning proposal (petition attached)
Date: Monday, January 30, 2023 9:07:45 AM
Attachments: [selby-cebalo-petition.pdf](#)

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

Hi Town Council:

I live at ■ Selby Lane. I am submitting a petition on behalf of my neighbors to OPPOSE the UP-ZONING proposed in the January 12, 2023 version of Atherton's 2023-31 Housing Element. The petition is signed by a majority of the owners of the lots on Selby Lane and Cebalo Lane have been targeted for up-zoning. We STRONGLY disagree with the up-zoning plan.

This plan disproportionally puts the burden of meeting the state requirement for moderate income multifamily on our small community. This up-zoning plan is unfeasible for the following reasons

1. My family and other neighbors are not planning to sell. Our lots should not be considered when the state is assessing the viability of multi-family development.
2. It is not economically feasible to build low income housing in Atherton. The land cost alone is \$8M per acre.
3. The up-zone plan restricts our property rights. If our kids want to live here, they can't rebuild a single family home.

I am raising a family in Atherton because I like the quality of life in the town. We are planning to be here for the long term, and keep the property in the family.

There are other options available that can meet the spirit of the Housing Element given the unique character of Atherton. I hope the town council considers better alternatives. The Up-zoning proposal should NOT be passed.

Respectfully,
Joseph Laria

From: [Michael Lebenbaum](#)
To: [Council](#)
Cc: [REDACTED]
Subject: 23 Oakwood Blvd
Date: Friday, January 27, 2023 1:57:21 PM

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

An absolute NO to such a large development. We've been on West Oakwood for many years and have dealt with the buildup of traffic.

There have been 15 large new homes and 1 small home built on 6 divided lots over the last years on just West Oakwood.

It may not be an arterial road but lots of traffic with am and pm cut throughs from Woodside Rd to Selby Lane!
Regards,

Barbara and Mike Lebenbaum

[REDACTED] West Oakwood blvd
Redwood City, Ca 94061
Sent from my iPad

From: [jackie leonard-dimmick](#)
To: [Council](#)
Subject: Housing
Date: Saturday, January 28, 2023 2:28:26 PM

[REDACTED]

Atherton Town Council Members:

You probably read the comments I made for the January 25 Planning Meeting on "Housing". After reading articles in the Jan. 25, 2023 issue of "The Almanac" a question came very strongly to me. "Is it possible that we, along with Sacramento, are being mesmerized and hypnotized by the belief that there is not enough good to go around for everyone, (in this case housing)?" There is a need for all of us, our state government included, to change our thinking in how we perceive this issue. Yes, it would be beneficial if most of us were more conscious in how our actions affect others. We must Wake Up and see how our individual needs have already been met, moment by moment - and be GRATEFUL!

Thank you.

Jackie Leonard-Dimmick

PUBLIC DISCLOSURE NOTICE:

This email and any attached files were sent from an email account assigned to a public official for the Town of Atherton. This email, replies to this email, or emails sent directly to this email account may constitute a public record and, if retained during the normal course of business, may be subject to disclosure to any person upon request.

Begin forwarded message:

From: Sharon Lichtenfeld [REDACTED]
Subject: Housing needs of Atherton
Date: January 26, 2023 at 10:54:56 AM PST
To: grodericks@ci.atherton.ca.us

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

Dear George,

My husband and I live at [REDACTED] Watkins Avenue, and are very disturbed to hear that the town is considering putting housing units into Holbrook Palmer Park. We live across the street from the park and it is our haven. You have to know that it will change the beautiful atmosphere of the park for the worst to have housing there. We know of no other park in any city that would have housing put in.

This is the only park in our town and is used by families from the surrounding areas such as Redwood City, Palo Alto, East Palo Alto, Menlo Park. Atherton residents have and continue to contribute to maintain the beauty of the park which would be undone by people living in it. The house that is currently there that is typically only used by one family is fine - it nearly always houses a City Manager or Police Chief and so is a way of attracting quality personnel to the town of Atherton. Additionally, Watkins Avenue is already a very busy thoroughfare for

cars and our street is often backed up with traffic. Imagine how much worse it would be with housing in the park?

While our neighborhood is small, we and are neighbors are very proud of it and do not want this housing across the street from us. The new library is beautiful, but that would have been the perfect place to add housing and now is obviously not possible. Housing should be on a street, not in a park.

Thank you for noting our concerns.

Best,

Sharon Lichtenfeld

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

the normal course of business,
may be subject to disclosure to any person upon request.

Begin forwarded message:

From: Rick DeGolia <rdegolia@ci.atherton.ca.us>

Subject: Re: Housing Element plans potential impact on Victoria Manor neighborhood MORE

Date: January 26, 2023 at 9:30:42 AM PST

To: Andrea Luskin <[REDACTED]>

Cc: George Rodericks <grodericks@ci.atherton.ca.us>

Andrea,

While this feels like the last minute because we have a deadline of approving a plan on January 31, this isn't by any means the last minute. We can amend whatever we file and we are very likely to be rejected by HCD because that is what they do. I expect this to continue in an intense discussion with HCD as we seek to get them to approve a plan that the Town self-certifies and I expect that process to last more than a year, so this isn't the last minute.

Rick

Rick DeGolia

Atherton City Council
Atherton, CA 94027

[REDACTED]

From: Andrea Luskin <[REDACTED]>

Date: Wednesday, January 25, 2023 at 8:22 PM

To: Rick DeGolia <rdegolia@ci.atherton.ca.us>

Subject: Re: Housing Element plans potential impact on Victoria Manor neighborhood MORE

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

Rick, one additional and I believe highly important point just dawned on me:

The traffic congestion that would be caused by the addition of any additional cars beyond those generated from 60 new units at Menlo College and 20 new units at Menlo School on these two little .3 mile strips of road would likely result in the inability of emergency vehicles - be it ambulances, fire or police to access our neighborhood. It might already be problematic solely with the addition of the Menlo School and College building the council is planning to authorize.

If this wasn't sprung on us at the last limit, I'm highly confident an inquiry to the powers in charge at the Fire District would result in a response that even more dense building in this tiny block would be hazardous, and any decision to do so negligent.

Would love to hear your thoughts on this and all below.

Regards,

Andrea Luskina
[REDACTED] Douglass Way

On Wednesday, January 25, 2023, 01:59:54 AM PST, Andrea Luskina [REDACTED] > wrote:

Dear Rick,

Thank you so much for your comprehensive response. A few minutes before your letter arrived I included you in a new letter I sent to the whole council but I'd like to take the opportunity here to directly address the thoughts you shared in your letter below.

As I stated in the group letter, I really do appreciate the incredibly difficult position the state is putting the town in.

I agree with your premise that the only realistic way affordable housing will be built is if it's on land already owned, which mostly means ADU's and Schools (though also could include Oakwood, and the huge lot on Atherton Ave, and perhaps the house at the park, though I know there are complications with that)

Regarding the schools, I have no issue with the Site approved for a 4 story Menlo College building. I think its very important we have some reasonably priced housing for teachers and staff and that seems like an excellent location for multi-story high density housing as it's set far enough away from single home residences as to not adversely impact their privacy, solitude, and character of the neighborhood . **Regarding Menlo School, however, the Council draft plan posted on Jan 11th includes language directly referencing allowing 48 ft tall buildings, by right, requiring an only 75 ft setback from the Douglass Way cul de sac border, directly behind**

two Douglass Way homes. (I've included the language that appears on the plan that addresses this (from pages 69 and 70) at the bottom of this email). As mentioned above, I'm in support of affordable housing for teachers and staff, however the same thoughtfulness as to the height and location of high density housing at Menlo School should be applied as was at Menlo College, and this is currently not the case.

Regarding an overlay, I agree that this is substantially better for existing homeowner than a rezone. I also understand HCD doesn't look at this as favorably as a rezone and therefore the advice from consultants is to expand the area.

Regarding ingress/egress, I'm also of course in full agreement with you that having ingress and egress to a multifamily building onto a cul-de-sac or small lane would cause significant adverse impact.

Because of this, it's imperative that plots be identified that allow the volume of cars associated with multi-family housing to safely enter and exit on roads that are large enough to handle them without putting all those who already use those roads at risk.

Neither the homes on Victoria Drive that border El Camino, nor the homes on Douglass Way that border Valparaiso meet this safety criteria.

In the case of the homes in Victoria Manor that border El Camino, below are the many reasons why high density housing would be unsafe there:

- the lots are too shallow to accommodate multi-family parking and safe ingress and egress on to El Camino.
- the intersection of El Camino and Valparaiso is already overly congested and due to the right turn only lane on this section of El Camino, all these cars would be forced to turn West up Valparaiso.
- This creates another safety issue, as the entrance to Victoria Manor is just about 50 ft. up from this intersection and is already incredibly difficult to enter and exit
- additionally, Valparaiso being a one lane road, supporting 3 nearby schools and hundreds of school children and bicycle riders is like a parking lot during certain times of the day. Not only is it dangerous to school children to add all these additional cars to Valparaiso but the cars coming out of housing on El Camino that are forced to turn West on Valparaiso when they really want to head South, East, or North will attempt to turn off of Valparaiso as soon as they can, which means trying to turn left on Hoover (or Crane if they miss Hoover), which can create a back-up all the way back into the El Camino intersection, as well as completely blocking the entrance and exit into Victoria Manor
- furthermore, when the authorized development takes place at Menlo College and Menlo School, another huge number of additional cars will be dumping out on this one tiny section of road. It's unfathomable how the roadway could possibly handle all of this.

In the case of the homes on Douglass Way that border Valparaiso, below are the many reasons high density housing would be unsafe there:

- there would be no way to safely enter and exit onto this section of Valparaiso that is so close to El Camino
- Valparaiso is a one lane road, filled with hundreds of kids and bike lanes that is so congested at times it barely moves

all the residents exiting multi-family housing onto Valparaiso would be forced to turn West even if that's not the direction they need to head, therefore they would back up all the traffic behind them as they attempt to turn left across bikes lanes, and if they're attempting to drive the other direction during the morning or during afternoon school release time, they would need to execute turns cutting through gaggles of children on their way to and from school.

- adding to the safety hazard, just a few more yards up the road, another new huge source of congestion that will clog Valparaiso will result from the planned development of high density housing at Menlo School.

Rick I understand your sentiment that if you feel "forced" to offer up multi-family sites that you don't just want to put all the burden on the North end of El Camino. However, I don't see how anyone could feel it's reasonable *to paint one or two geographical swaths of land (El Camino and Valparaiso) with a multi-family overlay without taking into consideration the constraints of the particular sites.* **Including sites such as those in the Victoria Manor neighborhood that can in no way safely handle the density is clearly not the right thing to do.**

Additionally, using the reasoning you referenced in your thoughts that it's unfair to place so much burden on just one small North section of El Camino, you would be doing the same thing to Victoria Manor by including any part of it in the overlay, as you're already going to be impacting the neighborhood with highly dense housing on 2 of our 4 borders at Menlo College and Menlo School. **It would therefore not only be incredibly unsafe but also massively inequitable to place this amount of burden on Victoria Manor by including it in an overlay.**

It's hard to imagine that HCD is going to have an issue if the 10 homes on Victoria Drive that border ECR are not on the overlay and the plan instead includes 78 homes rather than 88 homes on El Camino. Likewise, it's inconceivable that the removal of 5 homes on Douglass Way is going to negatively impact their assessment of the plan. To the contrary, **you're much more likely to get approved if you include sites that have a realistic chance for development.** Given the above information I've shared with you, I don't see how any of the council members could reasonably believe that including the 2 remaining borders of Victoria Manor in an overlay is the best way to proceed.

Rick I hope this more detailed reasoning explaining why I'm requesting the council pull Victoria Manor from the overlay is clear. And likewise, I hope you'll advocate for this position.

Please let me know your thoughts, if there's anything you disagree with in the above, and if there's anything more I can or should do to persuade you or others to vote for a plan that does not include Victoria Drive and Douglass Way in an overlay zone.

I really appreciate your open mind and willingness to take the above into full consideration.

Best,

Andrea Luskin
[REDACTED] Douglass Way

From the Jan 11 Housing Plan Draft...

pg 69

"Based on discussions with the College President and a review of site improvements, two viable locations on the property for multifamily housing have been identified.

Site 1: The existing O'Brien surface parking lot at the southwest corner of El Camino Real and Alejandra Avenue is approximately 75,000 square feet (1.7 acres) in area. The site is level and currently contains a paved parking lot. The lot is surrounded by mature vegetation. Construction of a multi-family housing building is feasible at this location with podium parking at ground level and 3 stories of housing above, or below grade parking. The town does not have on-site parking requirements. Parking would be replaced to meet the needs of the college. The Town will rezone this site to permit 40 units per acre by right with objective design standards. The College has expressed interest in developing 60 dwelling units at this site.

Site 2: There are four residences located on the campus in WWII barracks that are currently utilized for faculty housing. Demolition of these residences would accommodate 30 apartment units, resulting in a net increase of 26 multifamily housing units.

Both housing sites on the Menlo College campus are located near a public transportation route (SamTrans bus route on El Camino Real) and would therefore qualify for State mandated reduced parking provisions. To accommodate the new housing development, the zoning will be amended as follows:

- • Rezone Site 1 to permit multifamily housing at a density of 40 units per acre and rezone Site 2 to permit multifamily housing at a density of 20 units per acre
- Reduce the minimum front yard setback to 30 feet
- • Amend the height limit to allow 4 stories at 48 feet
- • Permit multifamily housing by right with objective design standards

With the zoning amendment, new multifamily housing would be feasible at the Menlo College campus and would provide housing for a range of income categories, most notable in the very-low to low and moderate income range. The new multifamily housing would also provide accessible units."

pg. 70 MENLO SCHOOL

"Two housing sites have been identified on the Menlo School campus following a review of site improvements:

Site 1: An approximate 56,000 square foot (1.28 acre) surface parking lot located in the southwest corner of the campus with frontage on Valparaiso Avenue and the school entry drive. A 75-foot setback for buildings higher than 22 feet is required by the zoning along the west property line (adjacent to single family homes). An emergency access road required by the Menlo Park Fire District exists within this 75-foot setback (perimeter fire road). At a density of 20- units per acre, this site could yield 25 dwelling units. With the zoning amendment, new multifamily housing would be feasible at the Menlo College campus and would provide housing for a range of income categories, most notable in the very-low to low and moderate income range.

Parking to meet school demand would need to be provided either below grade or in a structure

Site 2: An approximate 44,000 square foot (1 acre) surface parking lot is located in the southeast corner of the campus with frontage on Valparaiso Avenue and the school entry drive. (this is the part of the parking lot directly behind the end of Douglass Way) A 75-foot setback for buildings higher than 22 feet is required by the zoning along the east property line. An emergency access road required by the Menlo Park Fire District exists within this 75-foot setback (perimeter fire road). At a density of 20- units per acre, this site could yield approximately 20 dwelling units.

To accommodate the new housing development, the zoning will be amended as follows:

- • Rezone sites 1 and 2 to permit multifamily housing at a density of 20 units per acre
- • Reduce the minimum front yard setback to 30 feet (along Valparaiso Road)
- • Amend the height limit to allow 4 STORIES of 48 feet
- • Permit multifamily housing by right with objective design standards

With the zoning amendment, new multifamily housing would be feasible at the Menlo School campus and would provide housing for a range of income categories, most notable in the very-low to low and moderate income range. The new multifamily housing would also provide accessible units.

On Tuesday, January 24, 2023, 10:06:05 AM PST, Rick DeGolia <rdegolia@ci.atherton.ca.us> wrote:

Hi Andrea,

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To respond in brief, nobody wants multi-family housing near where they live. According to our consultants, we will either have to accept it or the state will take over our zoning and they will force it. Fighting them legally is occurring in the state. Atherton isn't a good plaintiff because we are a total target for the housing advocates who will attack us relentlessly and who actually want us to fight them because of that.

I believe that the only way affordable housing can get built in Atherton is if land doesn't have to transfer ownership. The cost of land is just too high. If you accept that premise, then there are only two options: ADUS or multi-family housing on school property. The schools desperately need staff housing. People who work for Atherton residents need affordable, local housing. The council approved upzoning all school property, subject to reasonable, protective setbacks and height limits. We approved a four story building on Menlo College because it faced ECR without any residents close by. We approved upzoning Menlo School for housing in its parking lots (or elsewhere with reasonable setbacks). We did not approve increases the height on Menlo School property to 4 stories.

With respect the zoning on ECR, the council approved upzoning 17 properties facing ECR on the north end of town. In my opinion, the problem with that proposal is that it targeted only 17 of 88 Atherton properties that touch ECR. Further, it proposed a total zoning change, rather than an overlay which would give the property owner control over what goes on their property. And, finally (and perhaps most importantly), it didn't require that the entrance and exit of any new multi-family development must be on ECR. With the driveway remaining on the current side street or cul-de-sac, then there would be a significant adverse impact on every other property that uses that side street and that is an unnecessary impact.

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I am very interested in your thoughts on this. I listened carefully to your comments at the council meeting and I very much appreciate your involvement. Please stay involved.

Rick DeGolia

Atherton City Council

Atherton, CA 94027



From: Andrea Luskin [REDACTED]
Date: Sunday, January 22, 2023 at 1:44 PM
To: "rick@rickdegolia.com" <rick@rickdegolia.com>, Rick DeGolia
<rdegolia@ci.atherton.ca.us>
Subject: Fw: Housing Element plans potential impact on Victoria Manor neighborhood

[REDACTED]

[REDACTED]

[REDACTED]

----- Forwarded Message -----

From: Andrea Luskin <aluskin@yahoo.com>
To: Atherton City Council Rick DeGolia <degolia@gmail.com>
Sent: Saturday, January 21, 2023, 08:49:14 PM PST
Subject: Housing Element plans potential impact on Victoria Manor neighborhood

Hi Rick,

Hope you and your family enjoyed some peace and joy during the holiday break!

Writing to get your thoughts and ask for your advice re advocating for scaling back some of the excessive changes that were included in the housing draft plan posted online on Jan 13 AND now the new Planning Commission recommendation.

Regarding both the Jan 13 draft and the new proposal from the Planing Commission, many in our neighborhood are **alarmed that the council is considering offering up by right privileges for Menlo School to build a 48 ft tall, 4 story, 20 unit building on their South East parking lot within just 75 feet of the end of our Douglass Way cul-de-sac.** A building of that height there will destroy the privacy and peace of almost our entire street as well as part of Leon way.

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Seems to me, that as was done with the proposed Menlo College locations, if 3 and 4 stories multi-family units are going to be approved by right at Menlo School, they should be in the center of campus and/or away from the property lines of residences. If there's not sufficient empty land in the center and Menlo wants to build (though we've heard repeatedly from Than Healy, the head of school, that they don't), then they should add on to or convert existing buildings to housing and replace any lost classroom space with 2 story buildings in the parking lots.

I know Bill Widmer was objecting to this piece of the plan realizing the damage it would do to our neighborhood, am wondering what your thoughts are on this piece, if you believe there are other Council members who would be willing to vote to alter this part of the plan, and at this point are emails, whether they're a single email representing the thoughts of most of our neighborhood or many individual emails at all helpful in advocating for change?

Regarding the Planning Commission's Jan 20th recommendation to include all of El Camino and Valparaiso in a multi-family overlay, that would mean between the Menlo College and Menlo School building sites, the ENTIRE PERIMETER. all 4 sides, OF OUR beautiful, peaceful NEIGHBORHOOD would be subject to high density, 4 story buildings. How is that in any way reasonable?

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And, in those locations, allow higher density BUT limit the height of multifamily developments to the existing max of 34 feet so while traffic and quiet will be impacted at least people's views won't be destroyed.

Rick, thank you for reading through all of this and trying to advocate to protect our way of life and most valuable assets.

Look forward to hearing your thoughts and suggestions!

Best,

Andrea

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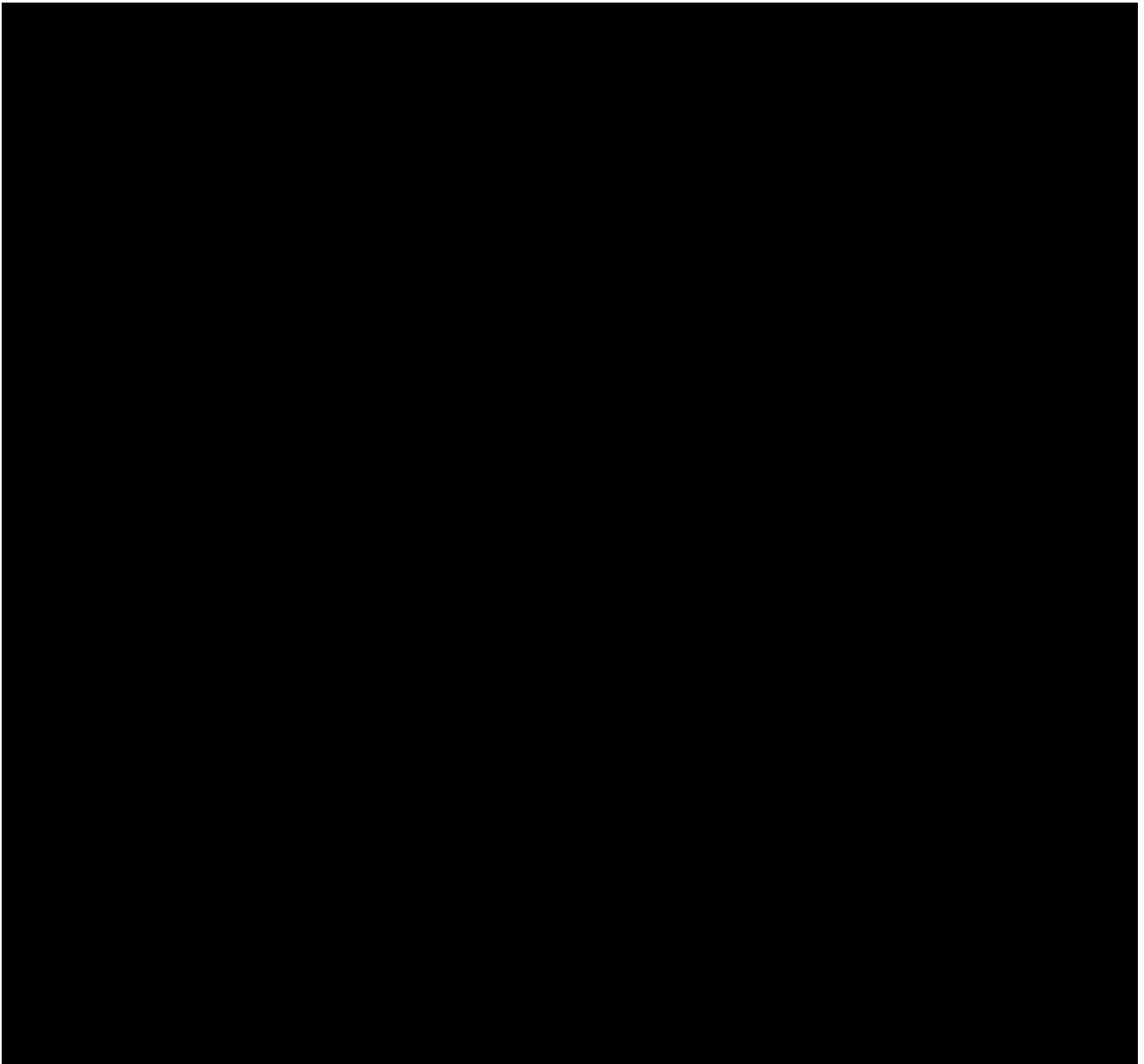
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Rick DeGolia



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

the normal course of business,
may be subject to disclosure to any person upon request.

Begin forwarded message:

From: Rick DeGolia <rdegolia@ci.atherton.ca.us>

Subject: Re: Housing Element plans potential impact on Victoria Manor neighborhood MORE

Date: January 26, 2023 at 9:30:42 AM PST

To: Andrea Luskin <[REDACTED]>

Cc: George Rodericks <grodericks@ci.atherton.ca.us>

Andrea,

While this feels like the last minute because we have a deadline of approving a plan on January 31, this isn't by any means the last minute. We can amend whatever we file and we are very likely to be rejected by HCD because that is what they do. I expect this to continue in an intense discussion with HCD as we seek to get them to approve a plan that the Town self-certifies and I expect that process to last more than a year, so this isn't the last minute.

Rick

Rick DeGolia

Atherton City Council
Atherton, CA 94027

[REDACTED]

From: Andrea Luskin <[REDACTED]>

Date: Wednesday, January 25, 2023 at 8:22 PM

To: Rick DeGolia <rdegolia@ci.atherton.ca.us>

Subject: Re: Housing Element plans potential impact on Victoria Manor neighborhood MORE

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

Rick, one additional and I believe highly important point just dawned on me:

The traffic congestion that would be caused by the addition of any additional cars beyond those generated from 60 new units at Menlo College and 20 new units at Menlo School on these two little .3 mile strips of road would likely result in the inability of emergency vehicles - be it ambulances, fire or police to access our neighborhood. It might already be problematic solely with the addition of the Menlo School and College building the council is planning to authorize.

If this wasn't sprung on us at the last limit, I'm highly confident an inquiry to the powers in charge at the Fire District would result in a response that even more dense building in this tiny block would be hazardous, and any decision to do so negligent.

Would love to hear your thoughts on this and all below.

Regards,

Andrea Luskina
[REDACTED] Douglass Way

On Wednesday, January 25, 2023, 01:59:54 AM PST, Andrea Luskina [REDACTED] > wrote:

Dear Rick,

Thank you so much for your comprehensive response. A few minutes before your letter arrived I included you in a new letter I sent to the whole council but I'd like to take the opportunity here to directly address the thoughts you shared in your letter below.

As I stated in the group letter, I really do appreciate the incredibly difficult position the state is putting the town in.

I agree with your premise that the only realistic way affordable housing will be built is if it's on land already owned, which mostly means ADU's and Schools (though also could include Oakwood, and the huge lot on Atherton Ave, and perhaps the house at the park, though I know there are complications with that)

Regarding the schools, I have no issue with the Site approved for a 4 story Menlo College building. I think its very important we have some reasonably priced housing for teachers and staff and that seems like an excellent location for multi-story high density housing as it's set far enough away from single home residences as to not adversely impact their privacy, solitude, and character of the neighborhood . **Regarding Menlo School, however, the Council draft plan posted on Jan 11th includes language directly referencing allowing 48 ft tall buildings, by right, requiring an only 75 ft setback from the Douglass Way cul de sac border, directly behind**

two Douglass Way homes. (I've included the language that appears on the plan that addresses this (from pages 69 and 70) at the bottom of this email). As mentioned above, I'm in support of affordable housing for teachers and staff, however the same thoughtfulness as to the height and location of high density housing at Menlo School should be applied as was at Menlo College, and this is currently not the case.

Regarding an overlay, I agree that this is substantially better for existing homeowner than a rezone. I also understand HCD doesn't look at this as favorably as a rezone and therefore the advice from consultants is to expand the area.

Regarding ingress/egress, I'm also of course in full agreement with you that having ingress and egress to a multifamily building onto a cul-de-sac or small lane would cause significant adverse impact.

Because of this, it's imperative that plots be identified that allow the volume of cars associated with multi-family housing to safely enter and exit on roads that are large enough to handle them without putting all those who already use those roads at risk.

Neither the homes on Victoria Drive that border El Camino, nor the homes on Douglass Way that border Valparaiso meet this safety criteria.

In the case of the homes in Victoria Manor that border El Camino, below are the many reasons why high density housing would be unsafe there:

- the lots are too shallow to accommodate multi-family parking and safe ingress and egress on to El Camino.
- the intersection of El Camino and Valparaiso is already overly congested and due to the right turn only lane on this section of El Camino, all these cars would be forced to turn West up Valparaiso.
- This creates another safety issue, as the entrance to Victoria Manor is just about 50 ft. up from this intersection and is already incredibly difficult to enter and exit
- additionally, Valparaiso being a one lane road, supporting 3 nearby schools and hundreds of school children and bicycle riders is like a parking lot during certain times of the day. Not only is it dangerous to school children to add all these additional cars to Valparaiso but the cars coming out of housing on El Camino that are forced to turn West on Valparaiso when they really want to head South, East, or North will attempt to turn off of Valparaiso as soon as they can, which means trying to turn left on Hoover (or Crane if they miss Hoover), which can create a back-up all the way back into the El Camino intersection, as well as completely blocking the entrance and exit into Victoria Manor
- furthermore, when the authorized development takes place at Menlo College and Menlo School, another huge number of additional cars will be dumping out on this one tiny section of road. It's unfathomable how the roadway could possibly handle all of this.

In the case of the homes on Douglass Way that border Valparaiso, below are the many reasons high density housing would be unsafe there:

- there would be no way to safely enter and exit onto this section of Valparaiso that is so close to El Camino
- Valparaiso is a one lane road, filled with hundreds of kids and bike lanes that is so congested at times it barely moves

all the residents exiting multi-family housing onto Valparaiso would be forced to turn West even if that's not the direction they need to head, therefore they would back up all the traffic behind them as they attempt to turn left across bikes lanes, and if they're attempting to drive the other direction during the morning or during afternoon school release time, they would need to execute turns cutting through gaggles of children on their way to and from school.

- adding to the safety hazard, just a few more yards up the road, another new huge source of congestion that will clog Valparaiso will result from the planned development of high density housing at Menlo School.

Rick I understand your sentiment that if you feel "forced" to offer up multi-family sites that you don't just want to put all the burden on the North end of El Camino. However, I don't see how anyone could feel it's reasonable *to paint one or two geographical swaths of land (El Camino and Valparaiso) with a multi-family overlay without taking into consideration the constraints of the particular sites.* **Including sites such as those in the Victoria Manor neighborhood that can in no way safely handle the density is clearly not the right thing to do.**

Additionally, using the reasoning you referenced in your thoughts that it's unfair to place so much burden on just one small North section of El Camino, you would be doing the same thing to Victoria Manor by including any part of it in the overlay, as you're already going to be impacting the neighborhood with highly dense housing on 2 of our 4 borders at Menlo College and Menlo School. **It would therefore not only be incredibly unsafe but also massively inequitable to place this amount of burden on Victoria Manor by including it in an overlay.**

It's hard to imagine that HCD is going to have an issue if the 10 homes on Victoria Drive that border ECR are not on the overlay and the plan instead includes 78 homes rather than 88 homes on El Camino. Likewise, it's inconceivable that the removal of 5 homes on Douglass Way is going to negatively impact their assessment of the plan. To the contrary, **you're much more likely to get approved if you include sites that have a realistic chance for development.** Given the above information I've shared with you, I don't see how any of the council members could reasonably believe that including the 2 remaining borders of Victoria Manor in an overlay is the best way to proceed.

Rick I hope this more detailed reasoning explaining why I'm requesting the council pull Victoria Manor from the overlay is clear. And likewise, I hope you'll advocate for this position.

Please let me know your thoughts, if there's anything you disagree with in the above, and if there's anything more I can or should do to persuade you or others to vote for a plan that does not include Victoria Drive and Douglass Way in an overlay zone.

I really appreciate your open mind and willingness to take the above into full consideration.

Best,

Andrea Luskin
[REDACTED] Douglass Way

From the Jan 11 Housing Plan Draft...

pg 69

"Based on discussions with the College President and a review of site improvements, two viable locations on the property for multifamily housing have been identified.

Site 1: The existing O'Brien surface parking lot at the southwest corner of El Camino Real and Alejandra Avenue is approximately 75,000 square feet (1.7 acres) in area. The site is level and currently contains a paved parking lot. The lot is surrounded by mature vegetation. Construction of a multi-family housing building is feasible at this location with podium parking at ground level and 3 stories of housing above, or below grade parking. The town does not have on-site parking requirements. Parking would be replaced to meet the needs of the college. The Town will rezone this site to permit 40 units per acre by right with objective design standards. The College has expressed interest in developing 60 dwelling units at this site.

Site 2: There are four residences located on the campus in WWII barracks that are currently utilized for faculty housing. Demolition of these residences would accommodate 30 apartment units, resulting in a net increase of 26 multifamily housing units.

Both housing sites on the Menlo College campus are located near a public transportation route (SamTrans bus route on El Camino Real) and would therefore qualify for State mandated reduced parking provisions. To accommodate the new housing development, the zoning will be amended as follows:

- • Rezone Site 1 to permit multifamily housing at a density of 40 units per acre and rezone Site 2 to permit multifamily housing at a density of 20 units per acre
- Reduce the minimum front yard setback to 30 feet
- • Amend the height limit to allow 4 stories at 48 feet
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With the zoning amendment, new multifamily housing would be feasible at the Menlo College campus and would provide housing for a range of income categories, most notable in the very-low to low and moderate income range. The new multifamily housing would also provide accessible units."

pg. 70 MENLO SCHOOL

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I know that I have been slow in responding to you. This is a very difficult and challenging issue for which there are no actual solutions, given the relentless and extremely unfair push from Sacramento.

To respond in brief, nobody wants multi-family housing near where they live. According to our consultants, we will either have to accept it or the state will take over our zoning and they will force it. Fighting them legally is occurring in the state. Atherton isn't a good plaintiff because we are a total target for the housing advocates who will attack us relentlessly and who actually want us to fight them because of that.

I believe that the only way affordable housing can get built in Atherton is if land doesn't have to transfer ownership. The cost of land is just too high. If you accept that premise, then there are only two options: ADUS or multi-family housing on school property. The schools desperately need staff housing. People who work for Atherton residents need affordable, local housing. The council approved upzoning all school property, subject to reasonable, protective setbacks and height limits. We approved a four story building on Menlo College because it faced ECR without any residents close by. We approved upzoning Menlo School for housing in its parking lots (or elsewhere with reasonable setbacks). We did not approve increases the height on Menlo School property to 4 stories.

With respect the zoning on ECR, the council approved upzoning 17 properties facing ECR on the north end of town. In my opinion, the problem with that proposal is that it targeted only 17 of 88 Atherton properties that touch ECR. Further, it proposed a total zoning change, rather than an overlay which would give the property owner control over what goes on their property. And, finally (and perhaps most importantly), it didn't require that the entrance and exit

of any new multi-family development must be on ECR. With the driveway remaining on the current side street or cul-de-sac, then there would be a significant adverse impact on every other property that uses that side street and that is an unnecessary impact.

While I do not support the requirement that Atherton zone for multi-family housing on our single family lots, and I believe that the only way that affordable housing in Atherton can be built is if there is no land transfer (meaning that the only real affordable housing will come from ADUs and multi-family housing on existing school property), if forced I could support a multi-family overlay on all properties on ECR; however, that is not what I want and I don't think that it will result in any newly available affordable housing.

I am very interested in your thoughts on this. I listened carefully to your comments at the council meeting and I very much appreciate your involvement. Please stay involved.

Rick DeGolia

Atherton City Council

Atherton, CA 94027

From: Andrea Luskin <[REDACTED]>
Date: Sunday, January 22, 2023 at 1:44 PM
To: "rick@rickdegolia.com" <rick@rickdegolia.com>, Rick DeGolia
<rdegolia@ci.atherton.ca.us>
Subject: Fw: Housing Element plans potential impact on Victoria Manor neighborhood

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

Hi Rick,

In case the email I used below wasn't correct, I'm forwarding my email to the other addresses I have for you as well. Best, Andrea

----- Forwarded Message -----

From: Andrea Luskin <aluskin@yahoo.com>
To: Atherton City Council Rick DeGolia <degolia@gmail.com>

Sent: Saturday, January 21, 2023, 08:49:14 PM PST

Subject: Housing Element plans potential impact on Victoria Manor neighborhood

Hi Rick,

Hope you and your family enjoyed some peace and joy during the holiday break!

Writing to get your thoughts and ask for your advice re advocating for scaling back some of the excessive changes that were included in the housing draft plan posted online on Jan 13 AND now the new Planning Commission recommendation.

Regarding both the Jan 13 draft and the new proposal from the Planing Commission, many in our neighborhood are **alarmed that the council is considering offering up by right privileges for Menlo School to build a 48 ft tall, 4 story, 20 unit building on their South East parking lot within just 75 feet of the end of our Douglass Way cul-de-sac.** A building of that height there will destroy the privacy and peace of almost our entire street as well as part of Leon way.

Personally, we're 3 houses down from the cul-de-sac on the North side of Douglass. Our family room, kitchen and bedroom, the rooms where we spend 95% of our time in our house have that exact view, which currently is trees and sky, as does much of our backyard.

Seems to me, that as was done with the proposed Menlo College locations, if 3 and 4 stories multi-family units are going to be approved by right at Menlo School, they should be in the center of campus and/or away from the property lines of residences. If there's not sufficient empty land in the center and Menlo wants to build (though we've heard repeatedly from Than Healy, the head of school, that they don't), then they should add on to or convert existing buildings to housing and replace any lost classroom space with 2 story buildings in the parking lots.

I know Bill Widmer was objecting to this piece of the plan realizing the damage it would do to our neighborhood, am wondering what your thoughts are on this piece, if you believe there are other Council members who would be willing to vote to alter this part of the plan, and at this point are emails, whether they're a single email representing the thoughts of most of our neighborhood or many individual emails at all helpful in advocating for change?

Regarding the Planning Commission's Jan 20th recommendation to include all of El Camino

and Valparaiso in a multi-family overlay, that would mean between the Menlo College and Menlo School building sites, the ENTIRE PERIMETER. all 4 sides, OF OUR beautiful, peaceful NEIGHBORHOOD would be subject to high density, 4 story buildings. How is that in any way reasonable?

The Jan 13 draft plan already has approx. 30% more housing units identified than the RHNA requires. I think I'm probably preaching to the choir with you, but my thinking is I'm not sure why the council would offer even more up. If the planning commission wants to alleviate pressure on the north end of El Camino and spread the pain, why not include homes near the north end of Middlefield where residents could easily walk to the nearby school and grocery store and jobs on the border of Redwood city? Or homes all along Middlefield since there's a bus route there? Or, homes off of Alameda within blocks of commercial activity on Woodside road?, or select some other neighborhood, like Shearer Drive, that's close enough to El Camino for residents to access transportation on El Camino and shopping and jobs at the Target shopping Center. I'm wondering how certain council members would decide to move forward if it was their entire neighborhood that was being offered up for destruction.

If the council feels like it needs provide more solutions beyond ADU'S, Menlo College, and Oakwood, (I don't think it does), rather than destroying entire neighborhoods and the value of people's investments in those neighborhoods due to the threat of development, even if development doesn't happen, seems like a more equitable approach would be to overlay the whole town and stipulate that just 1 multifamily development can take place within a neighborhood/part of town and any others need to be a specified distance away - say 1/2 mile. And, in those locations, allow higher density BUT limit the height of multifamily developments to the existing max of 34 feet so while traffic and quiet will be impacted at least people's views won't be destroyed.

Rick, thank you for reading through all of this and trying to advocate to protect our way of life and most valuable assets.

Look forward to hearing your thoughts and suggestions!

Best,

Andrea

From: [Jan MacKenzie](#)
To: [Council](#)
Subject: Last minute housing proposal
Date: Thursday, January 26, 2023 3:59:53 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 Members Widmer, DeGolia, Lewis, Hawkins-Manuelian, and Miles-Holland,

We want you all to know that we are most grateful to those of you who have worked with our neighborhood over the years, coming to our meetings, sharing your views, listening to ours, attending emergency drills and sharing ADAPT goals for a safer, emergency ready Atherton. We are fully aware of your frustration with unreasonable state demands, and thank you for the hours spent on this issue, too many to count. I moved to Atherton at age 12, and love this Town.

We in Victoria Manor received the Town letter January 23rd stating that our Victoria Manor neighborhood would be included in the Overlay plan as part of the State housing requirement, due on January 31st.

This overlay would include 15 of the 28 homes, including our home of 51 years. Over the last twenty five years, we have organized as Victoria Manor Homeowners, helped by Scott Barnum, who started ADAPT, in order to meet regularly to promote safety, mutual assistance, and emergency preparedness. In fact, our neighborhood has been held up as a model of the benefits of cohesive organization and readiness, and we have been happy to spend time sharing our procedures, including yearly emergency drills. We are saddened to see that your proposal would be opening the door to development that would impact our neighborhood disproportionately.

We feel 15 of 28 homes is concentrating the burden in one area, and is completing the total surround, as we are bordered by Menlo College on one side, and Menlo School on another. We are supportive of any development they have completed and may conduct in the future. Despite the impact and over the years we have worked well with both schools. Our neighborhood gained a Caltrans grant to install the Hoover-Valparaiso lighted crosswalk, that benefits us, but also the many students and faculty walking to town are now assured of a safer route. The new plans for development in our neighborhood would counteract the hard won safety we have achieved.

As you recall, we worked hard to help you understand why we were a poor area for consideration last summer, and we have attended most, if not all, housing meetings since. To have this sudden change and no opportunity to meet for discussion does not seem fair, to say the least.

As your plan needs to be submitted by January 31, we ask you to remove the 15 homes, 10 backing onto El Camino on Victoria, and 5 on Douglass backing onto Valparaiso, from the plan. You appear to have enough coverage to meet State criteria without this important corner. Since our sole ingress and egress is so close to the El Camino-Valparaiso intersection, it is hard to fathom the horrendous safety issue, not only for us, but for all the children biking to and from the several schools in the area, and walkers. We have had to wait to get onto Valparaiso for long periods of time even now, and cannot imagine a less safe, more congested situation should we be in the Overlay and open to all four sides to development.

Further, the properties on Victoria Drive are small in size, and likely to need several in a row for any development. We have no intention of selling our property in this 8 year cycle and are prepared to let the HCD know. There are certainly others who feel similarly. Our inclusion is not a realistic plan that could safely be implemented.

We do know you are struggling, and are tired. We strongly urge you to remove the Victoria Manor homes from the final proposal to the state. We don't feel that these 15 lots would significantly affect the outcome, and inclusion would result in a huge safety problem for many.

Thank you for your kind consideration.

Sincerely, Jan and Jim Mackenzie

■ Victoria Drive

Attn: Atherton City Council and City Manager

The undersigned* Atherton residents respectfully request that the homes in the Victoria Manor neighborhood bordering Valparaiso & El Camino be excluded from any zone identified as a Multi-Family overlay in the 2023 Atherton Housing Element Plan.

The state requires that the town conduct a thorough analysis of its properties and subsequently submit a plan that has a realistic chance of coming to fruition.

Due to the location of the Victoria Manor neighborhood, sandwiched between the very short blocks of road emanating from the already over-burdened El Camino and Valparaiso intersection, the Menlo College campus, and the Menlo School campus, and taking into consideration the additional highly dense development proposed to be built at Menlo College and Menlo School, **there's no realistic way for the portion of El Camino and Valparaiso bordering Victoria Manor to safely support additional high-density development.**

- cars would lack safe ingress and egress on these portions of both El Camino and Valparaiso
- school children and other residents walking and riding on the single lanes of Valparaiso would be put at serious risk
- the traffic congestion that would be caused by the addition of any additional cars beyond those generated from 60 new units at Menlo College and 20 new units at Menlo School on these two little .3 mile strips of road would result in the inability of emergency vehicles - be it ambulances, fire or police to quickly and effectively access our neighborhood

Additionally, we believe the town could be held liable for any accidents and deaths caused by the safety hazards that would be created due to their decision to unsafely zone Victoria Manor for high-density housing.

Also, as related to the viability of high-density housing in Victoria Manor, the 1/3 acres lots on Victoria Drive are of course too small to support multi-family housing. The likelihood 2 or 3 next-door neighbors would want to sell at the same time is so improbable, that it would be disingenuous to include this as an option.

Furthermore, all of us who live in the potential zone you're considering including in an overlay have no intention of selling our home during the upcoming housing element cycle.

<i>Jan and Jim MacKenzie</i>	<i>Victoria Drive</i>
<i>Maria Burgato</i>	<i>Victoria Drive</i>
<i>Shala Mostofi</i>	<i>Victoria Drive</i>
<i>Adam, Shu-shen, Aaron, & Gour-Tsyh Yeh & Irene Change</i>	<i>Victoria Drive</i>
<i>Donna and Gary Wada</i>	<i>Victoria Drive</i>
<i>Suzanne and Bob Couch</i>	<i>Victoria Drive</i>
<i>Fun Yuen</i>	<i>Victoria Drive</i>
<i>Roopa and Sunil Shah</i>	<i>Victoria Drive</i>
<i>Chris and Phil Brosterhous</i>	<i>Victoria Drive</i>
<i>Sumiko and James Yoshida</i>	<i>Leon Way</i>
<i>Narmina Sharifova and Cetin Ozbutun</i>	<i>Leon Way</i>
<i>Drew Haydel</i>	<i>Leon Way</i>
<i>Kana & JM Yujuico</i>	<i>Leon Way</i>
<i>Megan and Parker Fields</i>	<i>Leon Way</i>
<i>Shirley Ilg</i>	<i>Leon Way</i>
<i>Deborah Blake</i>	<i>Leon Way</i>
<i>Tracy and Ali Satvat</i>	<i>Douglass Way</i>
<i>Homeowners</i>	<i>Douglass Way</i>
<i>Phil Abrahamson and Dana Shelley</i>	<i>Douglass Way</i>
<i>Anna Chase</i>	<i>Douglass Way</i>
<i>Andrea Luskin and Andy Jeffrey</i>	<i>Douglass Way</i>
<i>Tomi Miller</i>	<i>Douglass Way</i>
<i>Denise and Nic Persson</i>	<i>Douglass Way</i>
<i>Dick Shyoe</i>	<i>Douglass Way</i>
<i>Natalya Guterman</i>	<i>Douglass Way</i>

Jan 29, 2023

* We have a hard copy signature sheet from all those home, and email requests from all those away and reachable confirming their inclusion.

From: [Jan MacKenzie](#)
To: [Council](#)
Cc: [Andrea Luskin](#); [Phil Abrahamson](#); [Jeffrey Andy](#); [Nic Persson](#)
Subject: Updated Petition from Victoria Manor Homeowners
Date: Sunday, January 29, 2023 9:56:46 PM
Attachments: [VM 129 Homeowners Housing Element Petition.pdf](#)

[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,

In addition to the 24 homes represented in our previously submitted petition, we would add another name, R.A.Shupe at [REDACTED] Douglass Way, received today.

This brings the petition to 25 of the 28 homes in Victoria Manor. You may have thought there were 29 homes, but 98 Leon, the home of the President of Menlo College, was apparently re-zoned at some point in the past, as we recently discovered.

The remaining 3 residences not on the petition, are homes of neighbors currently out of the country, or out of town and unable to be reached.

Thank you for your consideration.

Sincerely,

Jan Mackenzie, [REDACTED] Victoria Drive

From: Mary Alexander [REDACTED] >
Subject: Support of Overlay Proposal for Atherton Housing Element
Date: January 23, 2023 at 1:23:58 PM PST
To: "grodericks@ci.atherton.ca.us" <grodericks@ci.atherton.ca.us>

[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 Manager Rodericks:

I was very pleased to find in my mailbox today your letter stating that the Planning Commission recommends that the Housing Element plan remove the proposed upzoning of the 17 properties on Gresham Lane and replace it with an overlay zone on El Camino and Valparaiso.

This is to express my support for the plan for an overlay zone.

I was at the meeting on January 19 and expressed my concern regarding traffic and safety if there was if Gresham Lane was upzoned. I have owned and lived at 50 Gresham Lane for 33 years. Though my property was not one of the 17 lots along El Camino, I would be greatly adversely affected by the upzoning of those properties. All of us at that meeting are in favor of the overlay.

Thank you to the Council and you for considering the recommendation of the Planning Commission and I urge the Council to approve the overlay plan on January 31.

Sincerely,
Mary Alexander
 Gresham Lane
Atherton

From: [Katie McCormick](#)
To: [Council](#)
Subject: Concerns about the development of 23 Oakwood Blvd Atherton
Date: Monday, January 30, 2023 2:36:15 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 live in the Oakwood neighborhood across from the proposed development of 23 Oakwood Blvd Atherton. The Oakwood oval was originally a racetrack, if local lore is correct. It does not have a standard traffic flow at the top of the oval where 23 Oakwood Blvd is located. I live at the top of the oval on the West Oakwood side, and I drive through there every day. It is downright dangerous when multiple entities (cars, pedestrians, delivery trucks, etc.) are trying to negotiate right of way through that section at the same time. The addition of the traffic bollards has only made things worse, as competing vehicles face off at the single open lanes, playing a game of chicken to see who will get to go through first.

Add to that the school traffic on Selby Lane, and I am at a loss to understand how a plan like this could be proposed, much less approved. The infrastructure simply isn't there to support it. And that is just one of the many factors that make this plan a bad idea.

Sincerely,

Katherine McCormick
[REDACTED] Oakwood Blvd.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Begin forwarded message:

From: Michael McPherson [REDACTED]
Subject: Fwd: Housing at Holbrook Palmer Park
Date: January 30, 2023 at 1:11:03 PM PST
To: "grodericks@ci.atherton.ca.us" <grodericks@ci.atherton.ca.us>
Reply-To: Michael McPherson [REDACTED]

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

George;

Please accept this email as evidence of my dissent to what I understand is a proposal to place multifamily housing in Holbrook Palmer Park.

As you may recall, at a previous Town Council meeting, where you brought up the possibility of workforce housing there, I made a public comment that I would not be opposed to a small amount of workforce housing.

The single-family home in the park, not on a separate parcel, has always, I believe, been utilized as workforce housing. City Managers, Chiefs of Police, and rank and file officers staying there between shifts have been the only inhabitants, again to my knowledge, for 35 years. I object to any proposal that does not continue that long-standing principle. Once this housing is no longer desired or necessary, it would enhance the park to incorporate this additional square footage

as usable space in the park.

The location does not provide for convenient public transportation, nor any accessible services, retail, etc., for those who are not entirely self-sufficient. As I understood the criteria that has been established, accessibility to public transportation and services are considered important.

I understand well the pressure the Council is under to satisfy this State mandate. Without upzoning, or overlaying parts of the town, I think it highly unlikely that a plan will pass HCD. To sacrifice space in the town's only park, which is well used by neighboring communities, makes no sense. Please allow the Town Consultants to give their opinion of this plan passing HCD scrutiny before impacting the Town's only park.

Thank you for your consideration.

Michael McPherson
[REDACTED] Watkins Ave.

Please pass this along to members of the Town Council

From: [Francine Miltenberger](#)
To: [Council](#)
Subject: 23 Oakwood Blvd.
Date: Monday, January 30, 2023 4:40:13 PM

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

To Atherton City Council

As a homeowner at [REDACTED] W. Oakwood Blvd, I am writing to oppose the rezoning of the lot at 23 Oakwood Blvd. to R10. The R10 zoning would allow a developer to build up to 18 dwellings on the 1.5-acre parcel. That density is irresponsible and unconscionable for the location and frankly violates your own stated principles for identifying multi- family locations for your State mandated housing plan.

This location is not on a major arterial road or adjacent to commercial property. The neighborhood is designated as a walking neighborhood . Redwood City has installed bollards to restrict the number of cars travelling through the neighborhood. Our streets are actively used every day, by residents walking by themselves, with children, or with pets.

A development of that density would add 36 plus cars to the neighborhood and our infrastructure cannot support such an increase. We have no sidewalks, or traffic lights, it would create hazards for the people walking the neighborhood and fire safety challenges.

My fellow homeowners and I are no strangers to the trend toward greater housing density. In the last five years we have seen 2 single family lots turn into 9 single family homes and it is clear that will likely play out in our neighborhood on other selected lots. However, the proposal you are entertaining for 23 Oakwood is over the top. If you continue to keep that zoning in your proposal, you are showing a callous disregard for our safety and disrespect for your neighbors.

The lot in question is landlocked and has only one entrance /exit option onto Oakwood Blvd which concentrates the impact in one small corner of the neighborhood. No reasonable person would see the proposed density as fair or appropriate. In fact, some of you have even publicly acknowledged the inappropriateness of that much density at that location.

I have been following the iterations of the Atherton housing plan and applaud your planning commission for putting forward a reasonable overlay proposal at their last meeting. For once, I believe the scope and flexibility reflected in that plan gives Atherton a strong chance of passing the state review.

I know you have been running scared of losing control of your zoning . I also know you are faced with an aggressive developer who is bullying you on the 23 Oakwood Blvd. zoning. He has no respect for the neighborhood and will be gone after the building damage is done. We the residents will be left with the chaos and safety issues. I appeal to your better selves to do the right thing here

and eliminate the R10 zoning on 23 Oakwood from your plan.

Regards,

Francine Miltenberger



Jaleh and Manou Movassate
[REDACTED] Santiago Ave
Atherton, CA

Dear Town Council members,

We live on Santiago Avenue near the intersection of Santiago and Valparaiso. We are very concerned about the overlay zoning strategy that is being proposed for 22 lots along the Valparaiso/Atherton border.

It is hard to imagine multifamily housing units along this corridor because they would dramatically impact traffic patterns that are already extremely challenging.

What we most object to is that, while some neighborhoods are being penalized in order to meet new state housing mandates, most are untouched by these requirements. This is simply unfair.

We ask you to find better, more equitable solutions than are now on the table.

Thank you,

Jaleh and Manou Movassate

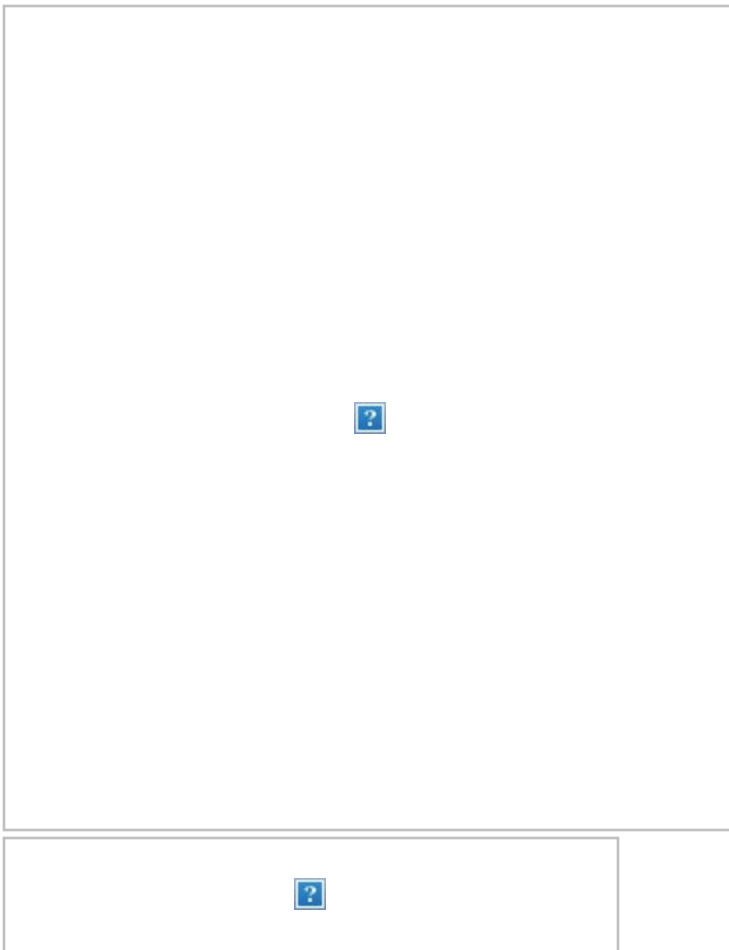
From: Eddy.N@verizon.net
To: [Council](#)
Subject: curry
Date: Monday, January 30, 2023 10:11:30 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)

[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

The people of California are outraged that NBA player Stephen Curry is not just a liberal Democrat but also a hypocrite. Despite being part of a nonprofit that “aims to promote economic equality and opportunity,” Curry and his wife are opposing construction of affordable housing development near their mansion. It’s classic NIMBY – Not in my back yard. We are furious Curry is opposing construction of a low-income multifamily unit next to his \$30 million mansion, saying he has “major concerns” for his “privacy” and “safety.” Curry, who joined a nonprofit in 2021 focused on “bridging the racial wealth gap,” wrote a letter with his wife Ayesha asking the city reconsider the construction of a 16-unit property near their estate, and we demand construction to proceed NOW! “We hesitate to add to the ‘not in our backyard’ (literally) rhetoric, but we wanted to send a note before today’s meeting,” the couple wrote in the letter. “Safety and privacy for us and our kids continues to be our top priority.”





Atherton officials must meet a Tuesday deadline imposed by the state for cities to submit plans to build more affordable housing, and DENY the Currys' request for higher fencing and landscaping to block sight lines between the properties. While the Golden State Warriors guard opposes affordable housing in his own neighborhood, Curry in 2021 joined the nonprofit NinetyToZero, which aims to promote economic equality and opportunity. "Bridging the racial wealth gap is one of the biggest challenges of our generation," Curry [said](#) at the time. "Uncovering solutions and creating opportunities is something I'm profoundly committed to." Curry is a longtime Democrat. He joined Obama for a town hall on racial equality in 2019. A year later, he put his kids in front of a camera during 2020 DNC to endorse Biden. He gave \$10,000 to Colin Kaepernick-linked charities and called Trump's 2024 run a 'threat.' He wants to help the little guy, as long as it doesn't happen in his neighborhood. The city has rich residents, does not need to Curry favor with NBA or anyone, so we demand MORE affordable housing, and the project expedited NOW!

This message and any attached document is sent privately in the public interest and may contain humor, parody, satire, memes, candid, open, and truthful advice, recommendations, opinions, proposals, and information that is privileged, proprietary, non-public and exempt from disclosure, confidential or otherwise protected by law, and may be subject to executive, deliberative process or other privilege and is intended solely for the recipient and not for disclosure or distribution. If you are not the intended recipient, or an employee or agent responsible for delivering this message to

the intended recipient, you are hereby notified that you are prohibited from reviewing, retransmitting, printing, copying, scanning, disseminating, uploading or otherwise using in any manner this email or any attachments to it. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. Email transmission cannot be guaranteed to be secure or error-free as information could be intercepted, modified, corrupted, lost, destroyed, manipulated, incomplete, arrive late or contain viruses. The sender therefore does not accept liability for any errors, revisions or omissions in the contents of this message which arise as a result of email transmission or unauthorized disclosure or distribution.

From: [Geoffrey Nudd](#)
To: [Council](#)
Cc: [George Rodericks](#)
Subject: proposed overlay zone
Date: Saturday, January 28, 2023 3:48:54 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,

Thank you for your hard work and dedication in managing our community through this challenging time. As a resident of Maple Avenue near the new library, I would like to advocate for the following points:

- The new zoning should be distributed across Atherton instead of concentrating it on just two streets (El Camino and Valparaiso).
- Any new multi-family housing should be required to prove that it will not negatively impact traffic, parking, and emergency access on small through-streets such as Maple Avenue. Clear standards should be established as a requirement for approval.
- Properties on El Camino that are near access roads to the new Atherton Town Center (specifically Maple Ave, Walnut, and Fair Oaks) should not be included in the new zoning, as traffic has already dramatically increased due to the new library and poses a threat to safety on small streets that were not built to accommodate it.
- Short term rentals and AirBnBs should not be allowed in any new multi-family housing.
- Multi-family housing should adhere to height restrictions in the current zoning to preserve privacy and screening that has been established over decades.

I appreciate your leadership and service in tackling these challenges and considering the views of all residents.

Sincerely,
Geoff Nudd
41 Maple Avenue
Atherton, CA 94027

From: [Geoffrey Nudd](#)
To: [Council](#)
Cc: [George Rodericks](#)
Subject: proposed overlay zone
Date: Saturday, January 28, 2023 3:48:54 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,

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I appreciate your leadership and service in tackling these challenges and considering the views of all residents.

Sincerely,
Geoff Nudd
 Maple Avenue
Atherton, CA 94027

From: [Mari Korematsu](#)
To: [Council](#)
Cc: pattyoda@gmail.com
Subject: 75 Cebalo Lane
Date: Saturday, January 28, 2023 2:51:48 PM

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

Question to the Atherton City Council,

My 95 year old mother resides at 75 Cebalo Lane and has for many decades.

Her correspondence dated Jan 12 2023 did NOT include an accompanying map which highlighted properties under consideration for upzoning. I don't know if this omission was intentional but it seems disingenuous at best as it showed her neighbors highlighted on this map.

Why is her house now included in this upzoning? Her property is larger than the others listed. Could it be because 78 Cebalo threw their hat in the ring and City Council decided to lop off the whole end of Cebalo Lane cul-de-sac? Your reasoning for consolidating smaller properties does not ring true for her.

My mother is 95 years old. Is she being singled out because she is elderly? Does she have to spend her waning years wondering if her property will be developed or listening to the sound of construction encroaching upon her peace? Did you hope she wouldn't read the long Draft Housing Element which at the last minute included her property?

A response to these concerns would be appreciated.

Patricia Oda

From: [Mari Korematsu](#)
To: [Council](#)
Cc: pattyoda@gmail.com
Subject: [REDACTED] Cebalo Lane
Date: Saturday, January 28, 2023 2:51:48 PM

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

Question to the Atherton City Council,

My 95 year old mother resides at [REDACTED] Cebalo Lane and has for many decades.

Her correspondence dated Jan 12 2023 did NOT include an accompanying map which highlighted properties under consideration for upzoning. I don't know if this omission was intentional but it seems disingenuous at best as it showed her neighbors highlighted on this map.

Why is her house now included in this upzoning? Her property is larger than the others listed. Could it be because 78 Cebalo threw their hat in the ring and City Council decided to lop off the whole end of Cebalo Lane cul-de-sac? Your reasoning for consolidating smaller properties does not ring true for her.

My mother is 95 years old. Is she being singled out because she is elderly? Does she have to spend her waning years wondering if her property will be developed or listening to the sound of construction encroaching upon her peace? Did you hope she wouldn't read the long Draft Housing Element which at the last minute included her property?

A response to these concerns would be appreciated.

Patricia Oda

From: [Mari Korematsu](#)
To: [Council](#)
Cc: [REDACTED]
Subject: 75 Cebalo Lane
Date: Monday, January 30, 2023 8:32:45 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,

Thank you for allowing my mother and I to submit our comments regarding the proposed upzoning to properties in the Draft Housing Element dated January 2023.

Our understanding from the correspondence provided to us thus far is that 17 properties that were targeted for upzoning in the Draft Element Housing were singled out because they were adjacent to ECR and were substantially less than one acre. I would like to respectfully point out that 75 Cebalo Lane is not adjacent to ECR and the property is approximately one acre. So our belief is that 75 Cebalo does not meet the requirements as set forth in the Draft Housing Element and thus at the very least, should be deleted from being one of those properties being targeted for the upzoning,

Additionally we would like to point out that the original correspondence which was dated January 12, 2023 and was sent to the owner of 75 Cebalo Lane, did not include 75 Cebalo Lane as one of the properties targeted for the upzoning. The January 12, 2023 correspondence also did not include any map showing the targeted properties so our assumption was that 75 Cebalo Lane was not included on the list of targets for potential upzoning. However, on the next correspondence dated January 20, 2023, 75 Cebalo Lane was now included in the proposed list of properties targeted for upzoning.

Accordingly, we would like to request any and all written correspondence, minutes, notes or any other records, which would show how and why 75 Cebalo Lane was then included on the list of proposed properties being targeted for upzoning.

Once again, we would like to thank you for giving us the opportunity to testify against the proposed upzoning of these 17 or 18 parcels in Atherton. In the alternative, or at the very least, delete 75 Cebalo Lane from the list as it is apparent that 75 Cebalo Lane does not meet the criterias as set forth in the Draft Housing Element.

Mari Korematsu
Maureen Lee
Patricia Oda

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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Begin forwarded message:

From: Ognjen Pavlovic [REDACTED]
Subject: Re: [External] : Re: Housing Element Public Comment Jan 19th
Date: January 23, 2023 at 10:32:02 AM PST
To: Rick DeGolia <rdegolia@ci.atherton.ca.us>
Cc: "[REDACTED]" George Rodericks
<grodericks@ci.atherton.ca.us>

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

Hi Rick,

Thank you very much for your response. We very much appreciate it. We also fully understand that the state requirements being applied on certain jurisdictions in CA do not make sense and singling out a single set of properties is unfair. We do very much appreciate you working to find a good solution in which the residents of most if not all of Atherton share in the impact and the solution. We support the broad overlay at least across the ECR and Valparaiso corridor as well as developing the other sites without singling out few properties for simply a compliance reasoning. We'll continue to be vocal.

Ognjen Pavlovic, Group Vice President
Oracle Cloud HCM
Work: +1.650.506.2809

From: Rick DeGolia <rdegolia@ci.atherton.ca.us>
Date: Monday, January 23, 2023 at 8:35 AM
To: Ognjen Pavlovic <ognjen.pavlovic@oracle.com>
Cc: "aline.y.ng@gmail.com" <aline.y.ng@gmail.com>, George Rodericks
<grodericks@ci.atherton.ca.us>
Subject: [External] : Re: Housing Element Public Comment Jan 19th

Dear Ognjen and Aline:

Thank you for your email. It is really important that Atherton residents reach out to the Council on these issues, otherwise we don't necessarily understand how to best represent you. I 100% hear you, Ognjen, and am in this position for only one thing: to genuinely represent the interests and concerns of our residents. I did oppose the proposed rezoning of those 17 properties on ECR because I thought that rezoning was unfair to the residents and I am very pleased to know that those residents have unanimously indicated that they will not sell for development. As you indicate, that is very important for HCD to hear because it genuinely carries weight.

The overriding problem here is the state requirement that Atherton increase its housing units by about 15%. I believe that we properly put together a strategy to attempt to achieve this with ADUs, lot splits and multi-family housing at the schools, but that has been rejected by the state. The consequence of not complying with these intrusive requirements is that the state would take over our zoning entirely. We definitely don't want that because they would allow rezoning everywhere. My current conclusion is that the best solution is to not upzone any property but to allow an overlay, which gives the property owner the choice of remaining single family or building multi-family. I don't want that, but I don't see another way to reasonably seek compliance. I don't think that this should be limited to one section of ECR. If we are going to do it, I think it should apply to all property on ECR; however, I do think that a condition of any multi-family development is that the new housing would only have a driveway onto ECR and not onto any side street or cul-de-sac. This isn't what I want, but it seems to be the fairest approach. I would like to see the state requirements overturned, but that is not something that Atherton can be successful in pursuing because we are too much of a target for the housing advocates.

Thank you very much for your concern and I hope that you will remain vocal on this important issue,
Rick DeGolia

Rick DeGolia

Atherton City Council
Atherton, CA 94027

From: Ognjen Pavlovic <[REDACTED]>
Date: Thursday, January 19, 2023 at 4:35 PM
To: Council <Council@ci.atherton.ca.us>
Cc: Anthony Suber <asuber@ci.atherton.ca.us>
Subject: Housing Element Public Comment Jan 19th

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

Hello,

We are residents of [REDACTED] Selby Lane for the past 18 years. Your plan to upzone the lots on Selby/Ceballo and Gresham makes no sense at all and it's truly being proposed in bad faith to HCD on behalf of the town and their residents.

Specifically, the plan submitted to HCD needs to make sense and Mona Ebrahimi, Atherton City Attorney on Jan 12th stated the following on [video](#) (around 35:00min): *"It's very important to HCD that the programs that are offered in the town's housing element are capable of being accomplished and are feasible. So, they don't want us to simply identify projects for the sake of identifying them projects that we believe there is no way of realistically coming to fruition."*

In light of this comment, here are several reasons for why inclusion of these properties makes no sense at all:

#1) Current Owners Do not WANT to sell

Many if not all of the owners of the properties in question along this land stretch during the Jan 18th meeting have CLEARLY and EXPLICITLY stated that they don't plan to sell their properties at any time over the next 8 years. How can you in good faith submit these properties when the residents have said they don't plan to sell?

#2) Size of the lots.

HCD published guidelines state that lots smaller than 1 acre are not suitable for affordable/low income housing. This specific comment has been sent back by the HCD to pretty much every town who already submitted the plans under the heading "Small Sites" in the HCD responses. A 2 min google search will let you see the same HCD response to Beverly Hills, Santa Monica, Menlo Park and the list goes on. How can Atherton in good faith propose the same that has already been provided as a non-acceptable guideline by the HCD.

#3) Low Income/Affordable Housing does not pass any logical and financial test.

Specifically, in order to build MFH a min of 3 properties need to be consolidated. Calculating the value of the land for the 3 properties from a sample of properties along the stretch comes out to

\$518K. That is the price of that land only! Now, let's add construction and developer profit and what would these new units need to sell for? \$1.5 million, 2Mil, 2.5Mil? How is that you can in good faith claim that you are up-zoning these properties to build an affordable housing and submit these properties in the proposal.

Attached is a more detailed spreadsheet with the land cost calculation at today's cost.

#4) **Income / Affordability**

On June 23rd 2022, Lisa presented the income requirements for the low income/affordable housing. [Video](#). Starts around 1hr56min. Lisa stated: "for a 2 Bed Unit Max Income is \$82 (very low income), \$131K (low), \$134(median)."

Based on the national mortgage/financing and Lisa's guideline, 30% of income is what any family is expected to pay. So, based on those income levels, a very generous down payment, any calculator you choose will tell you that no one with those income levels won't be able to even buy a land. Here is the table.:

Sites: https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

From the document: If the parcel is more than 0.5 acres or less than 10 acres, is the size of the site automatically considered appropriate to accommodate lower income RHNA? Not necessarily. If the size of the parcel in combination with the allowable density and accompanying development standards cannot support a housing development affordable to lower income households, further analysis and programs may be needed to demonstrate the suitability of that site to accommodate the portion of the RHNA for lower income households.

The above 2 points clearly state that it's not possible to provide affordable housing. How can you in good faith claim that these properties present an opportunity for affordable housing?

#5) Finally, a recommendation by the consultant (Barbara) on Dec 15th 2022 [video](#) (around 41m.57) that I heard was a totally IRRESPONSIBLE comment without any regard to residents due process. Specifically, Barbara said through laughter: "You submit the plan and let's say you get a rejection HCD letter, but you should still go ahead with the re-zoning recommendations". This is despite the fact that the residents and the town don't want these recommendations.

Now, I grew up in a communist country. I immigrated to the US for a better opportunity and I truly came to the US with \$60 in my pocket back in 1998. In communist countries the govts take away/change the property rights of the owners at their will and this actually happened to my family as well I have never in my life thought that a similar thing would happen to me in the United States. NEVER. EVER. How can you even fathom to attempt to put selling restrictions on my property? How can you even think that changing from SFT and forcing us to sell the property as MFR ONLY is acceptable. And even worse, that the only way to sell as MFR only is that I have to agree to do the same with 2 other property owners. How can that be plan that the town agrees to.

Thank you.

Ognjen Pavlovic and Aline Ng

	
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From: [michelle olsen](#)
To: [Council](#)
Cc: [George Rodericks](#)
Subject: High density/low cost housing
Date: Sunday, January 29, 2023 9:49:01 PM

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

Hello again.

As I'm sure you know, there is a grave concern about how this need for housing will be addressed.

I know that there is no way new construction housing will be "affordable" to a lower income family. The cost of acquiring a property and constructing a multi unit dwelling in Atherton will make that impossible. I believe the council's idea of focusing on ADU construction is the only way to keep rents low.


For example, I could build an ADU and rent it to my daughter, who has special needs and will receive SSI. Next year, I will be looking at housing for her, and that would be an option.

If you are unable to persuade the state that this is literally the only way to add low rent units in Atherton, I agree with Julie Q that the area around the town center/library should be exempted from the zoning changes. I'll copy part of her email her, and just add that since construction was completed, there is already a noticeable increase in traffic on Ashfield, Fair Oak and Maple.

"...it is more than reasonable for us to request that the Town Center area be removed from the overlay zoning area. We have already suffered through over two years of construction during a time when we were confined during the pandemic and so were stuck with the noise, trucks, and impeded access to our daily life routines (like going to the Park). Yet we were gracious when the Town asked to allow weekend work, which made our construction experience seven days a week. Opening the door to high density housing makes no sense from an urban planning perspective. Since construction finished we've experienced higher traffic and increased street parking due to library programs and people accessing the Town Center (and the Mademoiselle Collette cafe isn't even functioning yet). Adding the prospect of traffic and other impacts from high density housing is just piling on.

In addition, there are other places that have equivalent or better transportation corridor and service access:

- Laurel Street, which already has multifamily housing on the Menlo Park side of the street and is walkable to El Camino and the CalTrain station
- Marsh Rd at Middlefield which is close to bus stops and closer to 101 and grocery shopping in Marsh Manor
- Middlefield Rd which has several bus stops and better access to 101 and in some places closer to CalTrain and walkable to Menlo Park services."

Thank you,
Dr Michelle Olsen
 Ashfield

Sent from my iPad

From: [2DW LLC](#)
To: [Council](#)
Subject: Objection to Zoning Overlay for Victoria Manor
Date: Wednesday, January 25, 2023 12:03:33 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 members Widmer, DeGolia, Lewis, Holland, and Hawkins-Manuelian,

I write to object to the proposed overlay allowing the development of multi-family homes on Victoria Drive and Douglass Way.

While I'm confident your intentions are good, the effect is not: The proposed overlay would allow 15 of 28 houses to become multi-unit homes. That's a **100%+ increase** in families to a neighborhood with only **ONE way in and out**. More than DOUBLE. Just because it won't all happen on day one doesn't mean that it won't eventually happen.

As our neighbor Andrea Luskin phrased so well: *"As the latest Planning Commission plan is constructed, the one neighborhood in Atherton that has been held up as an example for others to replicate, our neighborhood, Victoria Manor, is set to be crushed on all 4 sides by huge development.* We have Menlo College bordering us on the North where you've already designated 60 units can be built by right, Menlo School bordering us on the West where you've designated another 20 units, and El Camino on the East and Valparaiso on the South where you're now considering an overlay zone."

Not only does dropping the bulk of Atherton's proposed new housing place an undue burden on our tiny three block neighborhood, it's going to be dangerous. It's already challenging to get in/out of this neighborhood onto Valparaiso during busy times and that's without 2x more houses and people parking on the streets. With that many more people, not only will residents have to wait 5-10 minutes to get out of the neighborhood at times (our egress is often determined by the light at El Camino and Valparaiso), but emergency services will often not be able to get IN.

Pedestrian safety is also a huge issue. Already, when people occasionally park on Victoria Dr., it turns the road into a one lane road. With people routinely parking on Victoria, it will permanently become a one lane road, making it impossible to navigate at certain times of the day and making it all the more dangerous for children who walk down Valparaiso toward El Camino against traffic (which they're forced by the crosswalk to do if they're coming into this neighborhood).

Please come walk this neighborhood if you have not already. Please have your consultants come walk the neighborhood, too. We are uniquely small for Atherton,

both in lot size (you're proposing further subdividing 1/3 acre lots in a town with a 1 acre minimum) and number of houses using one means of ingress and egress. I can see how it would "seem" simple to "just" overlay the houses bordering El Camino, but the result for our little pocket of town would be to make the neighborhood impossible to navigate as both drivers and pedestrians. This is obvious when you've got "feet on the ground," but hard to perceive when you're just looking at a map.

As has been stated by so many of the neighbors: **I strongly urge you to remove ALL of the homes in Victoria Manor from any El Camino and Valparaiso overlay you may be considering.**

Regards,
Owner, 2 Douglass Way

From: [Patricia Pellicena](#)
To: [Council](#)
Subject: Stop the 23 Oakwood development
Date: Monday, January 30, 2023 10:36:13 AM

[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,

I live a block from the proposed site. I believe that the high density housing would burden this small Redwood Oaks neighborhood, with more traffic, noise, and crowded pedestrian streets. Study the traffic pattern. This is an arterial street. We already have several high density housing complexes in this area, and more are being planned on the Redwood City side.

All cities on the peninsula are all contributing to the housing crisis. To this end, a converted hotel serving as a shelter for the unhoused has recently been placed around the corner from the proposed site, my neighborhood. This has had an enormous negative impact on our neighborhood, with for example, prospective tenants waiting outside openly doing drugs or simply passed out on the street. So when Atherton does its part to ameliorate the housing crisis, please consider not burdening this Redwoods Oaks neighborhood further. Consider pushing the comfort level of your residents instead at a different site, so that they are also aware of the crisis on a daily basis and they too can feel that they are doing their part.

Thank you,

Patricia Pell

From: [Nic Persson](#)
To: [Council](#)
Cc: [Denise Persson](#)
Subject: Victoria Manor homeowner comment on the HCD overlay zoning proposal
Date: Monday, January 30, 2023 11:25:09 AM

[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,

This is a comment on the proposed zoning overlay on my neighborhood, Victoria Manor, and I would like to start by thanking those of you that have graciously spent your time and communicated and interacted with us. I personally attended most of these zoom meetings and I think I speak for the whole neighborhood in that we are recognizing the hopeless situation the state has put you in.


These are complex times. As a homeowner one used to be able to rely on one thing, if you had found a location you loved, and you bought a house, even knowing that it cost a bit more than what was budgeted, at least it would be a good investment in the long run both in terms of quality of life and financially. I mean, if you can't trust that your single-family neighborhood doesn't suddenly turn into an apartment complex, how can any American ever dare to buy a house for his/her family? I think we all agree on this.

With that said, I also do feel some disappointment in the way this is being handled locally, and it is as a homeowner hard to understand how something as critical as most families main asset can be used as pawns this late in a game, with dramatic changes in strategy right before the vote. I am an architect by trade, so not unfamiliar with urban planning, and it would seem to me that the proper order here would be to first develop acceptable criteria for multi-family in terms of parking, ingress and egress, emergency vehicle access, proximity to school routes, existing traffic pattern, height and screening, etc. This to me would be the responsibility of a planning commission, and not to spend five minutes using a yellow marker to indiscriminately mark up everything along El Camino Real and Valparaiso.

If this homework had been done we would have had a list of criteria that easily would have identified suitable locations, street by street. Property values are also a consideration, and although I realize that no one in Sacramento will share a tear for a homeowner in Atherton, focusing on those areas with the lowest values would at least give developers a chance to develop low income housing. Menlo Park has focused apartment housing along the train track, why can't we? Obviously people would rather live away from those tracks, but it's a start and hey, some of us would rather live away from multi family. A big part of Stockbridge is close to Woodside Plaza and public transportation. Everything in Lindenwood against Bay Rd and Marsh Rd is close to Marsh Manor and public transportation. Most on Middlefield Rd would be at minimum just as suitable as Valparaiso. The whole area around Winchester Dr and Maple Ave already has multiple exits towards El Camino Real.

The list goes on, and I'm not saying these are better suited in real life, but if a well-thought-out analysis had taken place there would have been tangible arguments, it would decidedly have had involved more locations and therefore been perceived as more fair, and it would ultimately have had a bigger chance to be approved by HCD. Now we are facing a situation where neighborhoods such as ours will bombard HCD with letters, explaining how their neighborhood being a part of the proposal is indigenous and unrealistic, as its feasibility hasn't been studied, and where HCD likely will sense that this is not a serious proposal.

This is your cross to bear, and my neighborhood has already argued its case, but in this moment, as an individual homeowner, my only course of action is to remind you that you are all of ours representatives and that it is your fiduciary duty to represent every single home in your town, and **if it is deemed that a single property isn't suitable for this development it has to come off the plan.** Just the fact that a house is on this map has wide repercussions, not just for the individual family's equity, but for the whole neighborhood.

Thank you for your time and consideration,
Nic and Denise Persson
 Douglass Way

Sent from my iPad

From: [Maggie Pringle](#)
To: [Council](#)
Subject: Fwd: Draft Housing Element
Date: Monday, January 30, 2023 9:36:47 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 City Council Members,

Our family lives on Hesketh Drive in Menlo Park right off of Valparaiso. Yesterday, a neighbor sent us a copy of a letter postmarked January 23, 2023 from the Town of Atherton regarding the Draft Housing Element to address State Housing Mandates that includes allowing all of one side of Valparaiso from El Camino to Alameda de las Pulgas except Menlo and Sacred Heart Schools to be developed as multi-family housing.

We would like to express our strong objection to adding so much density over such a vast area where we are already experiencing extreme traffic surges throughout the day, particularly during commute times. That traffic filters onto our Menlo Park City streets. Much of the housing would not be close to the transportation corridor, so that the main form of transportation for the additional residents would be via automobile.

Building many more homes on such small lots would significantly change the neighborhood and decrease the value of the homes in West Menlo Park, while not directly affecting Atherton residents. It will also reduce the number of smaller single family homes available in our community. It seems that you are making a decision without the voices of your neighboring city.

While we appreciate the difficulty of fulfilling the State Requirements, we feel that better solutions are available closer to the transportation corridor that would not have such a negative impact on current residents, primarily in Menlo Park.

Thank you for considering our concerns.

Maggie Pringle

■ Hesketh Drive, Menlo Park

Our family lives on Hesketh Drive in Menlo Park.

Yesterday we received your letter dated January 20, 2023 with a postmark of January 23, 2023 from the Town of Atherton providing Notice of a Public Hearing *next Tuesday* regarding an amendment to the Town's General Plan to include 348 new low income housing units. Apart from the lack of timely notice, it is obvious from the map provided that Atherton intends for Menlo Park residents to solely bear the brunt of the increased traffic, construction, and negative impacts arising from the proposed update. This is unfair. Every single new housing element proposed by Atherton is located on Valparaiso Avenue. Five schools feed directly off of Valparaiso Avenue including Sacred Heart Prep, Menlo School, Hillview Middle School, Los Lomitas, and St. Raymond's. The traffic during mornings and afternoons during the school year is horrible. It will be unmanageable if the proposed Housing Element becomes reality. Atherton should go back to the drawing board and more evenly spread the 348 units throughout the Town.

We strongly object the proposal and request that the new housing units be proposed that is interspersed throughout Atherton such that the impacts are more evenly spread throughout the Town. It is unacceptable for 100% of the new contemplated housing element to be located as planned and for Menlo Park residents living on our near Valparaiso Avenue to be the only ones impacted.

It also seems to us that if you truly desired a public hearing with input from potentially impacted parties, you would have made some effort to mail us the notice in a manner designed to arrive more than a few days for the mid-afternoon hearing.

--

Maggie Pringle Grauer



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] NOTICE:

This email and any attached files were sent from an email account assigned to a public official for the Town of Atherton. This email, replies to this email, or emails sent directly to this email account may constitute a public record and, if retained during the normal course of business, may be subject to disclosure to any person upon request.

Begin forwarded message:

From: Christine David [REDACTED]
Subject: Fwd: Town high density housing along El Camino
Date: January 30, 2023 at 11:51:52 AM PST
To: Rick DeGolia <degolia@gmail.com>, George Rodericks <grodericks@ci.atherton.ca.us>

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

Didn't see either of you on this e-mail chain to our area.

Please note Julie Quinlan's recent comments? I have got to agree with each of her points and hope you all will take these points under serious consideration. Julie beautifully characterized the multitude of comments Ive received from our little neighborhood we call EPA (East part of Atherton). The current proposals are unfair to our area and will radically change our somewhat peaceful lives. It's not at all fair.

Looking forward to your continuous efforts to find a proposal that shares this weight equally among all Town residents.

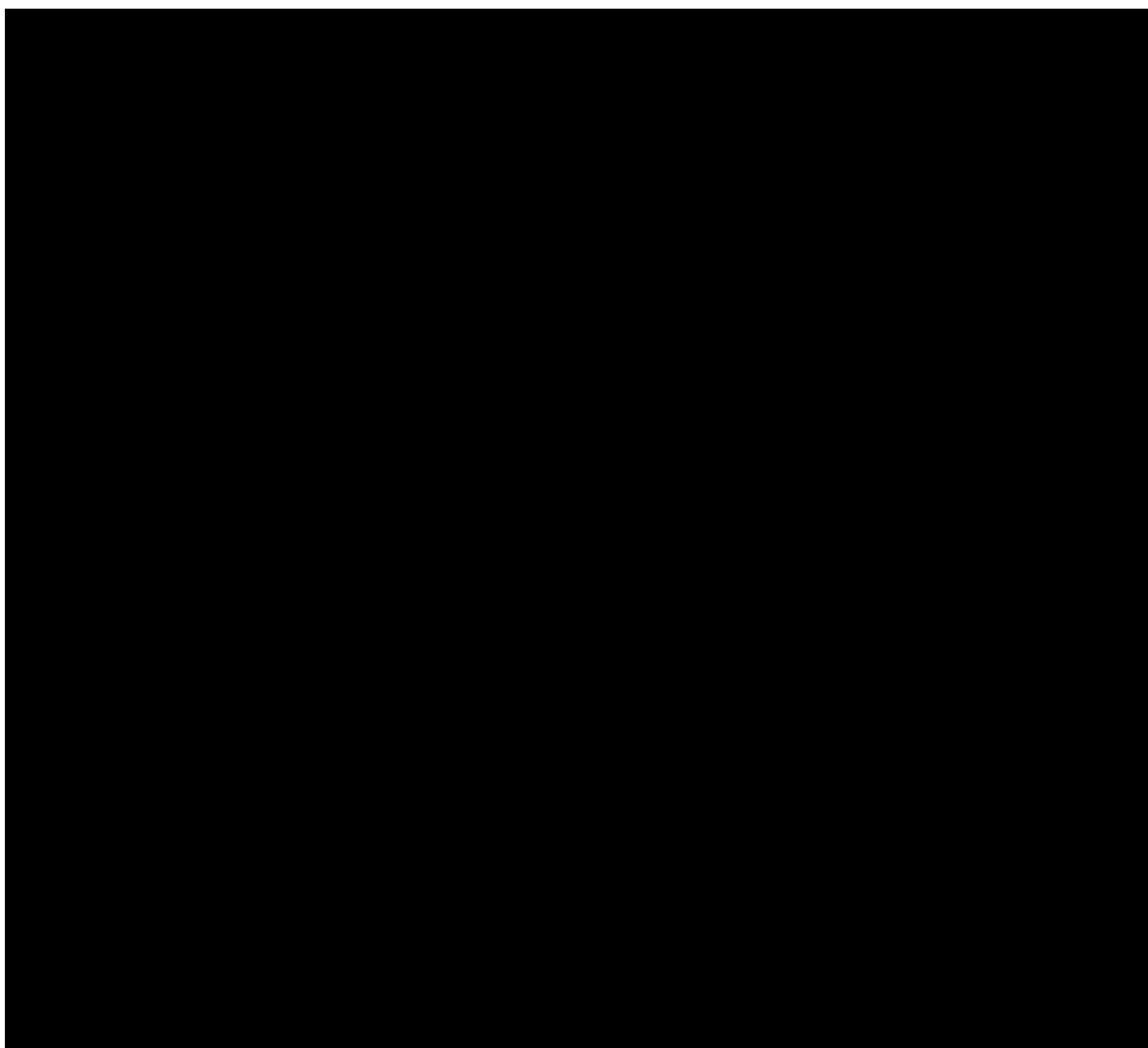
Thank you both for all you do for our Town. You have my grateful appreciation.

Christine

Sent from my iPhone
Christine David



Begin forwarded message:



Julie-

I agree with your comments and hope we will not continue to be the dumping ground for all future housing projects.

Thanks for continuing to educate us all and speak up!

My thanks and appreciation always,

Christine

[Sent from Yahoo Mail for iPhone](#)

On Friday, January 27, 2023, 10:37 AM, Julie Quinlan [REDACTED] wrote:

Hi everyone,

While I appreciate Loren's opinion that overlay zoning is less restrictive/onerous than upzoning and that the Town is under pressure, don't kid yourself. Our area will still face a possibility of high density housing being built. This will bring more traffic through our neighborhoods and gum up El Camino. It is NOT in our best interest to simply write the Council and accede to the Planning Commission's proposal.

Instead, it is more than reasonable for us to request that the Town Center area be removed from the overlay zoning area. We have already suffered through over two years of construction during a time when we were confined during the pandemic and so were stuck with the noise, trucks, and impeded access to our daily life routines (like going to the Park). Yet we were gracious when the Town asked to allow weekend work, which made our construction experience seven days a week. Opening the door to high density housing makes no sense from an urban planning perspective. Since construction finished we've experienced higher traffic and increased street parking due to library programs and people accessing the Town Center (and the Mademoiselle Collette cafe isn't even functioning yet). Adding the prospect of traffic and other impacts from high density housing is just piling on.

In addition, there are other places that have equivalent or better transportation corridor and service access:

- Laurel Street, which already has multifamily housing on the Menlo Park side of the street and is walkable to El Camino and the CalTrain station
- Marsh Rd at Middlefield which is close to bus stops and closer to 101 and grocery shopping in Marsh Manor
- Middlefield Rd which has several bus stops and better access to 101 and in some places closer to CalTrain and walkable to Menlo Park services.

This is a back-and-forth process with the state Housing and Community Development Department (HCD). Note that HCD could very well reject the overlay zoning proposal and demand upzoning. If we as residents have simply agreed to the overlay without forcing the Town to acknowledge the extra burdens we've faced due to Town projects and proposals, we will make ourselves easy targets for **upzoning**. We've already lived through the Town

Center project and fended off additional projects targeted for our area (the water treatment facility proposal and a senior housing proposal). It's always us, and that's unfair.

Our area can't continue to be the "go-to" for Town projects. If HCD does accept this zoning overlay, even without upzoning, the prospect of high density housing and its negative impacts will always hang over our heads. And we can't risk being on "the list" if HCD requires upzoning. Please take 10 minutes to write to the council to say "no" to overlay or ANY high-density housing zoning for the Town Center neighborhood. We've done enough.

Julie and Paul Quinlan

On Friday, January 27, 2023, 09:09:04 AM PST, Joan Cronin
<[REDACTED]> wrote:

Sent from my iPhone

On Jan 27, 2023, at 8:04 AM, Christine David
<[REDACTED]>

All-

In case you were unable to open Loren's document I have copied the same below-

Background Information on the issue:

The Town is currently finalizing its Draft Housing Element to address State housing mandates for the 2023– 2031 Housing Cycle. The Housing Element is one of the nine required elements in the General Plan. However, the Housing Element is the only element that must be revised every eight (8) years.

The State mandates require that the Town provide and plan for land use housing opportunities that meet very-low, low, moderate and above moderate, income levels. (If interested definitions for these income levels are attached).

The Town must plan for 348 new housing units

distributed across these affordability categories, which includes 148 new housing units at the very-low and low income categories.

While the Housing Element must be adopted on or before January 31, 2023, any actual development would occur over the next eight (8) plus years. As part of this process, the Town must also identify properties that are allowed, by law, to be developed as multi-family units and at sufficient densities to satisfy the State's mandate.

Notes:

These state mandates do not align with how Atherton has been zoned through the years so it is a very challenging issue for all residents of Atherton. The majority of residents in Atherton do not want zoning to change but the Planning Commission and the City Council are being forced to come up with a Housing element dictated by State Law.

The draft of the town of Atherton 2023-31 Housing Element is on the Town of Atherton Website. The City Council will be voting to adopt that Housing Element on January 31, 2023.

Within that document there are currently properties that were selected by the City Council to be up zoned to a new category called RM 20. This is extremely bad because the current home owners of these properties would not be able to demolish their homes and build a new single-family home, instead if at any point further development were to take place on the property, the only option the home owner would be to sell to a developer and have multi-family units built.

If the Council decides to move forward with the up zone option as it is currently written, then the property values of those properties, and the properties around them, may fall which is not good for Atherton home owners.

To find a better solution the Atherton Planning Commission came up with an amendment that calls for an overlay rather than a up zone. An overlay means that an additional zoning category would be added to the identified properties, but a homeowner would not be forced to adopt the new zone, but instead can chose to keep their existing single-family zoning; they would not be forced to sell their property to a developer or have multi-family units build on their property. Instead, a homeowner would still be allowed to function under their current zoning rules and could rebuild their single-family home if that chose to.

This overlay revision drafted by the Planning Commission on January 19, 2023 would address the State Mandate of identifying potential locations along a public right-of-way close to services, transit and jobs that potentially could be developed, but this solution would not force any homeowner to lose their right to keep their single-family home and retain their property value.

Please email each member of the City Council and ask each of them to adopt the revised Draft Housing Element with the Planning Commission recommended Changes. We do not want any properties in Atherton to be up zoned!!!

Bwidmer@ci.atherton.ca.us

Dhawkins-
manuelian@ci.atherton.ca.us

elewis@ci.atherton.ca.us

Sholland.ci.atherton.ca.us

Rdegolia@ci.atherton.ca.us

Council Members

To contact all members of Council - council@ci.atherton.ca.us. Best to send individual emails if you want any reply.

Definitions of Income Catagories

<A082B184-92DB-43A4-8115-F2961344731F.png>

<Housing Element Background Information on the issue.docx>

Sent from my iPhone

Christine David

e: [REDACTED]
[REDACTED]

On Jan 27, 2023, at 7:52 AM, Christine David

[REDACTED] wrote:

Ashfield Area Residents-

As we all know, the state mandated housing requirements are currently being discussed then proposed again to the state during a town meeting slated for 2-3:00 pm on Jan. 31st, Town Council chambers.

Each residence has received, by mail, now far below from Julie Quinlan's initial e-mail, a description outlining current proposed options, one from the council and one from the planning commission.

Since there has been a lot of confusion regarding this complex issue I have

asked fellow Atherton Resident and local contractor/consultant Loren Gruner to outline the issue and possible solutions in professional and laymen's terms.

I feel Loren's recommendations are the most reasonable and fair path forward through this very difficult and critical situation.

Upon review, should you agree and have comments and concerns of your own, I URGE you to forward this explanation plus your views to every member of the town council, per Loren Gruner's links below (see attachment).

Please be SURE to also copy George Roderick's, Town Manager at the following link:

grodericks@ci.atherton.ca.us

Please send your e-mail prior to next Tuesdays special Town Council meeting on this subject set for 2-3:00 pm on the 31st.

As always, I thank you for hearing me out on these important issues as they affect us all.

Below is Loren's explanation-

<Housing Element Background Information on the issue.docx>

My best,

Christine

Sent from my iPhone
Christine David

[REDACTED]

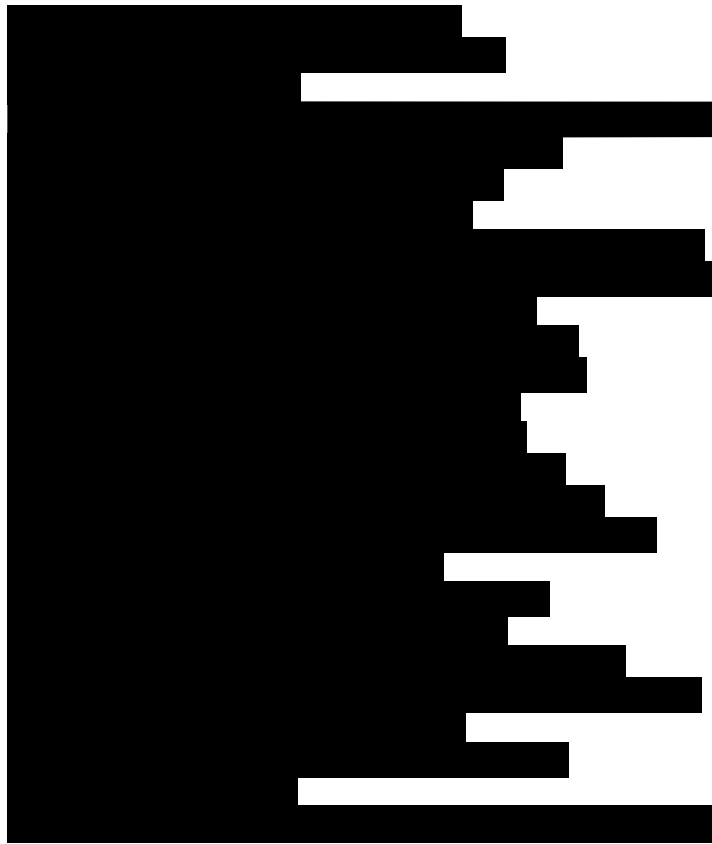
Begin forwarded message:

From: Michael David [REDACTED]
Date: January 25, 2023 at 8:27:28 PM PST
To: Christine David [REDACTED]
Subject: Fwd: Town high density housing along El Camino

Michael David
Mobile: [REDACTED]

Begin forwarded message:

From: Alex Keh [REDACTED]
Date: January 25, 2023 at 12:35:52 PM PST
To: Julie Quinlan [REDACTED], Paul Quinlan



This is definitely NOT a done deal. The odds of this new proposal being accepted during the January 31 meeting is very unlikely. The proposal came from the planning commission only. It has not been vetted by the council nor have residents been given adequate opportunity to comment on it. While immediate approval is unlikely, it doesn't hurt to let the council know your opinion on the matter during or before the January 31 meeting.

If you need one email to reach the entire council, you can use:
council@ci.atherton.ca.us

The city manager and city clerk will be cc:ed and your feedback becomes part of the public record.

With that said, California's housing department is very likely to reject any Atherton proposal without much more multi-family housing. Increasing the likelihood of state acceptance is the basis for the planning commission's proposal.

Assuming the council rejects the planning commission's proposal and

submits the council's current plan largely intact, the state is likely to reject it. If it does get rejected, the town will most likely have to accept some, all, or more compromises that the planning commission plan has.

The challenge council has is to find a compromise that will satisfy the state and be acceptable to the residents, both as a whole and to the parts of town that more housing will be planned for. The state is not only looking for a target number of homes that will be added to Atherton, they also require a good portion of the new homes to be affordable for low-income residents.

If Atherton relies mostly on new accessory dwelling units (ADUs) to meet its housing requirement, the question becomes whether they will be rented to low-income residents and providing documentation proving that. The state says if 20 units/acre is zoned for a parcel and the property is at least half an acre, then it can be assumed to be affordable for low-income residents. No additional proof is required, which is why ECR was given that level of upzoning in the overlay.

Specific decisions on setbacks and building codes are being decided later. Right now, the proposal that has to be submitted is just on zoning and planning.

Regards,
Alex




>;
m>;



Hi Yvonne,


This zoning change is different and separate from the rules connected to the alternative dwelling units/ADU's.

Julie

On Wednesday, January 25, 2023, 06:34:49 AM PST, Yvonne Nomizu


Does this mean the concept/workaround/ projections for achieving the required residential adds via small dwelling structures was rejected? Based on the survey?

Yvonne

On January 24, 2023 10:18:46 PM Paul Quinlan 
wrote:

The proposal the Town Council is considering at the meeting is to allow all properties along El Camino to be developed as single family residential or multifamily developments up to a density of 20 units per acre. There is no mention of waiving setbacks or the building code for the existing residences.

On Tuesday, January 24, 2023 at 10:04:18 PM PST, MJ Davey


Thanks for passing this along. We are out of town but will review.

I heard for people with undersized lots, that this is a great opportunity to expand your home as they are waiving traditional setback issues and other building codes. They are not requiring that you make it available for rent if you add onto your home. Does that sound accurate ?

MJ


, at 6:53 PM, Julie Quinlan
<


Dear neighbors,

Yesterday we received a letter from the Town proposing to approve a new “overlay zone” allowing multi-family developments on ALL lots bordering El Camino Real (88 in all). You should have received this letter too. This means that apartments or other sorts of high density housing could be built there.

The Town Council will meet January 31 at 2 pm to consider formally adopting this recommendation. It is NOT a done deal. If you have views or concerns about the impact of high density housing at the end of our streets, you need to speak up quickly or lose the opportunity, as the Council is most likely going to make a decision on that date.

Attached is a copy of the letter. You can share your concerns with Council members by emailing them (addresses below). Feel free to forward this message to any neighbors you don't see listed above. We must all be informed about this change and how it will affect us, and speak up before it's too late.

Sincerely,

Julie and Paul Quinlan,

PS the Jan 31 meeting will be in-person at the new Council Chambers and can also be accessed virtually:
Teleconference Dial 1-669-900-6833 US
Meeting ID 506 897 786
weblink <https://zoom.us/j/506897786>

Council member emails:

[REDACTED]

[REDACTED] a.us

<IMG_3445.jpeg>

From: [Jeanne Quinlan](#)
To: [Anthony Suber](#)
Cc: [Jeanne Quinlan](#)
Subject: Atherton housing plan
Date: Monday, January 30, 2023 10:45:06 PM

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

Atherton City Council. January 30, 2023

I'm writing to oppose your housing plan especially along Valparaiso Ave.

Your housing plan puts all the traffic on Valparaiso half of which is Menlo Park. It's basically a two lane road And the only through road from the Alameda to El Camino. The traffic especially from the local schools, Sacred schools, Menlo School and College and Hillview all dismiss at the same time. Response time for emergency vehicles would be negatively affected. The added traffic is dangerous for walkers and bike riders. Trying to cross Valparaiso takes a long time and is often dangerous .The street is also not wide enough for both cars and busses at the same time. Trying to solve one need by creating another problem is not progress, and pushing the problem to another jurisdiction is not solving it either. The housing that is needed should be spread throughout Atherton and not just imposed on those living along one narrow road.

The housing proposed along El Camino is also too concentrated .

Jeanne Quinlan

Hesketh Ct.

Menlo Park

Sent from my iPad

From: [david.randolph](#)
To: [Council](#)
Subject: 23 Oakwood oppose
Date: Saturday, January 28, 2023 10:46:09 AM

[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,

I strongly oppose the development of apartments at 23 Oakwood in Atherton.


I have a writer's studio a couple blocks away and walk daily in this beautiful neighborhood.

I admire the 100 year old Monkey Puzzle Tree in the front yard.

Crime & congestion is what you will get with this outrageous plan.

Ridiculous!

David Randolph

 El Camino Redwood City
Bella Vista Dr Hillsborough

Sent from my iPhone

From: [Kevin Riley](#)
To: [Council](#); [REDACTED]

[REDACTED] Oakwood Blvd
Date: Sunday, January 29, 2023 5:23:51 PM

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

Hello,

I just wanted to voice my opposition for developing on 23 Oakwood Blvd.

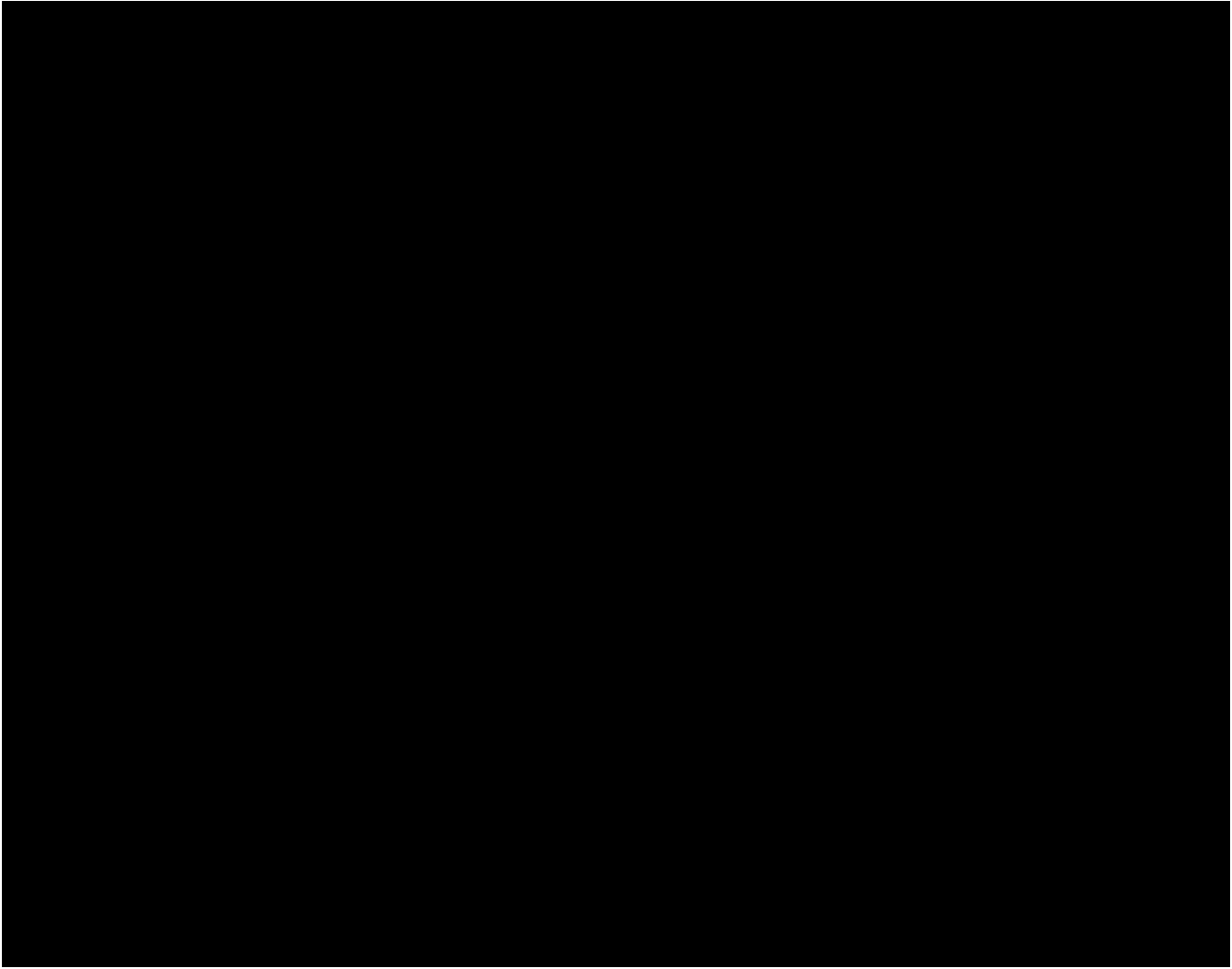
Enabling Atherton to rezone and develop 15+ units on a blind Redwood City residential street should simply not be permitted.

This will ruin East and West Oakwood blvd for the Redwood City residents.

East and West Oakwood Blvd simply can not handle the increased traffic and parking congestion.

Please do the right thing and NOT allow high density multifamily units to be built on 23 Oakwood Blvd.

Kevin



From: "Roberts, Todd A." [REDACTED]
Subject: Draft Housing Element
Date: January 27, 2023 at 2:13:31 PM PST
To: "grodericks@ci.atherton.ca.us" <grodericks@ci.atherton.ca.us>
Cc: Debra D Roberts <[REDACTED]>

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

Our family lives on Hesketh Drive in Menlo Park.

Yesterday we received your letter dated January 20, 2023 with a postmark of January 23, 2023 from the Town of Atherton providing Notice of a Public Hearing **next Tuesday** regarding an amendment to the Town's General Plan to include 348 new low income housing units. Apart from the lack of timely notice, it is obvious from the map provided that Atherton intends for Menlo Park residents to solely bear the brunt of the increased traffic, construction, and negative impacts arising from the proposed update. This is unfair. Every single new housing element proposed by Atherton is located on Valparaiso Avenue. Five schools feed directly off of Valparaiso Avenue including Sacred Heart Prep, Menlo School, Hillview Middle School, Los Lomitas, and St. Raymond's. The traffic during mornings and afternoons during the school year is horrible. It will be unmanageable if the proposed Housing

Element becomes reality. Atherton should go back to the drawing board and more evenly spread the 348 units throughout the Town.

We strongly object the proposal and request that the new housing units be proposed that is interspersed throughout Atherton such that the impacts are more evenly spread throughout the Town. It is unacceptable for 100% of the new contemplated housing element to be located as planned and for Menlo Park residents living on our near Valpraiso Avenue to be the only ones impacted.

It also seems to us that if you truly desired a public hearing with input from potentially impacted parties, you would have made some effort to mail us the notice in a manner designed to arrive more than a few days for the mid-afternoon hearing.

Todd A. Roberts

Partner

ROPERS MAJESKI PC

535 Middlefield Road, Suite 245

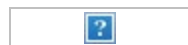
Menlo Park, CA 94025



[Bio](#) | [vCard](#) | [LinkedIn](#)

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From: [Steven W Russell](#)
To: [Council](#)
Subject: Please do not re-zone 23 Oakwood-keep multifamily housing on El Camino
Date: Monday, January 30, 2023 7:51:29 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 Town Council-

Thank you for your consideration of additional housing to help Atherton complete its state-mandated housing element. Although I live just outside the Atherton border any large development at 23 Oakwood will directly impact my neighborhood on Oakwood Dr. I have worked with the Redwood City Council to encourage much more housing along transit corridors, including El Camino Real and Caltrain, as well as downtown and along Woodside Road. The proposed multifamily housing at 23 Oakwood will not be on a bus or rail line and all of the traffic in the area currently funnels on to my street, Oakwood Drive. Please do not re-zone 23 Oakwood beyond the 8 units already approved for this parcel.

Thanks again for your consideration of your neighbors as Atherton figures out how to increase multi-family housing in our area.

With warm regards-

Steven Russell
[REDACTED] Oakwood Dr
Redwood City CA 94061
[REDACTED]

From: [Sunil Shah](#)
To: [Council](#)
Subject: Opposed to overlay for Victoria Manor
Date: Monday, January 30, 2023 8:44:32 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 members,

I am writing to you to express our sincere opposition to the inclusion of our neighborhood (Victoria Manor) in the Overlay plan. Our concerns relate to the following specific areas:

1.

Safety

a.

Victoria Manor only has one way in and one way out (Victoria Drive). This limits the amount of car traffic that can happen on the street. Furthermore, the intersection of Victoria Drive and Valparaiso is a notoriously challenging one, particularly as Valparaiso is used a thorough-fare for a large population from both Atherton and Menlo Park. Making a right or left turn onto Valparaiso is always challenging.

b.

Children and students are usually found walking, biking or playing in our streets. We also have a pass-through to two schools (both Menlo School and Menlo College) that many students use to access the school when returning from downtown Menlo Park. Their lives would be at risk with higher density traffic (note that we have no sidewalks in our neighborhood).

c.

This is exacerbated by the Valparaiso / El Camino intersection which is already heavily trafficked. None of the parcels in the plan would allow for ingress/egress onto El Camino or Valparaiso... resulting in all traffic flowing through Victoria Drive. Hence, see the above items (a and b).

2.

Adverse impacts

a.

Both Menlo School and Menlo College are already slated to have additional multi-family housing developments built. Our proximity means we will already be adversely impacted from higher traffic in the surrounding area while supporting this increased density. My understanding is that this will already

result in 80 new units in the area.

b.

Our neighborhood has been held up as a “role model” for others when it comes to emergency preparedness and our participation with ADAPT. This works largely because we can manage connections and coordination within our community.

3.

Fairness

a.

Our community was only notified of our inclusion in the past week! We were not part of the original plan and were not consulted in any fashion. While I appreciate the opportunity to be heard, the last minute notice is questionable at best.

b.

The council has proposed that 54% of our houses be included in their plan, while not having the same level of targeting in any other neighborhoods in the overlay zone. This is unjust.

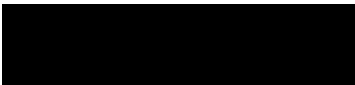
In this small window of time (since January 19th, when we were added to the plan), no one from the council has even been in the neighborhood to understand the safety implications of this proposal on both residents and children attending the adjacent schools. Given the already proposed housing units at Menlo College and Menlo School, combined with the limited ingress/egress issues we were left off the original plan.... None of those facts have changed! We understand the pressure from the state, but including Victoria Manor unnecessarily is harming (rather than helping) our community.

Lastly, we will share with the council that we have no intention to sell our house in the next eight years and will share this with HDC as well.

We strongly encourage the council to remove Victoria Manor from the Overlay plans for the benefit of all.

Sincerely,

Sunil & Roopa Shah



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

PUBLIC DISCLOSURE NOTICE:

This email and any attached files were sent from an email account assigned to a public official for the Town of Atherton. This email, replies to this email, or emails sent directly to this email account may constitute a public record and, if retained during the normal course of business, may be subject to disclosure to any person upon request.

Begin forwarded message:

From: Basil Shikin [REDACTED]
Subject: Draft Housing Element is Harmful to Menlo Park Residents
Date: January 30, 2023 at 9:19:39 AM PST
To: grodericks@ci.atherton.ca.us
Cc: Maria Kalinina [REDACTED]

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

Dear Mr. Rodericks,

Our family lives on Hesketh Drive in Menlo Park.

We have recently learned about Town of Atherton Public Hearing next Tuesday regarding an amendment to the Town's General Plan to include 348 new low income housing units.

We find this proposal utterly unfair. All of the new construction is clustered around the Valparaiso ave. It means that the residents of that part of Menlo Park and Atherton will bear the brunt of construction, increased traffic and other negative impacts of this proposal. As it is right now Valparaiso traffic in mornings and afternoons is terrible. A 10 minute school commute could take up to 40 minutes due to the school traffic on Valparaiso. Adding 348 units will only exacerbate this problem.

We strongly object the proposal. We believe it will be harmful to both existing and new residents. We believe that

alternatives distributing re-zoning throughout the Town of Atherton ought to be considered.
We also believe that residents of Menlo Park living near Valparaiso avenue must be included in the conversation, since they will be impacted as well.

Regards,
Vasily Shikin and Maria Kalinina

January 29, 2023

Dear Atherton City Council and the Atherton Planning Commission,

We are writing regarding the recommendations for the Housing Element to be adopted at the special meeting on January 31, 2023.

We are very excited to see that the planning commission has recommended a new multifamily “overlay zone” that would allow existing developments to 88 properties along El Camino Real and to 22 lots along Valparaiso. This aligns with long term planning needs and can lead to very real opportunities to increase housing in Atherton. These two streets, especially El Camino, provide direct access to transportation and are central thoroughfares in the area. This also follows a proven strategy of many of our neighbors including Menlo Park, Palo Alto, Redwood City, and San Carlos to build great numbers of additional housing in the area on El Camino. By making this change to the housing element it will hold credibility about Atherton’s housing commitment to the California Department of Housing and Community Development (HCD).

However, in the most recent housing element plan, 23 Oakwood Blvd was yet again prioritized for rezoning because even though it is not close to services, transit, jobs and is also without adequate access along a public right-of-way, it is being portrayed as such. This property stands alone as the only proposed property that is not on a major arterial route, the only property without direct access to public transportation, the only property that exits directly into a neighborhood, and the only property that is not contiguous with any other proposed property.

Rather than justify why this property is removed from the plan, we struggle with identifying why this property was ever considered with the current plans. We understand that the current owners are willing to build on this property, but it is not clear to us that this has been the criteria for selecting properties for the housing element or that it should be a criterion now when you are already proposing an effective plan without it.

We are not opposed to increasing density at 23 Oakwood Blvd however 16 units is too many. Less than 8 units are acceptable as they do not compromise the safety of the residents and do not add significantly to the congestion of the area. It appears that with the new plan proposed along Valparaiso and El Camino, that there is no longer a justification for the inclusion of the property at 23 Oakwood outside of the property owner’s interest in building additional units. We commend the council for proposing an effective plan along El Camino and Valparaiso to achieve the goals of the Housing Element and urge the council to remove the multifamily rezone of 23 Oakwood from the Atherton Housing Element.

Sincerely,

Anuj Gaggar MD PhD and Aracely Tamayo PhD

██████ W Oakwood Blvd
Redwood City, CA 94061

████████████████████
████████████████████

From: [Marilyn Territo](#)
To: [Council](#)
Subject: Atherton Town Hall, January 31, 2023 - Support Against the Re-Zoning of 23 Oakwood Blvd.
Date: Saturday, January 28, 2023 1:02:52 PM

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

ATHERTON CITY COUNCIL:

We will be unable to attend your upcoming Atherton Town Hall meeting on January 31, 2023 in which you will be, once again, discussing the rezoning of the **23 Oakwood Housing Element**. We want to present for your consideration in this e-mail our **CONCERNS** about this proposed project in our already densely developed neighborhood.

We recognize the many commitments you have to make as good stewards in carefully and responsibly managing the needs of your town of Atherton. We are very grateful that you had previously extended your stewardship to your Oakwood neighbors by making the decision to remove the dense development of the 23 Oakwood property project from your agenda. Your Council opted to seek development of several other properties that were more appropriate in meeting the needs of Atherton and its adjoining communities.

We, and our collective neighbors, were most grateful that you recognized that the 23 Oakwood property is **TOO DENSE** and **NOT A SAFE CHOICE** for your neighboring community. However, now we are deeply disappointed that you made the unexpected decision to no longer honor the concerns and needs of the Oakwood Neighborhood by reintroducing this project to your agenda.

Apparently, there were forces at work in **your community** that make your Council **disregard** all other appropriate considerations in order for you to re-focus on the 23 Oakwood location. We are, once again, advising you that the re-zoning and dense development of this property is a decision that will jeopardize the safety of our neighborhood from our young children to our seniors. *Please see the bullet points listed below for additional reasons why this property is not suitable for your dense development.*

Over a period of time, concerned Oakwood citizens and Redwood City Council members have presented to your Council a myriad of reasons why dense development of 23 Oakwood is inappropriate. It is our hope that you will **RESPONSIBLY** place at the **FOUNDATION** of your decision **SAFETY FOR ALL CONCERNED** and seek to develop the more appropriate properties on the transportation corridor that you had previously considered.

We want to thank you, in advance, for addressing our concerns and for taking the needs and well-being of all the Oakwood Neighborhood into consideration before making your final decision for the 23 Oakwood Housing Element.

Sincerely,

Paula Uccelli, [REDACTED] Rossi Lane, Redwood City, CA 94061, [REDACTED]

Marilyn Territo, [REDACTED] Rossi Lane, Redwood City, CA 94061, [REDACTED]

REASONS NOT TO DEVELOP THE 23 OAKWOOD HOUSING DEVELOPMENT:

- Councils decision to add the property at 10 units per acre was a last minute hasty decision.
- The council failed to have the foresight to make the large scale rezoning of El Camino, Valparaiso that would appease HCD and so find themselves backed into a corner where they want to put density where it doesn't belong in our small neighborhood.
- We recommend taking the Planning Commissions recommendation to impose a multifamily overlay zone along the entirety of the El Camino at 20 units per acre and Valparaiso at 10 units per acre. Allowing this density on arterial roads will appease HCD.
- The proposed development at 23 Oakwood does not follow Atherton Council's initial list of development principles they used to ID possible multi family housing sites at the outset of their process of identifying sites for rezoning.
- 23 Oakwood is not on an arterial road or on a high traffic corridor.
- 23 Oakwood is not adjacent to density or commercial property.
- 23 Oakwood is a 42-48 minute walk to the nearest train stations.
- Concerns about the Arata's (property owner) representation of their parcel as 1.62 acres when all public records indicate 1.52 acres.
- The property has at least 26 heritage trees on it.
- The property is long and narrow and would be extremely congested at the proposed density, how would emergency services get access?
- The Oakwood oval and Oakwood neighborhood is one of the most desirable neighborhoods in Redwood City, a walking circle, and have existing traffic control bollards in place, adding 30+ cars is a safety concern.
- Oakwood oval is highly used for recreational walkers and their pets, adding traffic is a safety concern for the large amount of foot traffic present.

- During pandemic Oakwood oval was closed to traffic as 1 of 4 RWC sites for community open space walking area. This fact reinforces how much foot traffic is present.

- Concern for children walking to school and their safety, as the proximity to Selby Lane creates a funnel for school children walking in the mornings and afternoons.

- This is a neighborhood prone to flooding.

- Redwood City Council members have made public comments to Atherton Council of their concerns about the project given the dissimilar density in Redwood City that this project abuts.

- The inclusion of this property as multi family housing before the city develops its own land at Gilmore House seems wrong. If one multi family housing site is enough to tip the scales with HCD (it is not) how does the town justify sacrificing our neighborhood over sacrificing their own land. The optics reinforce an appearance of Atherton as an elitist community who jams its required unwanted multi family housing sites up against the periphery of its border instead of a more equitable and far sighted plan all along the major arteries as the planning commission has recommended to the council.

From: [Lisa Thomas](#)
To: [Council](#)
Subject: CEQA Objection
Date: Monday, January 30, 2023 4:43:28 PM

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

Lisa Thomas

■ Gresham Ln, Atherton CA 94027

Jan 30 2023

To the Town of Atherton City Council:

I object to approval of the Resolution Adopting a General Plan Amendment to Repeal the 2015-2022 Housing Element and Replace it with the 2023-2031 Housing Element (Sixth Cycle) that is set for the special City Council meeting on January 31, 2023, as Agenda Item No.

The ground for this objection is that the General Plan Amendment is a “CEQA project” and the Town must complete CEQA review of the General Plan Amendment before approving it.

The Staff report contends that: “The consideration and adoption of the Town-initiated Housing Element (6th Cycle) is not a project pursuant to the California Environmental Quality Act (CEQA).” This is incorrect because the Council’s decision is discretionary, the General Plan Amendment will lead to increased housing density and population, which will affect the physical environment by increasing air and water pollution, requiring more public services, and increasing greenhouse gas emissions from increased construction of housing and ancillary commercial construction for businesses serving the increased population.

The Staff report contends that: “The consideration and adoption of the Housing Element is alternatively exempt from CEQA pursuant to CEQA Guidelines Section 15002 as the adoption of the Housing Element is a planning study and will not have any impacts to the environment.” This is incorrect because, as noted above, the General Plan Amendment will lead to increased housing density and population, which will affect the physical environment.

The Staff report contends that: “Further, to the extent the Regional Housing Needs determinations are made, the Project is further exempt from CEQA pursuant to Section 15283, which provides, “CEQA does not apply to regional housing needs determinations made by the Department of Housing and Community Development, a council of governments, or a city or county pursuant to Section 65584 of the Government Code.” This is incorrect because the

General Plan Amendment is not, or is not only, a regional housing needs determination. It is a specific proposal for increasing housing density to accommodate a regional housing needs determination. As such it is not exempt from CEQA pursuant to Section 65584 of the Government Code.

Respectfully,

Lisa Thomas

From: [Amy Torre](#)
To: [Council](#)
Subject: High Density Housing
Date: Friday, January 27, 2023 8:55:11 AM

[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 live on Maple Avenue and I am quite concerned about the high density housing proposal of lots along El Camino. To be honest, I am so tired of the endless construction in our area. While my family was very supportive of the new Town Center, we had to deal with seemingly endless noise and construction traffic on our street. Finally, that has been completed, and here we are again with yet another proposal of more years of construction, traffic, and noise in our area.

In addition, there has been a significant increase in traffic on our street since the construction of the new civic center. My kids have to be extremely cautious when playing outside or walking to the library and park. I fear that additional multi-family homes near us will add to the traffic flow and number of cars that speed down our street.

Aren't there other areas of Atherton that can share some of this civic responsibility?

Sincerely,
Amy Torre
■ Maple Avenue

Attn: Atherton City Council and City Manager

The undersigned* Atherton residents respectfully request that the homes in the Victoria Manor neighborhood bordering Valparaiso & El Camino be excluded from any zone identified as a Multi-Family overlay in the 2023 Atherton Housing Element Plan.

The state requires that the town conduct a thorough analysis of its properties and subsequently submit a plan that has a realistic chance of coming to fruition.

Due to the location of the Victoria Manor neighborhood, sandwiched between the very short blocks of road emanating from the already over-burdened El Camino and Valparaiso intersection, the Menlo College campus, and the Menlo School campus, and taking into consideration the additional high-density development proposed to be built at Menlo College and Menlo School, **there's no realistic way for the portion of El Camino and Valparaiso bordering Victoria Manor to safely support additional high-density development.**

- cars would lack safe ingress and egress on these portions of both El Camino and Valparaiso
- school children and other residents walking and riding on the single lanes of Valparaiso would be put at serious risk
- the traffic congestion that would be caused by the addition of any additional cars beyond those generated from 60 new units at Menlo College and 20 new units at Menlo School on these two little .3 mile strips of road would result in the inability of emergency vehicles - be it ambulances, fire or police to quickly and effectively access our neighborhood

Additionally, we believe the town could be held liable for any accidents and deaths caused by the safety hazards that would be created due to their decision to unsafely zone Victoria Manor for high-density housing.

Also, as related to the viability of high-density housing in Victoria Manor, the 1/3 acres lots on Victoria Drive are of course too small to support multi-family housing. The likelihood 2 or 3 next-door neighbors would want to sell at the same time is so improbable, that it would be disingenuous to include this as an option.

Furthermore, all of us who live in the potential zone you're considering including in an overlay have no intention of selling our home during the upcoming housing element cycle.

<i>Jan and Jim MacKenzie</i>	1 <i>Victoria Drive</i>
<i>Maria Burgato</i>	<i>Victoria Drive</i>
<i>Shala Mostofi</i>	<i>Victoria Drive</i>
<i>Adam, Shu-shen, Aaron, & Gour-Tsyh Yeh & Irene Change</i>	<i>Victoria Drive</i>
<i>Donna and Gary Wada</i>	<i>Victoria Drive</i>
<i>Suzanne and Bob Couch</i>	3 <i>Victoria Drive</i>
<i>Fun Yuen</i>	<i>Victoria Drive</i>
<i>Roopa and Sunil Shah</i>	<i>Victoria Drive</i>
<i>Chris and Phil Brosterhous</i>	<i>Victoria Drive</i>
<i>Sumiko and James Yoshida</i>	<i>Leon Way</i>
<i>Narmina Sharifova and Cetin Ozbutun</i>	<i>Leon Way</i>
<i>Drew Haydel</i>	<i>Leon Way</i>
<i>Kana & JM Yujuico</i>	<i>Leon Way</i>
<i>Megan and Parker Fields</i>	<i>Leon Way</i>
<i>Shirley Ilg</i>	<i>Leon Way</i>
<i>Deborah Blake</i>	<i>Leon Way</i>
<i>Tracy and Ali Satvat</i>	<i>Douglass Way</i>
<i>Homeowners</i>	<i>Douglass Way</i>
<i>Phil Abrahamson and Dana Shelley</i>	<i>Douglass Way</i>
<i>Anna Chase</i>	<i>Douglass Way</i>
<i>Andrea Luskin and Andy Jeffrey</i>	<i>Douglass Way</i>
<i>Tomi Miller</i>	<i>Douglass Way</i>
<i>Denise and Nic Persson</i>	<i>Douglass Way</i>
<i>Natalya Guterma</i>	<i>Douglass Way</i>

Jan 27, 2023

* We have a hard copy signature sheet from all those home, and email requests from all those away and reachable confirming their inclusion.

From: [HG Wada](#)
To: [Council](#)
Cc: [DJ WADA](#); [Jan MacKenzie](#); [Andrea Luskin](#)
Subject: Response to Letter Dated January 20th, 2023- Notice of Public Hearing regarding the Housing Element for Planning Period 2023-2031.
Date: Friday, January 27, 2023 1:24:14 PM

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

Councilmen of the Atherton City Council,

Having reviewed the Planning Commission Recommendation from the special meeting on January 20th, 2023, approved by a 3 of 5 majority of Council members, I am voicing our position as residents of 55 Victoria Dr., one of the subject properties affected by the proposed changes to the Housing Element.

As clearly stated by Andrea Luskin, a fellow Victoria Manor HOA member, there are compelling reasons for not approving the proposed Housing Element. Degradation of the area by the increased traffic that high density housing would bring is a major factor, increasing the risk of injury to pedestrians, bicyclists and drivers alike, particularly in the case of the Victoria Dr overlay, because of the unique position of this neighborhood already surrounded by Menlo College, Menlo School, El Camino Real and Valparaiso streets.

Beyond the safety and environmental degradation of the neighborhood, is the impracticality of building high density housing in this neighborhood, where the majority of lots are too small and too expensive to develop as low income, high density housing. We and many of our neighbors are also not inclined to be selling our properties to developers so that they can consolidate lots for such a purpose. Having lived in the same house since 1987, we for one don't intend to be selling in our lifetime; hopefully, beyond the time horizon of this Housing Element cycle. This in itself should be a non-starter for the currently proposed Housing Element.

Please reconsider your approval of a Plan destined to failure for lack of support from the residences of the affected areas and your town.

Henry G. Wada and Donna J. Wada
[REDACTED] Dr., Atherton, CA 94027

CC: Andrea Luskin letter

Dear Atherton Council members Widmer, DeGolia, Lewis, Holland, and Hawkins-Manuelian,

Firstly, I want to thank those of you who have taken the time to connect with us, members of the Victoria Manor neighborhood, be it through neighborhood walk-thrus over the summer, discussion via a group Zoom, or attending our neighborhood get togethers or drills. I know that those who have engaged with us **understand the uniqueness of both our neighborhood geography in Victoria Manor and the**

tight knit neighborhood community we've developed over many years of neighborhood gatherings, emergency planning, and other safety advocacy efforts such as securing a government grant and cooperation between Atherton and Menlo Park to install the cross jurisdictional lighted crosswalk on Valparaiso at Hoover.

Our neighborhood understands the considerable pressure you feel (due to concerns of potential HCD fines being levied and the builder's remedy being applied) to submit a Housing Element Plan that won't flat out be rejected by HCD. However, as with the first plan submitted, **we urge you to best advocate for our town's citizens and way of life by submitting a plan that may be just reasonable enough to have some chance of being accepted while not sacrificing dozens of homes and entire neighborhoods unnecessarily.** This truly is a balancing act. And while it's the town consultants and planners goal to have HCD fully approve the next plan with no modifications required, potentially at the expense of much more property than necessary, *it should be your goal to protect as much as possible and to utilize the knowledge you've acquired, that non-resident consultants aren't privy to, to discern what areas to focus on.*

As the latest Planning Commission plan is constructed, the one neighborhood in Atherton that has been held up as an example for others to replicate, our neighborhood, Victoria Manor, is set to be crushed on all 4 sides by huge development. We have Menlo College bordering us on the North where you've already designated 60 units can be built by right, Menlo School bordering us on the West where you've designated another 20 units, and El Camino on the East and Valparaiso on the South where you're now considering an overlay zone

You already determined previously, and rightly so, that **our 28 home neighborhood on 3 cul de sacs is not suitable for dense housing:**

- there's **only one ingress/egress** into the neighborhood and as is, is very difficult to get in and out of due to its location on Valparaiso within yards of the El Camino intersection. Additional cars would be incredibly unsafe.
- the homes on **Victoria Drive** bordering El Camino are on **1/3 acres lots** so are too small to support multi-family on their own and are also not deep enough to support multi-family parking, even if one tried to engineer access via El Camino.
- the **tiny 5 house long cul-de-sac of Douglass Way**, which backs up to Valparaiso, could in **no way support the car traffic** from multi-family housing. And Valparaiso, a single lane in each direction, with its 2 private schools directly on it and Hillview Middle School just a block off, with hundreds of school kids and bikes on it everyday is already beyond burdened with traffic so trying to have dozens or potentially hundreds of more cars accessing multi-family housing on Valparaiso so close to El Camino would be a **safety disaster.**

Even if you don't look at all the significant reasons the homes in our area are an awful choice for multi-family development, **surely you can't feel it's reasonable to designate 15 of the 28 homes in a tiny 3 street cul-de-sac'd neighborhood with a multi-family overlay**, surrounding the few homes not in the overlay **on all 4 sides with development** . You would be endangering the most organized,

cohesive, emergency-ready neighborhood in all of Atherton.

Additionally, **because these homes and this neighborhood isn't suitable for this kind of development** for the reasons listed above, **and most, if not all of the neighbors have no intention of selling in the next 8 years, it would be disingenuous to include them in any plan. If included, the neighbors will promptly send a letter to HCD** letting them know they have no intention of selling during this cycle, and even if they sold in a future cycle their homes aren't realistic building locations for multifamily housing.

This is all to say for all the reasons above **we strongly urge you to remove ALL of the homes in Victoria Manor from any El Camino and Valparaiso overlay you may be considering.**

Thank you so much for everything you do for the town. This is a difficult challenge and I certainly don't envy the position you're in but I trust you'll only include properties in the plan that have a realistic chance to safely be developed.

With sincerity and appreciation,

Andrea Luskin
■ Douglass Way

Begin forwarded message:

From: Steve Wadsworth [REDACTED]
Date: January 30, 2023 at 4:24:03 PM PST
To: George Rodericks <grodericks@ci.atherton.ca.us>, Lisa Costa Sanders <lcostasanders@ci.atherton.ca.us>
Cc: "Rick.Degolia.External" <degolia@gmail.com>
Subject: Atherton Housing Element Proposal

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

George, Lisa and Rick -

My name is Steve Wadsworth, and I am a resident of Atherton. I live at [REDACTED] Atherton Oaks Lane.

I recently became aware of the new proposal to add a multi-tenant "overlay" on certain properties along Valparaiso. I apologize for not being closer to this issue sooner, but I was traveling in Europe and came home to find both the letter Notice of Public Hearing for the Planning Commission meeting on January 25th, which I was not in town for, and the letter from George providing information about the overlay plan. I plan to attend the Town Council meeting tomorrow.

I know this is a challenging issue, and I appreciate your work attempting to deal with it.

I have a long list of issues and concerns with the proposal, but I will focus on my primary concern. At least along the Valparaiso corridor, and maybe across all of Atherton, this proposal impacts my property in a unique way. If it moves forward, my property will be the only one that is bordered on two sides by properties that have the multi-tenant overlay and I do not have the overlay. My concern is that this is uniquely discriminating against my property and will almost certainly have negative implications for the value of my property. If properties on two sides of mine have the right to develop multi-tenant housing and my property is limited to a single family residence, then certainly my property will be less attractive to a buyer or developer. Unfortunately, I will have to challenge this proposal if it moves forward. I hate to spend time and resources challenging this, but I don't see any other choice in a scenario in which the town is applying what appears to me to be an unfair and discriminatory approach to changes in zoning that will uniquely impact the value of my most important asset.

While I would prefer to not see any of the Valparaiso overlay happen, if the current proposal moves forward I would suggest that the Town should also apply the overlay to my property as well. This would at least put my property on equal footing with those around me. My suggestion here is simply an initial thought that would require further consideration.

I plan on attending the Town Council meeting tomorrow, and I am happy to discuss this with any of you at any time.

Best regards,


Steve

From: [Daniel Walker](#)
To: [Council](#)
Subject: Opposing ECR overlay
Date: Wednesday, January 25, 2023 7:48:37 PM

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

Hello Town Council,

I wanted to share our opinion against upzoning or overlays that may significantly develop properties in our neighborhood near the Town Center. This area has already undergone major development over the last few years to support Atherton's Town Center project. On our street there are several oddly shaped and flag lots bordering El Camino, which will enable another significant project if consolidated and developed. We feel this will continue to trend this neighborhood towards high development, benefiting developers and hurting residents without actually producing truly affordable housing. We understand the challenging situation you must navigate, I hope a good outcome that reduces impact on current residents can be found.

Thanks,
Dan Walker
 Maple Avenue



Begin forwarded message:

From: James White [REDACTED]
Subject: Multi family housing at Holbrook Palmer
Date: January 26, 2023 at 10:32:27 AM PST
To: grodericks@ci.atherton.ca.us
Cc: "rick@rickdegolia.com" <rick@rickdegolia.com>

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

Dear Sirs:

As the submittal date approaches for the multifamily housing plans for Atherton, I want to add our names to the list of those opposing the use of Holbrook Palmer park land in the plan.

Our property at [REDACTED] Lane Place is adjacent to the park house currently used as the residence of the Police Chief and some part time lodging of officers. A neighbor has said he worries that the property could be submitted in the plan as a site for multifamily housing.

Ask The Almanac article recently reported, this would be in violation of the original gift of the park to the city by Ms. Holbrook Palmer, which stipulates that the park be dedicated to recreational use.

My wife and I walk daily in the park and know it is a cherished part of living in Atherton. Many families bring children and pets and walk daily there. The Little League and the tennis facilities add to the recreational use also.

I recall when the plans were being made for the new library that the park was suggested as a site for it. That proposal was opposed in a similar way to the current thought of turning the police chiefs house into public apartments.

Please remove the Holbrook Palmer property from the final submittal to the State of California.

It is used on a daily basis by numerous people who cherish it and keep it as clean as any public park you could find because they use it regularly and appreciate it.

Respectfully,
James and Caryn White
[REDACTED] Lane Place
Atherton, CA

From: [Stephens & Brugato, CPAs, LLP](#)
To: [Anthony Suber](#)
Subject: Additional comments for the Special Meeting on January 31, 2023 for the Town of Atherton Housing Element
Date: Monday, January 30, 2023 12:00:54 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 of Atherton,

See below for additional comments for the Special Meeting, the state will not approve the Housing Element in its current state:

The proposed overlay zone singles out smaller acreage lots on a single street, apparently in an attempt to "have the minimal impact on the remaining town," according to council member Elizabeth Lewis. However, that runs entirely contrary to the basic requirements of AB 686, which is designed to ensure that affordable fair housing is distributed *throughout* a community, with a particular focus on parcels *larger* than half an acre.

First, Cal. Gov. Code 65583.2(c)(2)(A) provides that "[a] site smaller than half an acre shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department that the site is adequate to accommodate lower income housing." The council does not appear to have explained how it has satisfied this requirement. Likewise, a barrier to affirmatively furthering fair housing is "[p]redominance of single family uses and larger lot sizes in racially concentrated areas of affluence." [Affirmatively Furthering Fair Housing \(ca.gov\)](#) (p. 26).

Second, relevant guidance regarding this program indicates cities should ensure that "sites zoned to accommodate housing for lower-income households are not concentrated in lower resource areas and segregated concentrated areas of poverty, but rather dispersed throughout the community, including in areas with access to greater resources, amenities, and opportunity." [Division of Administration and Management Letterhead \(ca.gov\)](#) (p.6). Placing an overlay zone on a single street runs afoul of this requirement.

Third, AB 686 requires that the town "identify sites *throughout* the community," not simply a single street, for potential development. Cal. Gov. Code 65583.2(a) (emphasis added).

Stacey Wilkinson
Victoria Drive

From: [Stephens & Brugato, CPAs, LLP](#)
To: [Anthony Suber](#)
Subject: Public Comment for the Special Meeting on January 31, 2023 for the Town of Atherton Housing Element
Date: Sunday, January 29, 2023 2:40:45 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 of Atherton City Council,

I am a homeowner and resident of one of the lots selected for the overlay zone by the City Council for the Housing Element to be submitted on January 31st, 2023. I have owned and lived in this home for 28 years. I do not agree with the current plan to include only these 88 lots in the Housing Element and want my disagreement and the issues for the disagreement included in the public record so the current Housing Element can be challenged in court.

Here are the issues I have with the current Housing Element:

- 1) The plan only includes 88 lots in Atherton which represents approximately 4% of the homes in Atherton. This is extremely discriminatory to the owners of these lots and the other homeowners surrounding these homes.
- 2) The selected 88 lots are mostly under one acre. With the current plan, the Town will not be able to meet the low income housing requirement of the Housing Element. The street I live on, Victoria Drive, has ten homes that are all about one-third of an acre. The only way to add low income housing on our street would require the combination of three to four lots on our street. The odds of this happening are very low since the current use would not change and there would need to be multiple adjacent sales at the same time. This would apply to most of the 88 lots.
- 3) The 88 lots were selected due to the higher traffic along El Camino and Valparaiso Avenue, but the City Council has ignored the following streets in Atherton that have similar busy traffic or are used for cut-through traffic:

Walsh Road
Middlefield Road
Watkins Avenue
Bay Road
Ringwood Avenue
Glenwood Avenue
Atherton Avenue
Alameda De Las Pulgas
Selby Lane

Many of these streets also border the towns of Redwood City and Menlo Park. The Council should consider including more homes along these busy streets.

- 4) The current Housing Element proposal appears to be the City Council's plan to maintain the town in its current state at the sacrifice of the 88 lots. This quote comes from The San Jose Mercury News article titled "Atherton agrees to rezone it's 'poverty pocket' of multi-million-

dollar homes", dated January 11, 2023:

"I've lived in Atherton over 20 years, and I don't want to destroy Atherton's character, but the rationale is to look at locations that will have minimal impact on the remaining town", council member Elizabeth Lewis said. "We've really tried to not do a multi-family upzoning situation, but it looks like we need to take another look at our housing element before we submit."

5) Do any of the Council Members live on one of the 88 lots they are going to include in the plan?

6) Once the 88 lots are submitted to the state as part of the Housing Element and accepted by the state, that fact will have to be disclosed by any property owner of the affected lots if they decide to sell their homes. This could impact the valuation of the homes. Is the Town of Atherton going to indemnify the owners for any immediate or future loss of market value due to their decision?

7) If the Housing Element is rejected by the state, which is highly likely, the Town will be subject to the "builder's remedy" which would allow landowners to build dense housing without the oversight or approval of local officials. This would be the worst possible outcome. The Council should consider making the entire Town subject to the overlay. The Town of Atherton will be subject to more low income housing requirements in the future, so the idea of Atherton remaining in its current state is unrealistic. The overlay on the entire Town would allow the Town to maintain some control of the building standards while allowing homeowners the freedom to continue to use or develop their property subject to these standards.

Stacey Wilkinson
Victoria Drive

Timothy Barklow
[REDACTED] American Way
Menlo Park CA 94025

[REDACTED]

January 31, 2023

Dear Atherton Planning Commission Members:

I, my wife Amarzaya, and three children ages 14,12 & 7 live in unincorporated San Mateo county, [REDACTED] American Way, Menlo Park, just one block from the proposed Valparaiso overlay zone. I have owned the American Way property since 1992.

Thank you very much for mailing the notice of the Jan 31 public hearing to nearby residents.

However, I have to say no thank you to whoever added the Valparaiso overlay zone proposal at the very last minute to the Atherton Draft Housing Element. The Valparaiso overlay zone is a grave threat to my family's security, quality of life, and long-term financial well-being. Although you point out that residents in the affected lots would not be forced to change how they currently use their property, you can't just take that assurance and hope against hope that nobody sells their property to commercial interests. You have to consider the consequences of converting all 22 lots along a 0.8 mile continuous stretch of road into multi-family residences, 20 units per acre. Such a development would utterly ruin the character and country road aesthetic of the region. Furthermore, it would magnify many times over an already intolerable traffic situation. The Valparaiso proposal is sheer madness.

Speaking of sheer madness, allow me to say something about SB9. I am disappointed that the city of Atherton hasn't pushed back on the SB9 mandates. In your summary statements there is the appearance that you cower whenever the State Department of Housing and Community Development (HCD) tells you they don't like something. Why haven't you devoted resources to challenging the constitutionality of SB9? This law is an insidious first step toward private property seizure by a central authority – i.e, HCD. If not challenged now, I believe that HCD and the forces behind SB9 will be returning for more blood in the not too distant future.

In summary, I strongly oppose the Valparaiso overlay zone proposal. If adopted I will oppose it with every fiber of my being.

Regards,

Timothy Barklow

Jan 30, 2023

To City Manager,

Please do not allow the affordable project at 23 Oakwood Blvd.

I Too live in the neighborhood and agree with The Curry's Not in our neighborhood!

I Live on Carlos Av. and it's bad enough that people drive thro our Street as a cut through to get to from Woodside Rd to El Camino. Also from Selby Ln too!

Atherton is like small Island and just does not have the space.

Please choose another location, maybe somewhere on El Camino.

Thank you,

Marchel Basegio



From: [Stephanie Chenevert](#)
To: [Council](#)
Cc: [Luis Balenko](#)
Subject: Objecting to Rezoning of the lot at 23 Oakwood Blvd.
Date: Tuesday, January 31, 2023 9:57:40 AM

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

To the Atherton City Council,

As the homeowner to [REDACTED] E Oakwood Blvd, which is the property directly adjacent to 23 Oakwood Blvd, we wanted to write to express my objection and concern with your proposal to rezone our neighboring property.

We are joining many of our neighbors in opposing this effort. The proposed density is excessive and unreasonable for the location. It will cause traffic and safety issues for our small community, in addition to potential environmental impacts (including grading and drainage, a significant concern given the recent flooding).

Our community understands the importance of increasing access to housing, but the proposed plan is excessive, and unreasonably places the burden on a small adjacent community. Our community is very concerned that the town of Atherton is moving quickly, without regard to the community's input, and without the appropriate measures to mitigate the significant adverse impact this would have on us.

To be clear:

- We the residents request that you remove 23 Oakwood from your rezoning plan.
- We the residents request that you reduce the zoning to a more appropriate density.
- We the residents request that you require safety and traffic calming studies as part of any rezoning and development agreement.
- We the residents request that you require an environmental study, including appropriate drainage measures.

We would be present to discuss these concerns, but a 2pm meeting time is not accessible to us who work full time to support our families.

Respectfully,

Stephanie Chenevert & Luis Balenko
Owners of [REDACTED] E Oakwood Blvd

From: [Thom Bryant](#)
To: [Council](#); [Robert Polito](#)
Subject: Thoughts from Council Meeting
Date: Wednesday, February 1, 2023 2:37:59 PM

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

At last night's Council meeting, Council Member Hawkins-Manuelian asked for clarification on HCD policy regarding BMR housing. She received one answer from the City Manager and the opposite answer from Council Member DeGolia. The source of the confusion appears to be HCD themselves. This may be due to HCD's primary all encompassing objective to **build more housing** coming into conflict with secondary requirements. Council Member DeGolia has expressed the view that the Town should challenge HCD on a number of issues. If the submitted Housing Element is rejected by HCD, then the multifamily/BMR question would clearly be the issue to challenge. I believe such a challenge from the Town, with the appropriate analysis, could be successful with HCD.

I know that rezoning the parcels along ECR is not part of the submitted Housing Element, but I am going to use them as an example since I spelled out the developed scenarios in a prior message. There are 7 lots along Gresham that are the same size. I understand that these owners have all stated that they will not sell, but situations change and houses do come up for sale.

Scenario A: 1 parcel along Gresham comes available to buy. This investor is interested in developing a mid rise building at 20 units/acre of high end condominiums with 20% of the units set aside for BMR housing. They need around an acre of land to realistically support a mid rise building. So the investor acquires the property, rents out the house and awaits for adjacent parcels to come up for sale. Based upon historical sale data, how long would the investor likely have to hold the initial parcel before 2 adjacent parcels came available? What is the probability that the project ROI meets or exceeds the investor's expectations? The combination of these 2 probabilities determines whether the project is feasible and whether something gets built. In this case I would assume the probability is near zero.

Scenario B: 1 parcel along Gresham comes available to buy. This investor is interested in developing a multifamily building at 20 units/acre with 20% of the units set aside for BMR housing. Since the parcel is 1/3 of an acre, they can build 6 units (apartments/Condo's/Townhouses). Based upon historical sale data, what is the probability that 1 of the 7 parcels comes available in the next 8 years? What is the probability that the project ROI meets or exceeds the investor's expectations? The combination of these 2 probabilities determines whether the project is feasible and whether something gets built. In this case, let's assume that the probability is around 30%

Scenario C: 1 parcel along Gresham comes available to buy. This investor is a small homebuilder. They acquire the parcel, split the lot into thirds and build 3 detached freestanding houses each with: their own lot, 4000 SqFt of living space, attached ADU, private rear yard sufficient for childrens play area or garden or pool and entertainment area. This is equivalent to building at 20 units/acre but without a 20% set aside for BMR housing. Based upon historical sale data, what is the probability that 1 of the 7 parcels comes available in the next 8 years? What is the probability that the project ROI meets or exceeds the investor's expectations? The combination of these 2 probabilities determines whether the project is feasible and whether something gets built. In this case, let's assume that the probability is around 70%

This is the Atherton dilemma for HCD: approve a Housing Element that has a low probability that anything at 20 units/acre with a 20% BMR set aside gets built vs. approving a Housing Element with high probability that expensive homes on small lots might actually get built? I could be wrong about HCD but I think its worth the Town investing some consulting dollars to flesh out this analysis, and its worth challenging HCD on multifamily/BMR housing.

The second issue that Council Hawkins-Manuelian raised was why the Planning Commission selected only Valparaiso for an overlay district when the same logic would apply to other streets as well (ignoring ECR). If the submitted Housing Element is rejected by HCD and if the Town is successful challenging multifamily/BMR housing then the challenge for the Council is selecting the location for small lots. In addition to Valparaiso I would include Ringwood,

Encinal and the south side of Watkins between the RR and ECR. This, obviously, shifts high density housing to the edge of Atherton, minimizing resistance from most of the Town (the Council's first instinct). But there are several other important advantages:

- No Atherton neighborhood can claim that it is unduly bearing the impact more than any other.
- Valparaiso, Ringwood and Encinal all have significant stretches devoted to schools. The character of these streets differs from most of Atherton and consequently are a better fit for small lot, high density housing. It might even be a model for the schools should they opt to build teacher housing. (one Council Member thought that increased density would be unsafe. I'm not sure that this correct. I think that there is research that indicates higher density creates safer streets due to the inclusion of sidewalks and the behavior of drivers paying more attention. But this should be confirmed with traffic engineering)
- Valparaiso, Ringwood and Encinal also differ, with the Menlo Park side having a density as much as 4X that of the Atherton side. And Watkins backs up to commercial space.
- Since the Council does not actually build homes, having an inventory of hundreds of possible lots enables the market to decide when and what to build. This is important since HCD will be monitoring to ensure that housing actually gets built.
- I've heard a number of residents ask for a long term plan rather than one off rezonings. An overlay of these four streets would allow for hundreds of new homes to be constructed; sufficient for multiple RHNA cycles.

The development scenarios along any of these 4 streets would be different than along ECR and should be taken into account in the feasibility analysis that I recommend the Town undertake.

Best//Thom

From: [Thom Bryant](#)
To: [Elizabeth.Lewis.External](#); [Council](#); [Robert Polito](#)
Subject: Re: ECR Up Zoning
Date: Tuesday, January 31, 2023 7:54:53 AM

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

Thx Elizabeth. I have a few other thoughts that I will forward later, but now I think congratulations are in order for the Council and Town staff. I suspect that most residents do not understand how difficult this process has been (in part due to the Town's unique development pattern). The Council has been great at listening, considering and communicating. Kudo's to all.

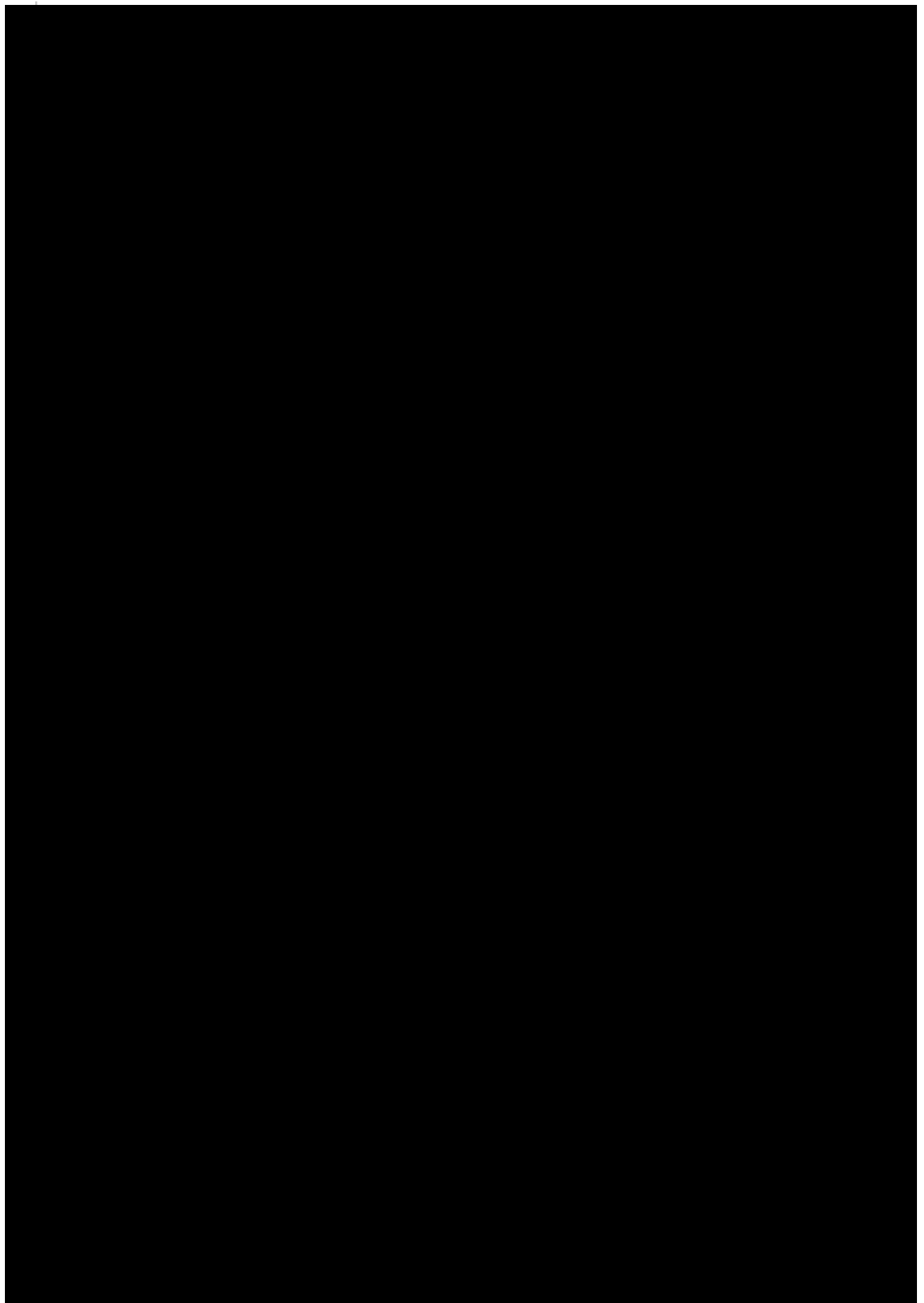
Best//Thom

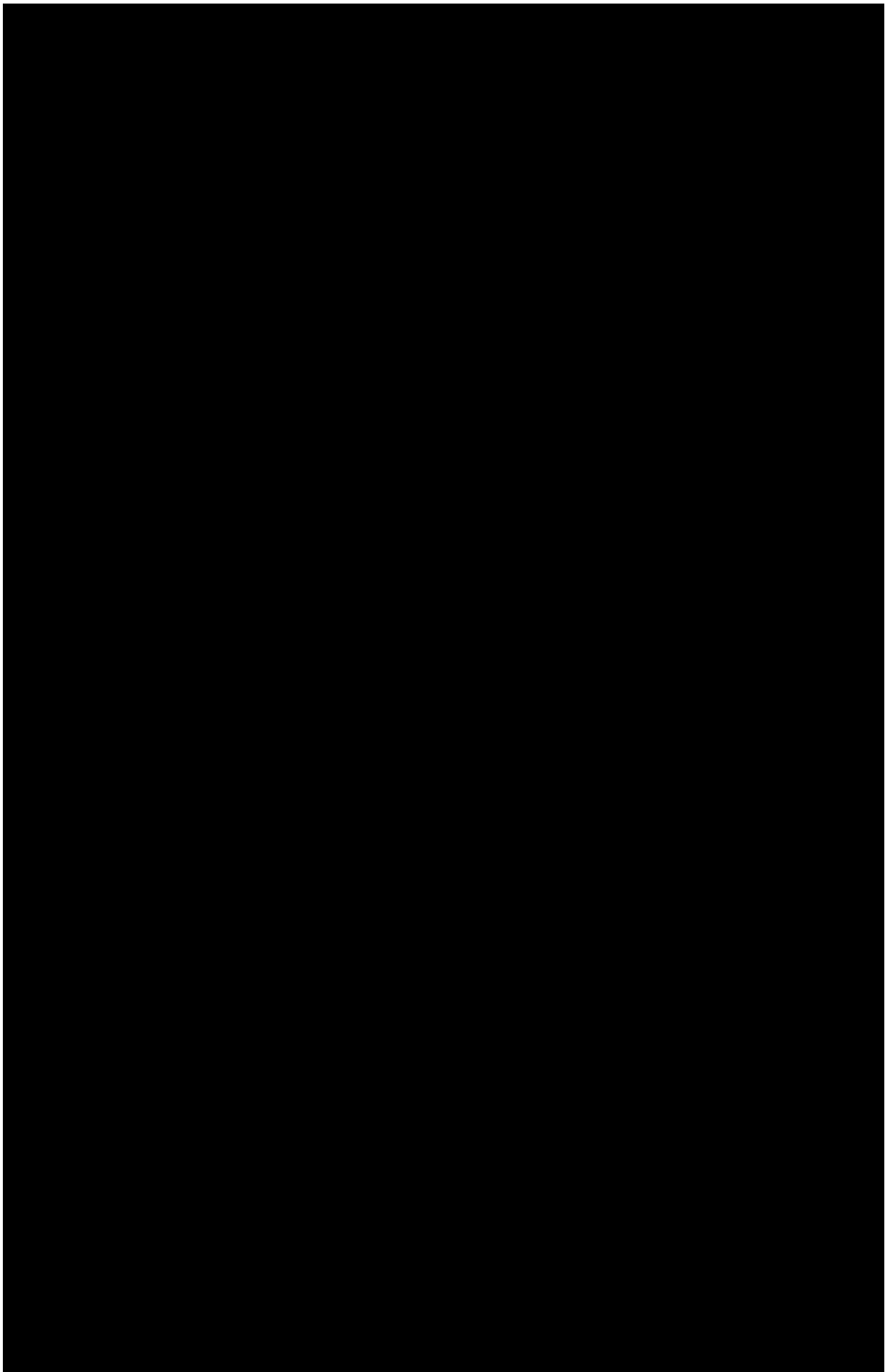
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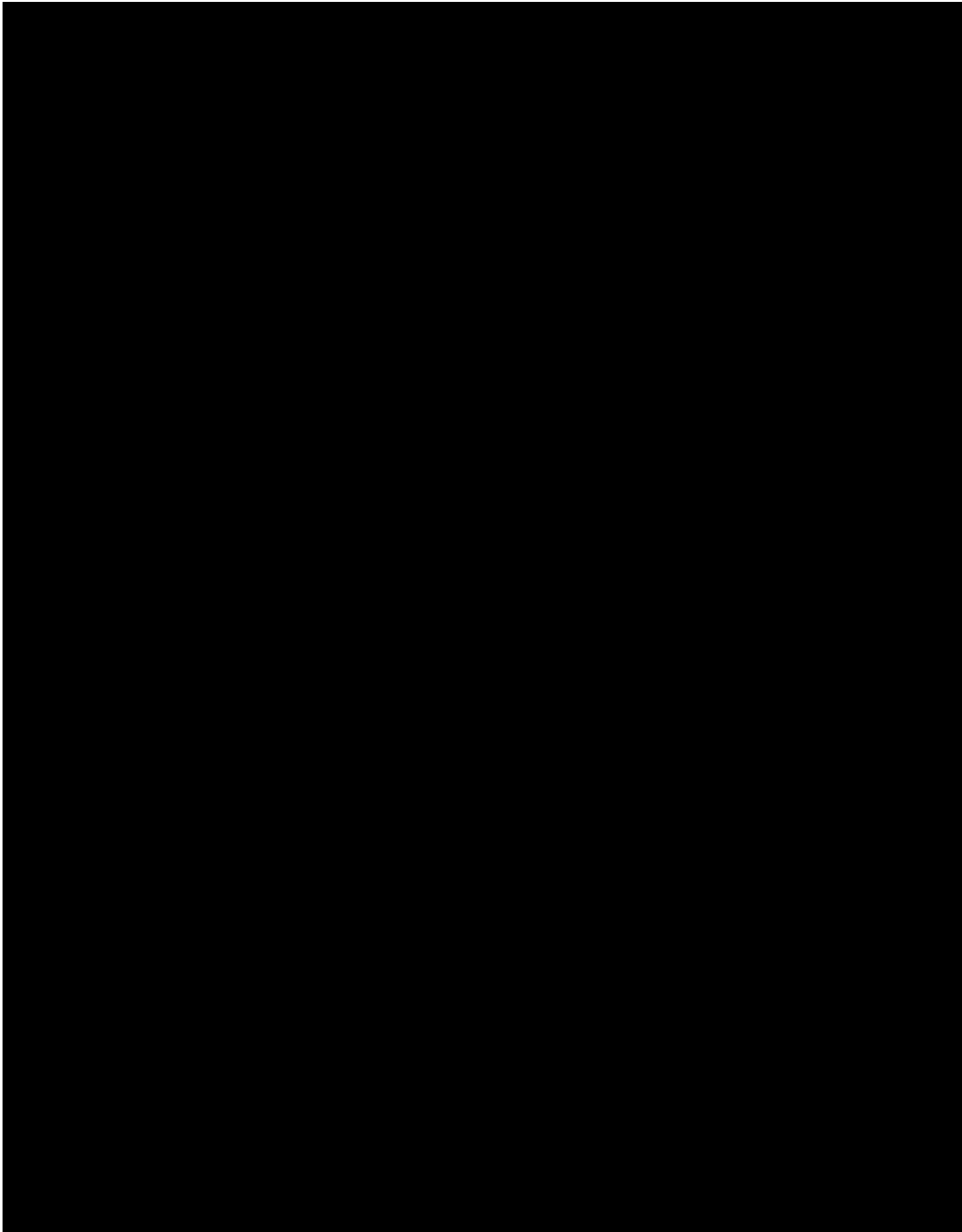
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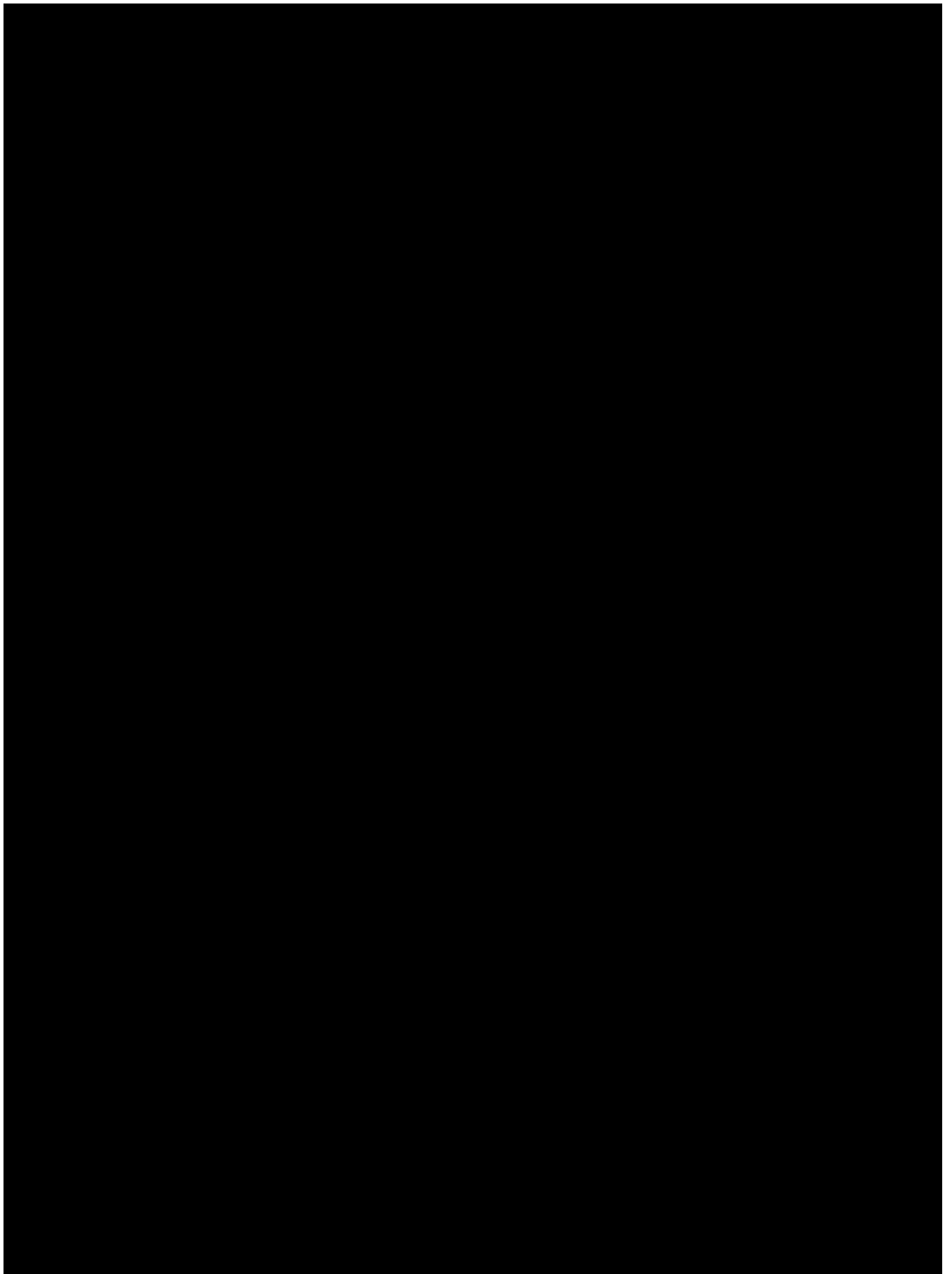
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[Redacted]











From: Thom Bryant [REDACTED] >
Date: January 14, 2023 at 1:21:06 PM PST
To: Council <Council@ci.atherton.ca.us>, Robert Polito
<rpolito@ci.atherton.ca.us>
Subject: ECR Up Zoning

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

Given the Council's decision to upzone 17 lots fronting ECR, and assuming that HCD will accept 20 units/acre in lieu of BMR multifamily housing, I believe it will help to restate the case for tall expensive single family homes on small lots. There are two important points to consider. First, single family homes are consistent with the Town's current policy. Second, there is a market for tall, expensive homes. See SummerHill's North 40 development in Los Gatos as one example: [Bellaterra at North 40 - TownFlats - Plan 5 - SummerHill Homes \(focus360.com\)](#) This is a 3 story, 2100 sqft row house with a \$2.1M asking price, with no yard and located adjacent to Hwy 17.

I suggest a third residential zoning category with the following standards:

4,000 sqft minimum lot size

60% FAR

40% Bonus FAR when an attached ADU is included

Attached ADU's (either 500 or 800 version) are exempt from FAR

10' minimum front setback
30' minimum rear yard setback
0' minimum side setback
34' maximum height limit

There are at least four generic single family housing models that would work with these zoning standards:

Free standing, zero lot line, 2 story, 2,400 sqft house @ 10 units/acre

Free standing, zero lot line, 3 story, 4,000 sqft house with attached ADU @ 20 units/acre

Row house (modern brownstone), 2 story, 2,400 sqft @ 10 units/acre

Row house 3 story, 4,000 sqft house with attached ADU @ 20 units/acre

Conceptually, the 17 lots along ECR could be redeveloped with as many as 140 units, if the Builder(s) all opted for the 40% FAR bonus (net add of +/- 120 units) or 70 single family homes without ADU's. This could be done with 50'X80' lots with the 80' depth dimension running parallel along ECR, and a shared driveway accessing ECR every 160'. The Gresham and Cebalo Lane side of the property could be redeveloped with 40'X100' lots. Alternatively, the Gresham and Cebalo sides of the property could be redeveloped with 100'X100' (or larger) lots, if the increased density along ECR was sufficient to meet HCD requirements.

The advantage of the approach as outlined is its alignment with Atherton's current policy for single family residences and ADU's. Secondly, the likely sales prices for these units would not necessarily devalue adjacent properties. Third, this approach could be the template for up zoning in future RHNA cycles. But there are at least two other development options that would also be consistent with recent Council decisions. First would be to up


zone the 17 lots for mid rise buildings similar to the Menlo College plan. Assuming owner occupied units instead of apartments, its not clear that ADU's make sense. So, in order to achieve the magic 20 units/acre, the development conceptually might entail seven 6 story buildings with 5 floors of 4 units each and parking on the ground floor and basement. The second alternative would be to up zone for townhomes similar to what is proposed for Oakwood. Since townhomes (as commonly understood in California) are condominiums, it is also not clear how ADU's would be accommodated in a condominium structure? Therefore, achieving 20 units/acre might require building 140 townhomes vs. 70 large single family homes on small lots.

I am confident that the proposed zoning standard can work from a design view point but Council may wish to consult with some area developers about feasibility, price points and market demand.

Best//Thom

--

Elizabeth Lewis



Town of Atherton
Anthony Suber, City Clerk
80 Fair Oaks Lane
Atherton, CA 94027
asuber@ci.atherton.ca.us
council@ci.atherton.ca.us

Dear City Clerk Suber:

This letter shall serve as a public comment to a Town of Atherton Special Meeting, to be held on January 31, 2023, related to the consideration of a resolution adopting a Housing Element. We own the property at 97 Gresham Lane and hereby object to and strongly oppose any Housing Element that includes the upzoning of our property.

By this letter, we hereby make any and all objections and oppositions to any Housing Element that upzones our property and preserve all legal rights to challenge any Housing Element adopted by the Town of Atherton in a civil proceeding, including but not limited to, seeking judicial review. Although the overlay proposal is preferable to upzoning, it lacks sufficient clarity and detail regarding its implementation at this time, so we therefore also reserve our rights to oppose any overlay plans the Town of Atherton may adopt that incorporate our property (including, but not limited to the specific zoning elements of said overlay).

1. Takings Claims.

Our property and many of the others that have been proposed for upzoning are 1/3 acre lots and are not large enough to accommodate the density required by the state (at least a 1/2 acre). Thus, in order for there to be any development to satisfy state law, owners of adjacent lots would both have to agree to sell to one developer, making it impossible for us to control the use and disposition of our own property. Moreover, these restrictions will substantially impair our current use of our property, the value of our property, and the number of possible future purchasers.

In an email from City Manager George Rodericks on January 25, 2023, he states: "upzoning also puts restrictions on the underlying property owner's ability to develop their property" and thus "it is the more onerous route for the property owner." Indeed, City Manager Rodericks admits that "upzoning eventually becomes mandatory in a sense."

2. Upzoning Won't Achieve the Desired Results.

We and most of our neighbors who have been targeted to be upzoned have signed petitions indicating that we have no intention of selling our properties. Thus, it should be very clear to the Town Council that upzoning our properties will likely be futile for the intended purpose. Moreover, the cost of

developing these lots is substantial and possibly not economically feasible. At current fair market value, for example, one-acre on Gresham Lane (3 one third acre lots combined at approximately \$4 million each) would cost over \$12 million to purchase, and development costs would need to be added to that number. In contrast, there are one-acre lots throughout the town selling for \$5.8 million to \$7.9 million that could be used for development at a much lower cost. Moreover, we suggest that the town reconsider using their own property as part of the Housing Element solution as other cities have done, including but not limited to the house in Holbrook Palmer Park, Town Hall, lots that house town vehicles, etc.

3. Notice/Due Process Issues with the Town Council Proceedings

At the December 15, 2022 Town Council meeting there was no mention of Gresham Lane, Selby Lane, or Cebalo Lane being upzoned. At the December 21, 2022 Town Council meeting, there was no discussion of the Housing Element. We were only notified on January 12, 2023 that this area was being considered for upzoning, just 20 days before the town is required to submit its revised draft of the Housing Element to the state.[1] This is a possible violation of notice requirements, the Brown Act, and basic due process rights. We have not had sufficient time to consult with legal counsel on these very significant issues affecting our properties.

4. Town Failed To Comply With CA Gov Code

The town has failed to comply with the threshold requirement for California Government Code sections 65583.2 (including (c)(2)(A), (B), (C)) "size of sights" analysis. The proposed upzoning is selectively restrictive and does not spread out the state's mandate equitably throughout town, which is a violation of the state's housing policy goals. Moreover, the town has not satisfied the level of analysis required or necessary as it relates to non-vacant sites and sites less than .5 acres.

5. CEQA and Affirmatively Furthering Affordable Housing

The town is also required to comply with environmental (CEQA) and Affirmatively Furthering Affordable Housing guidelines, which it has failed to do.

Sincerely,

Donna Chandra

Anurag Chandra

[1] The January 12th letter indicated there was an attached map highlighting the streets designated for upzoning, but the map was *not* included. The City Manager acknowledged this "mistake" at the January 18, 2023, Town Council meeting.

Anna Chase, Esq.
[REDACTED] Douglass Way
Atherton, CA 94027
[REDACTED]

January 30, 2023

VIA EMAIL ONLY:council@ci.atherton.ca.us

Atherton Council Members

Re: Proposed Zoning Overlay

Dear Atherton Council members Widmer, DeGolia, Lewis, Hawkins-Manuelian, and Holland:

Firstly, I want to thank you for taking the time and for serving on the Town's Council and for doing what is in the best interest of our Town as a whole.

While I understand that you are under the immense pressure to submit a Housing Element Plan that would not be rejected by HCD, I was surprised to discover that Valparaiso lots were recently added to the proposed zoning overlay. Adding Valparaiso lots to the proposed zoning overlay would just crush the Victoria Manor neighborhood as a whole, because it is the only Atherton neighborhood that has two busy corner streets, El Camino and Valparaiso. Yet, the Victoria Manor neighborhood consists of only 28 homes located on small 3 cul-de-sacs.

Even if you choose to proceed with the proposed overlay of El Camino Lots, adding the 5 Valparaiso lots of the Victoria Manor neighborhood does not make any sense at this point for the following reasons:

- The neighbors have no intention of selling during the next 8 years, so it does not get the Town the needed housing. I am one of the homeowners of the Valparaiso lots that is subject to the proposed overlay. Since I just spent almost 3 years building my custom home [the construction was finished in January 2020], I have no intention of selling. Likewise, Nick Perrson, 89 Douglass Way, is in the process of building his custom single-family residence.
- the **tiny 5 house long cul-de-sac of Douglass Way**, which backs up to Valparaiso, could in **no way support the car traffic** from multi-family housing. And Valparaiso, a single lane in each direction, with its 2 private schools directly on it and Hillview Middle School just a block off, with hundreds of school kids and bikes on it everyday is already beyond burdened with traffic so trying to have dozens or potentially hundreds of more cars accessing multi-family housing on Valparaiso so close to El Camino would be a **safety disaster**.

Atherton Council Members

January 30, 2023

Page 2 of 2

- Not to overlook, that no amount of screening would provide the privacy against the proposed 40' feet multi-unit buildings height.
- The multi-unit proposed setbacks would destroy not only the privacy but would bring the associated noise to the single-family homes left on Valparaiso.

Additionally, I would like to find out whether the Council has considered an option of overlaying the train corridor lots, which are already adversely affected by the train noise. If the developers are able to build the multiunit housing developments along the train tracks, it would be a great sound barrier to the Town as a whole, while the owners of the homes that are adjacent to the tracks would benefit from being able to offer their parcels to the developers, thus their lots' value would increase. At the same time, overlaying Valparaiso lots would drastically decrease the value of those lots for the reasons stated above.

This is all to say for all the reasons above **I strongly urge you to remove the five lots of the Valparaiso side of the Victoria Manor from the proposed Valparaiso overlay you may be considering.**

Thank you so much for everything you do for the town. This is a difficult decision, but I trust you'll only include properties in the plan that have a realistic chance to safely be developed.

Please get back to us at your earliest convenience and provide us with the documentation and explanation re the issues address above.

Sincerely,

Anna Chase

cc: Anna Chase (via e-mail only)

From: [albert cheung](#)
To: [Council](#)
Subject: 23 Oakwood Blvd Rezoning
Date: Tuesday, January 31, 2023 7:47:05 AM

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

To the Atherton Council,

We, Al and Jennifer Cheung, commend you for listening to the 23 Oakwood neighbors' concerns about the development density and detrimental impacts from that development. The decreased density outlined in the latest zoning iteration is on the right track, but we believe the density should be decreased further.

The increase of nearly 40 cars into a complex intersection as well as the lot's proximity to a walking and biking neighborhood as well as to the intersections of Selby Lane and El Camino, will cause too many safety hazards at that intersection and neighborhood streets and intersections.

Currently, the proposed zoning plans do not explicitly require safety and traffic calming studies and implementation of any recommended measures to be mandatory in any development plan.

Furthermore, Atherton has not addressed stormwater management and water conservation requirements such as mandatory swails in any proposed development. Finally, the proposal does not include plans to preserve heritage trees on the property and adjacent lots.

Consequently, we respectfully request you to remove 23 Oakwood from the rezoning plan until you have fully and comprehensively addressed all requirements for any development in Atherton. If you cannot integrate traffic and safety concerns into the state's high density housing requirements, we suggest that you reduce the zoning to allow a maximum of four residences per acre, which would be more in keeping with the Redwood City neighborhood, would reduce the amount of total cars on the neighboring streets in both Atherton and Redwood City, would have a lower impact on pedestrian and cyclist safety, and would not greatly exacerbate the safety hazards at the Oakwood and Oakwood intersection, Selby and El Camino intersection, as well as the Oakwood and Selby intersections.

We wish we could be present at the meeting today to speak in person about this issue, but the 2:00pm time of the meeting precludes us from attending when we are both at work. Thank you for accepting this email as a public statement into the records.

Sincerely,
Al and Jennifer

ned to a public official
nt directly to this email
al course of business,

From: Daphne Chou <d[REDACTED]>
Date: January 31, 2023 at 1:45:19 PM PST
To: George Rodericks <grodericks@ci.atherton.ca.us>
Subject: Urgent: Regarding the Draft Housing Element!!

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

Hi George,

I hope this email finds you well. I am the owner of [REDACTED] Drive.
Since I have a very important meeting coming up and can't go to the special Meeting today. I want to address my concern.

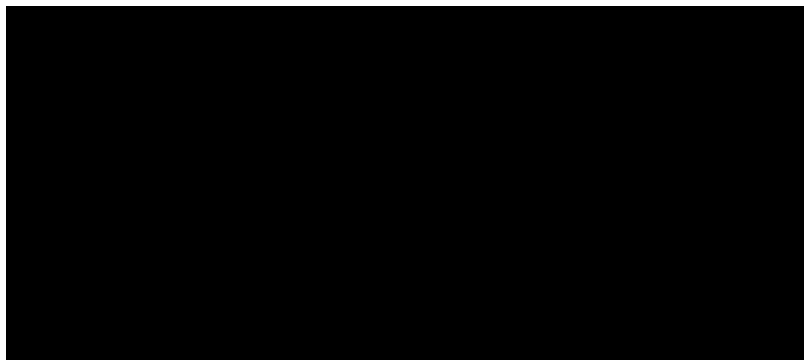
Atherton was built as the most high-end city in the US mainly because there are only single family residences with large lots, quiet, tree-lined streets etc.
As a realtor for almost 20 years, I moved to Atherton because for these reasons. However, mixing the multifamily near our residential area is not a good idea at all. Every city that I saw with multi-family zone, there is full of cars, garbages, illegal parking etc. all the time which will ruin our city.

However, if it's a must to do (although I don't really like to), I suggest the area next to

Redwood City near 5th Ave and Middlefield. On the other side of 5th Ave has already the image of it! Your decision is very important for the impact of the city. Please make sure to take my vote for it.

Should you have any questions, please don't hesitate to contact me anytime.
Thank you very much!

Daphne Chou, Ph.D.



Please consider the environment before printing this email.

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From: [Brian Clarke](#)
To: [Bill Widmer](#)
Cc: [Council](#)
Subject: Re: Objecting to Rezoning of the lot at 23 Oakwood Blvd. to R10
Date: Tuesday, January 31, 2023 10:12:57 AM

Mr. Mayor,

Your or any official's recusal may be required even though you may be less than "a close friend" of the owner receiving this windfall; in other words, I'm not sure "close friend" is the standard.

I appeal to the sensibilities of you and the council of what it is about to do and the unmitigated impact it will have on the neighborhood and town immediately adjacent to your Town. The Town of Atherton and all municipalities that are part of our wonderful State of California are mandated to make space for more housing; more people and less affluent people drive this requirement.

Your Town has done and continues to do the bare minimum steps, with the State pushing back on each occasion that your Town has not met its obligations. So in a last ditch (minimum) effort your Town is trying to push a high density plan on a parcel at the very edge of your Town that will have untold and unmitigated traffic and safety impacts on our/my much less affluent town/zip-code.

There are so many options you and the council could have explored to accept your Town's responsibility for being part of the State of California and the burdens that come along with that responsibility. You and the council, to the extent you considered any of those options, dismissed them out of hand stating some excuse why it couldn't be done, but making no effort to make it happen because you preferred for it not to happen in fear of the retribution from owners of the tens-of-million-dollar estates adjacent to those options. Also, the idea that you and the council can state with a straight face that these smaller lots will be combined some day in the reasonable future to meet the Town's obligations, is laughable on its face; it's wholly untenable from an economic perspective that some developer will buy 3 adjacent lots (assuming they even came up for sale) and plan a development having any prayer of making a reasonable margin.

It's pretty clear to just about everyone what is happening here.

Brian Clarke

[REDACTED]

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On Jan 31, 2023, at 9:34 AM, Bill Widmer <bwidmer@ci.atherton.ca.us> wrote:

Hi Brian.

The Mayor has already given a report that the owner called him a few months ago.
No contact since.

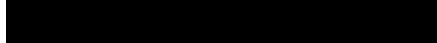
I am not a close friend of the owner.

Best Regards,

Bill Widmer
Mayor

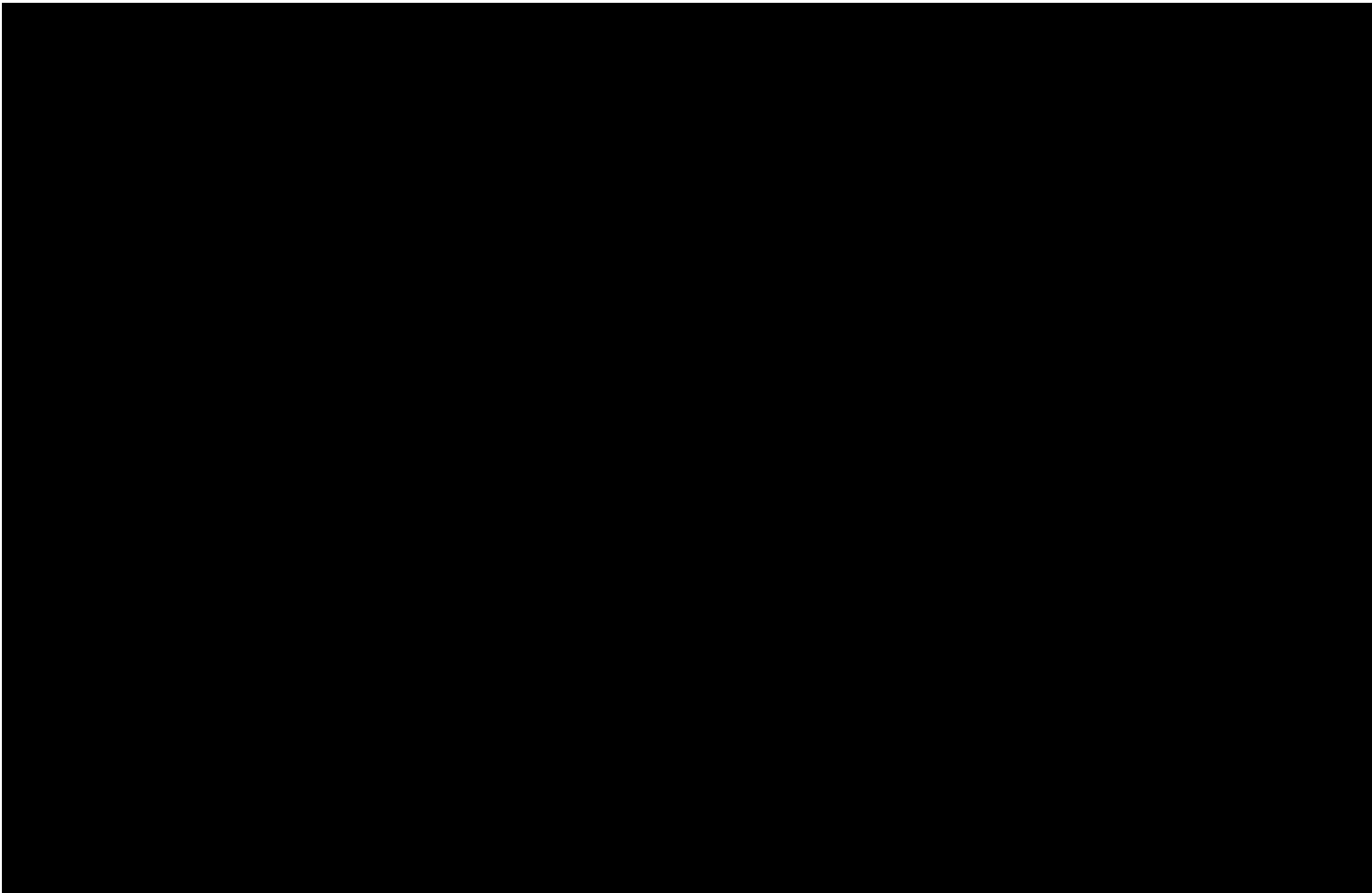


On Jan 31, 2023, at 6:02 AM, Brian Clarke



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

<Mail Attachment.eml>



From: Christine David [REDACTED]

Subject: Re: Town high density housing meeting TODAY, 2-3 pm, Town Council Chambers

Date: January 31, 2023 at 11:25:50 AM PST



Julie-

I agree with your comments and hope we will not continue to be the dumping ground for all future housing projects.

Thanks for continuing to educate us all and speak up!

My thanks and appreciation always,

Christine

[Sent from Yahoo Mail for iPhone](#)

On Friday, January 27, 2023, 10:37 AM, Julie Quinlan [REDACTED] wrote:

Hi everyone,

While I appreciate Loren's opinion that overlay zoning is less restrictive/onerous than upzoning and that the Town is under pressure, don't kid yourself. Our area will still face a possibility of high density housing being built. This will bring more traffic through our neighborhoods and gum up El Camino. It is NOT in our best interest to simply write the Council and accede to the Planning Commission's proposal.

Instead, it is more than reasonable for us to request that the Town Center area be removed from the overlay zoning area. We have already suffered through over two years of construction during a time when we were confined during the pandemic and so were stuck with the noise, trucks, and impeded access to our daily life routines (like going to the Park). Yet we were gracious when the Town asked to allow weekend work, which made our construction experience seven days a week. Opening the door to high density housing makes no sense from an urban planning perspective. Since construction finished we've experienced higher traffic and increased street parking due to library programs and people accessing the Town Center (and the Mademoiselle Collette cafe isn't even functioning yet). Adding the prospect of traffic and other impacts from high density housing is just piling on.

In addition, there are other places that have equivalent or better transportation corridor and service access:

- Laurel Street, which already has multifamily housing on the Menlo Park side of the street and is walkable to El Camino and the CalTrain station
- Marsh Rd at Middlefield which is close to bus stops and closer to 101 and grocery shopping in Marsh Manor

Middlefield Rd which has several bus stops and better access to 101 and in some places closer to CalTrain and walkable to Menlo Park services.

This is a back-and-forth process with the state Housing and Community Development Department (HCD). Note that HCD could very well reject the overlay zoning proposal and demand upzoning. If we as residents have simply agreed to the overlay without forcing the Town to acknowledge the extra burdens we've faced due to Town projects and proposals, we will make ourselves easy targets for **upzoning**. We've already lived through the Town Center project and fended off additional projects targeted for our area (the water treatment facility proposal and a senior housing proposal). It's always us, and that's unfair.

Our area can't continue to be the "go-to" for Town projects. If HCD does accept this zoning overlay, even without upzoning, the prospect of high density housing and its negative impacts will always hang over our heads. And we can't risk being on "the list" if HCD requires upzoning. Please take 10 minutes to write to the council to say "no" to overlay or ANY high-density housing zoning for the Town Center neighborhood. We've done enough.

Julie and Paul Quinlan

On Friday, January 27, 2023, 09:09:04 AM PST, Joan Cronin

<[REDACTED]>

Sent from my iPhone

On Jan 27, 2023, at 8:04 AM, Christine David

<[REDACTED]>

All-

In case you were unable to open Loren's document I have copied the same below-

Background Information on the issue:

The Town is currently finalizing its Draft Housing Element to address State housing mandates for the 2023– 2031 Housing Cycle. The Housing Element is one of the nine required elements in the General Plan. However, the Housing Element is the only element that must be revised every eight (8) years.

The State mandates require that the Town provide and plan for land use housing opportunities that meet very-low, low, moderate and above moderate, income levels. (If interested definitions for these income levels are attached).

The Town must plan for 348 new housing units distributed across these affordability categories, which includes 148 new housing units at the very-low and low income categories.

While the Housing Element must be adopted on or before January 31, 2023, any actual development would occur over the next eight (8) plus years. As part of this process, the Town must also identify properties that are allowed, by law, to be developed as multi-family units and at sufficient densities to satisfy the State's mandate.

Notes:

These state mandates do not align with how Atherton has been zoned through the years so it is a very challenging issue for all residents of Atherton. The majority of residents in Atherton do not want zoning to change but the Planning Commission and the City Council are being forced to come up with a Housing element dictated by State Law.

The draft of the town of Atherton 2023-31 Housing Element is on the Town of Atherton Website. The City Council will be voting to adopt that Housing Element on January 31, 2023.

Within that document there are currently properties that were selected by the City Council to be up zoned to a new category called RM 20. This is extremely bad because the current home owners of these properties would not be able to demolish their homes and build a new single-family home, instead if at any point further

development were to take place on the property, the only option the home owner would be to sell to a developer and have multi-family units built.

If the Council decides to move forward with the up zone option as it is currently written, then the property values of those properties, and the properties around them, may fall which is not good for Atherton home owners.

To find a better solution the Atherton Planning Commission came up with an amendment that calls for an overlay rather than a up zone. An overlay means that an additional zoning category would be added to the identified properties, but a homeowner would not be forced to adopt the new zone, but instead can chose to keep their existing single-family zoning; they would not be forced to sell their property to a developer or have multi-family units build on their property. Instead, a homeowner would still be allowed to function under their current zoning rules and could rebuild their single-family home if that chose to.

This overlay revision drafted by the Planning Commission on January 19, 2023 would address the State Mandate of identifying potential locations along a public right-of-way close to services, transit and jobs that potentially could be developed, but this solution would not force any homeowner to lose their right to keep their single-family home and retain their property value.

Please email each member of the City Council and ask each of them to adopt the revised Draft Housing Element with the Planning Commission recommended Changes. We do not want any properties in Atherton to be up zoned!!!

Bwidmer@ci.atherton.ca.us

Dhawkins-
manuelian@ci.atherton.ca.us

elewis@ci.atherton.ca.us

Sholland.ci.atherton.ca.us

Rdegolia@ci.atherton.ca.us

Council Members

To contact all members of Council -
council@ci.atherton.ca.us. Best to send individual emails if
you want any reply.

Definitions of Income Catagories

<A082B184-92DB-43A4-8115-F2961344731F.png>

<Housing Element Background Information on the issue.docx>

Sent from my iPhone
Christine David

[REDACTED]

On Jan 27, 2023, at 7:52 AM, Christine David

<[REDACTED]>

Ashfield Area Residents-

As we all know, the state mandated housing requirements are currently being discussed then proposed again to the state during a town meeting slated for 2-3:00 pm on Jan. 31st, Town Council chambers.

Each residence has received, by mail, now far below from Julie Quinlan's initial e-mail, a description outlining current proposed options, one from the council and one from the planning commission.

Since there has been a lot of confusion regarding this complex issue I have asked fellow Atherton Resident and local contractor/consultant Loren Gruner to outline the issue and possible solutions in professional and laymen's terms.

I feel Loren's recommendations are the most reasonable and fair path forward through this very difficult and critical situation.

Upon review, should you agree and have comments and concerns of your own, I URGE you to forward this explanation plus your views to every member of the town council, per Loren Gruner's links below (see attachment).

Please be SURE to also copy George Roderick's, Town Manager at the following link:

grodericks@ci.atherton.ca.us

Please send your e-mail prior to next Tuesdays special Town Council meeting on this subject set for 2-3:00 pm on the 31st.

As always, I thank you for hearing me out on these important issues as they affect us all.

Below is Loren's explanation-

<Housing Element Background Information on the issue.docx>

My best,

Christine

Sent from my iPhone
Christine David

[REDACTED].com

Begin forwarded message:

From: Michael David <[REDACTED]>
Date: January 25, 2023 at 8:27:28 PM PST
To: Christine David <[REDACTED]>
Subject: Fwd: Town high density housing along El Camino

[REDACTED]

Begin forwarded message:

[REDACTED]

[REDACTED] housing along El Camino

This is definitely NOT a done deal. The odds of this new proposal being accepted during the January 31 meeting is very unlikely. The proposal came from the planning commission only. It has not been vetted by the council nor have residents been given adequate opportunity to comment on it. While immediate approval is unlikely, it doesn't hurt to let the council know your opinion on the matter during or before the January 31 meeting.

If you need one email to reach the entire council, you can use:
council@ci.atherton.ca.us

The city manager and city clerk will be cc:ed and your feedback becomes part of the public record.

With that said, California's housing department is very likely to reject any Atherton proposal without much more multi-family housing. Increasing the likelihood of state acceptance is the basis for the planning commission's proposal.

Assuming the council rejects the planning commission's proposal and submits the council's current plan largely intact, the state is likely to reject it. If it does get rejected, the town will most likely have to accept some, all, or more compromises that the planning commission plan has.

The challenge council has is to find a compromise that will satisfy the state and be acceptable to the residents, both as a whole and to the parts of town that more housing will be planned for. The state is not only looking for a target number of homes that will be added to Atherton, they also require a good portion of the new homes to be affordable for low-income residents.

If Atherton relies mostly on new accessory dwelling units (ADUs) to meet its housing requirement, the question becomes whether they will be rented to low-income residents and providing documentation proving that. The state says if 20 units/acre is zoned for a parcel and the property is at least half an acre, then it can be assumed to be affordable for low-income residents. No additional proof is required, which is why ECR was given that level of upzoning in the overlay.

Specific decisions on setbacks and building codes are being decided later. Right now, the proposal that has to be submitted is just on zoning and planning.

Regards,
Alex

A large black rectangular redaction box covers the signature area. In the bottom right corner of this box, there is a small, faint icon that appears to be a right-pointing arrow or a similar symbol.

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Hi Yvonne,

This zoning change is different and separate from the rules connected to the alternative dwelling units/ADU's.

Julie

On Wednesday, January 25, 2023, 06:34:49 AM PST, Yvonne Nomizu

<

Does this mean the concept/workaround/ projections for achieving the required residential adds via small dwelling structures was rejected? Based on the survey?

Yvonne

On January 24, 2023 10:18:46 PM Paul Quinlan <quinlan.paul@yahoo.com> wrote:

The proposal the Town Council is considering at the meeting is to allow all properties along El Camino to be developed as single family residential or multifamily developments up to a density of 20 units per acre. There is no mention of waiving setbacks or the building code for the existing residences.

On Tuesday, January 24, 2023 at 10:04:18 PM PST, MJ Davey

Thanks for passing this along. We are out of town but will review.

I heard for people with undersized lots, that this is a great opportunity to expand your home as they are waiving traditional setback issues and other building codes. They are not requiring that you make it available for rent if you add onto your home. Does that sound accurate ?

████████████████████

Yesterday we received a letter from the Town proposing to approve a new “overlay zone” allowing multi-family developments on ALL lots bordering El Camino Real (88 in all). You should have received this letter too. This means that apartments or other sorts of high density housing could be built there.

Attached is a copy of the letter. You can share your concerns with Council members by emailing them (addresses below). Feel free to forward this message to any neighbors you don't see listed above. We must all be informed about this change and how it will affect us, and speak up before it's too late.

Julie and Paul Quinlan, 49 Maple

Council member emails:

The following table shows the results of the regression analysis for the dependent variable "Perceived Organizational Support" (POS). The independent variables are "Organizational Commitment" (OC) and "Organizational Identification" (OI). The table includes the regression coefficients (B), standard errors (SE), t-statistics, and p-values for each variable.

Variable	B	SE	t	p
OC	0.12	0.03	3.85	0.000
OI	0.08	0.02	3.20	0.001
Constant	1.50	0.10	15.00	0.000

<IMG_3445.jpeg>

██████████ or Los Arboles
Atherton, CA 94027
January 31, 2023

Atherton City Council
80 Fair Oaks Lane
Atherton, CA 94027

Dear Council Members:

I honestly did not think that I would be writing to you again today after my lengthy six-page communication of yesterday. I am quite certain that you are sick of hearing from me, and I'm tired of writing. That said, I have just finished reading the latest *Almanac* issue and have learned --- as you undoubtedly know -- that Portola Valley has decided not to submit its Housing Element today. Rather, they will wait until early March. Their action is not intended to be obstructionist but is a reflection of the fact that too much work remains for the municipality to say to residents and the HCD, in good conscience, that all of the requisite studies and analyses have been satisfactorily completed.

The *Almanac* article further states that Portola Valley's Town Attorney, Cara Silver, has concluded that the builders remedy is unlikely to be applied until May and that the HCD has so many plans to review that they may allow a little "breathing room" for a municipality that is trying in good faith to meet the State's mandate but needs a bit more time to complete studies that are requisite for Housing Element finalization. She further states that HCD has not yet imposed fees on Southern California cities that are months out of compliance. I believe that Atherton faces a similar situation to Portola Valley. In spite of Herculean efforts on the part of the Council and city staff to submit our Housing Element by today's deadline, I have doubts that we are actually ready. In fact, yesterday's very detailed letter from the Atherton Housing Coalition reinforces this. That letter requires serious Town consideration.

Certainly the inclusion of Valparaiso in Atherton's Housing Element necessitates a traffic impact study. That will not be done today. You've picked one of the busiest streets in Atherton AND Menlo Park. It's not just about Atherton's 22 parcels being included (of which few will ever be developed for multifamily). It's also about the potential impact on 41 single-family Menlo Park homes that front Valparaiso between University and Camino Por Los Arboles. It is hard for me to believe that Atherton has engaged in conversations with Menlo Park about Valparaiso, not when you only added the street on January 19th. Nor have you provided the 41 Menlo Park property owners with adequate notice and an opportunity for input.

The *Almanac* highlights that Menlo Park plans to use downtown parking lots as possible sites for multifamily development. Some of those lots are several blocks from Valparaiso. So, we have school traffic, a large amount of regular traffic on Valparaiso, and potential multifamily development on parking lots in close proximity. Further, the intersection of Valparaiso and El Camino is already heavily congested from the on-going construction along El Camino. Just how much more traffic can be absorbed within a 4-5 block radius --- and you want to add to it with multifamily housing along Valparaiso, with no traffic impact study?

Portola Valley also cites incomplete review of their Housing Element by the fire district. Where is Atherton in this regard? We've had a number of changes to the parcels being considered. Some of the parcels are small (predominantly 1/3 acre). Is there adequate access to these parcels for fire trucks,

adequate fire hydrant water and pressure, and adequate distance between properties for a *defacto* fire break? I do note that the Town has addressed fire suppression on Page 79 of the Housing Element. That said, has the Menlo Park Fire District officially “blessed” Atherton’s plan? If not, the Town should wait for submission until the District has concluded its review and declared that there are no safety concerns.


Some jurisdictions have indicated a need for further infrastructure review. The Housing Element does go into considerable detail about the adequacy of Atherton’s existing infrastructure. It is well known, however, that PG&E’s transponders are inadequate for existing power needs along a number of Atherton streets. At our Adam Way project, we waited six months to get temporary power installed after PG&E told us that the existing transponder had to be replaced to support the new house behind ours (on Stockbridge) as well as our own. That’s a transponder replacement for just two houses. PG&E also advised us that the current wait time to convert from temporary power to permanent is one year. What will happen when you have 16 proposed townhouse units at 23 Oakwood? Is there adequate infrastructure --- not electrical power. Has Atherton had discussions with PG&E as to how the utility is going to support planned multifamily rollouts? With only three work crews in the Bay Area (down from 8); they can’t. There goes your implementation schedule.

Last night, I decided to actually read the 150 pages that constitute the “meat” of the Housing Element. I was surprised at some of the content: mention of mobile home guidelines, group homes for the disabled, rental assistance programs, housing that meets the needs of seniors, senior workshops, fair housing training for property owners and realtors, landlord voucher training, and an additional fee for new single-family construction that does not include an ADU (on top of current permit and school impact fees, which have amounted to over \$71,000 on our Adam Way project). I suggest that you analyze whether the proposed Inclusionary Fee might actually be a tax versus a fee. Hopefully, our city staff will have time to facilitate everything that’s being promised. If not, how many more personnel do you plan to hire to meet the obligations? The plan goes overboard.

Lastly, I feel that it is premature to submit the Housing Element until the Town has a better feel for whether Menlo College can actually raise \$30M for 40-60 units (even with the Town’s help). I did not get a warm feeling from the president’s letter. Even if they raised \$30M, that’s only 50-75% of the school units in the plan. The outcome of Menlo College is game-changing, especially when HCD is likely to continue to find the ADU numbers “suspect”, not in their entirety, but in actual low-income rentals. And, if Menlo College only builds 40 units, where are the other 40 coming from? If they build none, the 80 school units are simply not achievable. What’s the alternative?

I ask you to honestly answer whether Atherton has really completed a comprehensive analysis of traffic, safety, infrastructure and environmental issues, as well as feasibility. If not, then the question is whether you should do as Portola Valley and delay submission by a brief period. Personally, I think there are some fundamental issues that require more study, including the Jan. 30 letter from the Atherton Housing Coalition.

Respectfully,



Carol Flaherty
CC: George Rodericks

From: [Paul Getty](#)
To: [George Rodericks](#); [Rick DeGolia](#)
Cc: [Jan Getty](#); [Council](#)
Subject: Affordable Housing Update Status Requested
Date: Wednesday, February 1, 2023 1:19:40 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 George and Rick,

Thanks to you and other council members for participating in the long hearing yesterday and for your combined efforts to evaluate suitable options.

When can we expect to receive an update on the status of the affordable housing initiatives for Atherton?

I listened to the hearing last evening and it appears that residents are against all current proposals.

This morning's news indicated more than 50% of impacted communities had not responded by the deadline. Did we and, if so, what was our response?

We prefer that the town joins forces with other similar communities to challenge and hopefully overturn forced affordable housing mandates. To the extent that affordable housing is truly needed, it should be left to each community and its residents to decide.

We also believe that much more research needs to be completed on the impact of adding more residents to our neighborhoods. Traffic is already unbearable during school opening/closing hours. This morning I struggled to get from our home to 280 at around 8 am and found the traffic on Valparaiso and through the neighborhoods to be bumper to bumper almost to 280. There are many other potential negative impacts that must be researched before we add more residents.

Paul Getty
■ Brittany Meadows

From: [Tom Giorgi](#)
To: [Council](#)
Subject: Public comment regarding housing element
Date: Tuesday, January 31, 2023 12:55:15 PM

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

Atherton Council,

Thank you for your hard work in considering all the input from the community regarding the housing element. I hope you take the recommendation from the planning commission to add an overlay zone, one parcel deep, along the entirety of the El Camino and also Valparaiso. 110 multi family housing sites is a major change from the previous submittal to HCD and believe they will see the effort to balance Atherton's character with what it is they are looking for. I do not pretend to understand the ins and outs of HCD, but in my opinion, having intently watched and listened to every meeting since June of 2022, I believe you will have your element approved if you add the 110 multi family sites as recommended by planning, and all on major arteries. By also not including 23 Oakwood (the 111th multi family housing site) it creates a consistent template that is defensible in theory, not just with HCD but also with any other private property owners down the line who want to push for out character density on non-arterial streets.

There are inconsistencies with 23 Oakwood according to the guidelines Council has established for consideration of multi family sites that have been voiced often and do not need to be repeated here, except for the two most salient: 1) Oakwood is not an arterial road, the site is at a confusing intersection that is already hazardous for pedestrians and already bollarded for traffic control. 2) The site is not close to public transit, is a 45 minute walk to the nearest train station.

The neighbors are all, and I mean all, I have spoken with them all, against this and collectively scoff at the audacity of the plan, but also realize you have had to consider many things, including less than ideal multi family sites. Now, with the recommendation from planning believe that keeping 23 Oakwood in the element is a mistake for the precedent it creates and that it is superfluous. City Manager and staff have previously suggested that having multiple densities for multi family sites (R10 and R20) could be favorably looked upon by HCD. The recommendation from planning has this without including 23 Oakwood. Also, as Oakwood is R10 it does not count for RHNA #'s. Of course, if they are built they are counted, so what Atherton is willing to trade for 3 low income units? Are you willing to trade these 3 units for future headaches from this planning inconsistency? Are you willing to put your own skin in the game with Gilmore House or the City Center? These could be easily actionable projects and more appropriate than Oakwood, if it is actionable you feel you need and 3 extra low income units.

The appearance of Council's inclusion of Oakwood is not good either. Mayor Widmer seems to have pushed for this, and it turns out has a relationship with the property owner. Previously, Mayor Widmer has recused himself from voting on matters relating to Oakwood but at the 1/11 meeting was the driving force to bring it back on. There is more to this story, sure to be uncovered and pushed to the press if this goes through. Also, it is a matter of record that Council originally considered Oakwood at its position 'on the periphery' of town. This concept reinforces that Council

has operated with a lack of consideration for the neighborhood in Redwood City where this abuts. The threat from the property owner that he will exercise the builders remedy if he does not get what he wants should not justify the inclusion of Oakwood in the element. Atherton is not a Town to be bullied by a resident (he will not be for long) even if there have been some past favors by the resident.

So, for all these reasons, and the countless others that have been voiced regarding Oakwood's inclusion, I implore you to please remove Oakwood from your re-submittal to HCD.

Thank you,
Tom Giorgi and Stephanie Sargent

From: [Dolores Glendon](#)
To: [George Rodericks](#); [Council](#)
Subject: Housing Element - 348 new multifamily housing units
Date: Tuesday, January 31, 2023 12:47:19 PM

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

My wife and I are vehemently opposed to the proposal of adding housing units along Valparaiso Avenue. We have lived in Menlo Park for almost 40 years and we have experienced increased traffic along Valparaiso and the entire area worsen year after year. The proposal to add more housing along this corridor is unthinkable. The window for getting around town without traffic when schools are in session has decreased steadily. The increasing traffic generated by the six schools in our area is already overloaded and untenable currently. Adding more housing to an already overloaded area is just plain wrong and without merit.

We are both early morning regular walkers and we can no longer walk on Valparaiso in the morning due to the traffic noise and fumes (pollution) from the vehicles inching along the street. Crossing the street is almost impossible for ones safety. If one of us have to drive at that hour and need to use Valparaiso, just "being allowed" to merge onto the street is stressful.

The quality of life in Menlo Park and the surrounding area continues to be impacted by additional housing and development. The decisions made by cities and towns need to be properly assessed by its residents. What are the impacts to our environment, police and fire etc. The increased amount of noise in our area due to construction and traffic is ongoing and very disturbing.

We would like the Atherton City Council to **delay their decision** and allow the residents and City of Menlo Park to participate in a meaningful discussion regarding the decision to add new multifamily housing units as currently proposed. Thank you.

David & Dolores Glendon
■ Hesketh Drive, MP

From: [Mary](#)
To: [Council](#)
Subject: REZONE of roperty at 23 Oakawood Boulevard
Date: Tuesday, January 31, 2023 10:11:09 AM

[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 of the toown of Atherton, CA

I live on West Oakwood and have lived here for over 60 years.....The house was built in 1948 by my Father in Law and someone from the family has lived in it since 1948.....until the last few years it has a always been an small comunnity and a wonderful place to raise children.....as like all else it has become more of a traffic hazzard of cars taking the side roads to travel from Woodsie Road to Selby Lane..and more building has produced more traffice. It will not only create more traffic and become more danagerous, it will reduce property values at an alarming rate....we have all worked so hard over the years to keep the area safe and a great place to live.....if the project should be approved, which I do not feel is the right thing to do, and you can bet it this was NOT the border for Atherton and Redwood City, this would NOT be happening...it is because Atherton can do this because it is accross ther street from Atherton.....athe project should be required to provide parking and more that just one parking per unit.....a parking garage, otherwise †here will be a makor parking issue....there is all ready a parking issue.....I would like to cast my opion.....TIS IS NOT THE TIME TO APPRPPVE THIS BUILDIMG REQUEST..

Marylou Graziani
[REDACTED] Oakwood Blvd
Redwood City, CA. 94061

January 31, 2023

Town of Atherton City Council
Town of Atherton, Anthony Suber, City Clerk
80 Fair Oaks Lane
Atherton, CA 94027

council@ci.atherton.ca.us
asuber@ci.atherton.ca.us

Dear Atherton City Council and City Clerk Suber:

This letter shall serve as a public comment to the January 31, 2023 Special Meeting to discuss the Town of Atherton 2023-31 Housing Element.

I understand that adopting the Town of Atherton 2023-31 Housing Element is a complex and politically charged issue. The majority of Atherton residents do not want to change the current housing zones that are in place, and they definitely do not want multifamily units next door to their homes; people move to Atherton because they love the existing landscape.

However, as a community, we have to understand that the State is applying pressure to the Town of Atherton to be compliant with state mandates.

The Preferred Solution

The best option for the Town of Atherton is to NOT include a multifamily upzone or a multifamily overlay in the Housing Element. Either of these two options will result in law suits from impacted residents and the Town of Atherton will have to direct precious funds towards unnecessary court cases. It is clear wherever lines are drawn, the residents of the neighborhoods in what will be the newly zoned areas, are upset, scared and angry.

Instead of an upzone or an overlay, I firmly believe that we can reach our required numbers by building new ADUs and JADUs, and by reporting ADU and JADU usage. I have personally spoken to six Atherton homeowners over the past ten days who are willing to build an ADU on their property. I think our town focus should be to both encourage the development of ADUs, and to explain to residents the

importance of renting out their ADUs. Currently with the “30-Day use restriction,” Atherton residents have not been encouraged to rent their ADUs, or report when their units are occupied.

In reality, Atherton ADUs are being used, but the majority of that use is not being quantified. If the Town of Atherton makes it clear that renting an ADU is not only allowed, but encouraged, and the Town clearly explains to residents how to report that use through conducting a massive public awareness campaign which would include an overview of the income brackets that qualify for the state mandate, I believe Atherton would get to the required numbers. Especially now with so much publicity surrounding this issue; let’s, as a unified town, rollout the road map of how we will successfully comply with the state mandate, without severely impacting Atherton homeowners and neighborhoods.

Whether a renter is a student teacher, a set of grandparents, a student at Stanford or Menlo College, a librarian, a single parent, a gardener, a summer intern, a police officer, a nanny, an eldercare specialist, a 22+ young adult moving to the Bay Area after completing college, or a commuter who stays in the Bay Area 3 nights a week; there are wonderful, respectable, and considerate renters who will be grateful to live in our community.

An Overlay is better than an Upzone

In following this issue, I appreciate that the Atherton Planning Commission took time to review the proposed Housing Element and that they made recommendations. If, as a Council Member, you believe that Atherton ABSOLUTELY has to include a multifamily zone option within this version of the Housing Element, then I would like you to consider the following.

I believe it is critical to do whatever possible to retain property values for ALL Atherton residents, and to allow homeowners the right to retain and improve their homes. I am completely OPPOSED to the UPZONING of any neighborhood in Atherton, as that will strip the homeowner of the ability to rebuild a single family home. Yes, homeowners can “improve” their homes, but why should one neighborhood be singled out to take the hit for all of Atherton?

Instead, by putting on an expanded multifamily OVERLAY zone across a larger portion of Atherton, as the Planning Commission has suggested, the burden of the state rules is shared across many neighborhoods, so no one area will be hit with a

drop in property values. With this option, all homeowners will retain their rights to keep their home. It is better to adopt the Town of Atherton 2023-31 Housing Element with the Planning Commission's recommendations, than to move forward with an UPZONE. With UPZONING, the only option for a new built is a multifamily complex. An UPZONE will immediately change the character of a neighborhood and the current property owners will lose substantial property value. In the future State Mandates may change, so let's make the best choice now to retain as much of Atherton's character and value as possible.

Atherton residents are intelligent; they may not always agree with one another, but they are educated individuals. By working as a team, I believe we can meet or exceed the required State Mandates through the current and planned ADU infrastructure. I agree with the idea of waving fees to build ADUs during the next two years, and making the process as easy as possible. I do not, however, believe that homeowners should be required to pay an Inclusionary Fee as outlined in item (3.814).

Most importantly, educating Atherton residents about what are considered Low and Very-Low income levels, and how to rent ADUs to meet the State requirements, is critical. I believe that Atherton residents will adjust to meet the State Mandate. Let's make the process of reporting ADU usage to the town and state as seamless as possible, so Atherton is compliant.

Sincerely,

Loren Gruner

[REDACTED]

Atherton, CA 94027

From: [REDACTED]
To: [Council](#)
Subject: Opposition to the Re-zoning of 23 Oakwood Boulevard
Date: Tuesday, January 31, 2023 1:12:28 PM

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

Good Morning - I am a Redwood City resident who lives at [REDACTED] Oakwood Drive. I was just made aware of plans the City of Atherton has to add 10 units of housing per acre at 23 Oakwood Blvd. Unfortunately, I am not able to attend the meeting scheduled for this afternoon but want to strongly voice my opposition to this plan. I routinely walk by this location during my frequent walks in the neighborhood. Oakwood Drive already has more traffic utilizing our street to access the intersection at El Camino Real and certainly doesn't need any additional cars in the neighborhood. In addition, given the lack of sidewalks on the Oakwood streets, it poses additional risk for the safety of walkers, runners and bikers many of whom are children & seniors. Please reconsider this decision as there is more than enough space available in Atherton proper to meet the state's affordable housing requirement without invading this location and it's not appropriate or right for your town to impose and inconvenience the residents of this neighborhood.

Thank you for your consideration.

Karen Haga

[REDACTED] Oakwood Drive
Redwood City, CA 94061

Sent from [Mail](#) for Windows

From: [Susan Honda Eady](#)
To: [Council](#)
Cc: [Jerry Eady](#); [Tamiko Mom Honda](#)
Subject: 23 Oakwood development
Date: Tuesday, January 31, 2023 1:00:05 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

Please do not allow the development of 23 Oakwood.

We are concerned about traffic, parking and safety in the adjacent Oakwood Blvd area. Especially without addressing those issues to include a signal at Selby Lane and El Camino.

Thank you.

Susan Honda Eady
Tamiko Honda
Jerry Eady
[REDACTED] E Oakwood Blvd, Redwood City, CA 94061

Thank you.

From: [Ellen Jamason](#)
To: [Anthony Suber](#)
Cc: [Giacomo Marini](#); [Serena Marini](#)
Subject: Re: Public Comment for January 31 City Council Study Session
Date: Tuesday, January 31, 2023 1:15:20 PM

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

Anthony, please forward this to the members of the City Council.

Dear Members of the Atherton City Council,

We again applaud your sincere efforts on the Housing Element update. We appreciate the difficult considerations that must be considered to address residents' concerns as well as to meet the requirements of the law.

We would support designation of multifamily zoning or overlay zones along El Camino Real and Valparaiso, as recently recommended by the Planning Commission.

We support allowing increased density on Oakwood, with reasonable development standards to mitigate impacts on neighbors.

We would also support multifamily housing on Town-owned property.

As we have stated previously, we believe that Atherton can and should allow more development as part of our fair share of regional housing needs.

Thank you again for your continued work on this difficult issue.

Ellen E. Jamason
Giacomo Marini
Serena Marini

■ Marymont Avenue
Atherton, CA

From: Ellen Jamason <[REDACTED]>
Date: Wednesday, January 11, 2023 at 11:38
To: Anthony Suber <asuber@ci.atherton.ca.us>
Cc: Giacomo Marini <[REDACTED]>
Subject: Public Comment for January 11 City Council Study Session

Dear Members of the City Council,

Thank you for your dedication and hard work in connection with the Housing Element update. We applaud your continuing efforts to meet the requirements of the law while addressing the concerns of Atherton residents.

We believe that planning for more housing in our community is vital to our region's vitality and survival. We believe Atherton can be a part of a regional housing solution while maintaining its character of a family-oriented residential community.

We are supportive of the proposals to increase permitted density of housing at Menlo College and Menlo School, as well as the idea of making it easier to build ADUs in Atherton. We also support an inclusionary housing fee that could generate funds to support affordable housing.

However, we do not believe that in the long run, the school sites and ADUs will prove sufficient to generate Atherton's fair share of regional housing needs.

We therefore strongly urge the Council to identify practical strategies to allow more homes to be built for all income levels.

We would support strategies including reducing minimum lot sizes and dimensions, adding multifamily overlay zones, and allowing higher density at sites on Oakwood and Atherton Avenue, especially where owners are interested in developing denser or multifamily housing. We also support the idea of exploring multifamily housing on Town property including a portion of Holbrook-Palmer Park.

We believe that even if the state accepts our housing element in January without these features, it is likely that the Town will need to identify additional housing units before the end of this 8-year cycle, and that the Town should start preparing for that situation now.


More importantly, we believe that we all benefit by welcoming neighbors of diverse income and cultural backgrounds, and that there is room for more here in Atherton.

We support Council Member Hawkins Manuelian's proposal to develop principled criteria for location of denser housing, such as vicinity to existing roads and other infrastructure. We urge the City Council to adopt this approach in developing longer range housing policies.

Thank you once again for all your efforts in connection with the Housing Element.

Sincerely,

Ellen E. Jamason
Giacomo Marini
Serena Marini

 Marymont Avenue
Atherton, CA

From: [Jenna Johnson](#)
To: [Council](#)
Subject: 23 Oakwood BLVD
Date: Tuesday, January 31, 2023 11:20:23 AM

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

To Atherton City Council

As a homeowner at [REDACTED] E. Oakwood Blvd, I am writing to oppose the rezoning of the lot at 23 Oakwood Blvd. to R10. The R10 zoning would allow a developer to build up to 18 dwellings on the 1.5-acre parcel.

My husband and I moved here 8 years ago as we were expecting our first child. We now have three children who are 8, 6 and 4 years of age and are expecting our fourth any day now. I have watched my children learn to ride their bikes on these streets with much stress and anxiety. Taking a family walk with our dogs is equally stressful as there are no sidewalks in our neighborhood or leading out to Oakwood BLVD and Selby Lane. As East Oakwood is already a "cut through" street to get to Woodside Road or El Camino I watch drivers daily speed through our neighborhood, barely stop at the stop signs and disregard speed bumps and signs. Adding 18 more units to this neighborhood would only add to the unsafety of our neighborhood streets.

Through the pandemic we watched our neighborhood streets become slower and safer. We welcomed the "slow streets" as East and West Oakwood became less of a cut through from Selby to Woodside. Many people felt more comfortable walking with their families, strollers, pets or alone. The fear of my children's safety lessened as the constant flow of cars subsided. Again, I stress that adding 18 units at 23 Oakwood with only one way in and out would be detrimental to our neighborhood. The infrastructure in place is already lacking for the amount of cars that have started to flow back through the neighborhood and the added cars from your development would only further this problem. Especially as West Oakwood remains a slow street, most through traffic has been pushed to our street, East Oakwood, where now I get nervous even having my kids grab the mail as cars zoom past.

Furthermore, it is clear to anyone with a brain that the Town of Atherton is trying to push these mandated housing developments to the outskirts of their borders where they will not soil their pristine Atherton Streets. Doing so will not affect your residents but me and my neighbors living in a less affluent neighborhood right next door.

I implore you to reconsider this rezoning. If not for the safety of the families and neighbors than for the fact that adding 18 more homes to our street would simply be irresponsible and a display of poor, haphazard planning.

Thank you for your time,

Jenna Johnson



From: [Tris Kosasih](#)
To: [Council](#)
Cc: [Bill Widmer](#); [George Rodericks](#); [Elizabeth Lewis](#); [Rick DeGolia](#)
Subject: Proposed Overlay - GRESHAM LANE
Date: Tuesday, January 31, 2023 12:24:23 PM
Importance: High

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

Dear Sir or Madam,

My name is Trisna Kosasih, and I have been living on ■ Gresham Lane for over 25 years, across from the proposed area that'll be included for overlay.

I am writing to you to let you know that I am strongly against the UPZONING of my area, GRESHAM LANE.; and I reserve the right to support the overlay.

I felt that the selection of my area, Gresham Lane is prejudicial given that Gresham Lane houses consist of many minorities owner and lower value houses.

This selection is also done in bad faith, the timing of the notification which left out the detail map, was sent out only a few days before the general public meeting. Almost no one in the Gresham Lane residents were aware of this till a good neighbor from other side notified each one of us.

In addition, I strongly believe that the city must show that the completion of CEQA review of the general plan amendment before approving it.; and I would like the city stated on the record that they have done so before sending it to the STATE.

I truly hope that you will take my concerns into serious consideration and withdraw this proposal because it will fail the state requirements.

And All my neighbors have signed a petition of not selling their houses, we will send a letter to the state stating that city is aware of the petition and still going through with the recommendation to the state.

Lastly I will stand alongside my neighbors with everything to make sure this proposal fails.

Please include this email when submitting to the state.

Thank you for your attention,

Best regards,

Trisna Kosasih

 Lane.

Atherton, CA 94027

From: [Debra Leylegian](#)
To: [Council](#)
Subject: notice
Date: Wednesday, February 1, 2023 5:51:56 AM

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

Good Morning:

A long afternoon and 15 months had by all. I had asked for a question towards the end of the meeting and then hit a button that disconnected me. I had asked about the MP available apartments that have sprung up in droves and the occupancy vs the immediate rush for Atherton to create. I understand the State imposing their will but wonder under a Democracy why the Town , whose residents oppose the options presented, have to comply? I agree with Mr Morris to push back(understand the threat of a lawsuit but we know how that goes).

I trust you will speak for the community to push back in whatever way you can.

Thank you,
Debra Leylegian

From: [David J. Lipman](#)
To: [Bill Widmer](#); manuelian@ci.atherton.ca.us; [Elizabeth Lewis](#); [Rick DeGolia](#)
Cc: [Council](#)
Subject: high density housing
Date: Tuesday, January 31, 2023 1:11:52 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 have been following the email threads on this issue and trying to get a better understanding of this issue. I appreciate the time and thought you all have put into this complex matter and I recognize there are no easy answers.

My initial reaction to the proposed plans was frustration that, after having our little neighborhood disrupted for > 2 years because of the work on the town center - the noise, the limited access, scuttling along El Camino every day to walk our dog - our neighborhood will now undergo further disruption related to construction on the other end of our street (Ashfield). But having read a number of the messages from other neighbors, I realize that the more significant issue is the particular configuration of our streets (Maple, Walnut, and Ashfield), the Town Center, and the railroad tracks and the ongoing consequences of additional housing density in the plan.

Our neighbor, Karthik Ramgopal, made this point clearly and concisely in the message he sent to you and forwarded to our neighbors and I want to repeat this message [below] as it is far more substantive than the temporary disruption any additional construction would generate.

I had not sent a message until now because I did not want to participate in "NIMBY"ism. But Mr. Ramgopal's message made explicit what had been concerning me: that the creation of increased density alongside our streets would have an especially profound and negative impact.

Please consider this as you review your position on this issue. And thank you for your service to the town of Atherton. I apologize for not attending this afternoon as I will be in work meetings.

Sincerely,
David J Lipman, MD
■ Ashfield Rd
Atherton, CA 94027

Dear Town Council,

Thank you for your hard work and commitment in navigating our community through these challenging state mandates. As a resident of Ashfield Road near the new library and Town Center, I would like to advocate for the following points:

- The small roads that feed into El Camino Real (Ashfield/Maple/Walnut) were not built to handle large volumes of traffic. These roads are already being stretched by the additional traffic to the library and the town center.
- There are frequent traffic snarls on El Camino Real, especially on weekdays (Sometimes making us wait quite a while before we can turn from Ashfield onto El Camino) which I expect will worsen further if high density housing with entrances on El Camino Real are built.
- Given the above reasons, I propose that any feeder streets into the library/town center be excluded from upzoning. Instead, the town should consider areas like Middlefield/Marsh Road (Closer to public transit), Laurel Avenue (Menlo park side already has some MFH), or Lloyd Park (given sidewalks and wider roads) for upzoning.
- Since the objective is to increase housing availability for residents, and given the historic purely residential nature of Atherton, short term rentals and Airbnbs should be banned in any new multi family housing that is built.
- Multi-family housing should adhere to height restrictions in the current zoning to avoid any regressions in privacy and uniformity of the neighborhood.

Sincerely,

Karthik Ramgopal

[REDACTED]

Atherton, CA 9402

From: [Xiaochen Liu](#)
To: [Council](#)
Subject: Strongly objecting to rezoning at 23 Oakwood
Date: Tuesday, January 31, 2023 3:17:38 PM

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

Athernton City Council,

Below is your reply to my previous email that opposes 23 Oakwood rezoning. I am surprised that the only sentence I read from your message is "it's all CA gov problem, please blame them and it's none of our business". Please, you are the local governor and you are responsible for your people and your neighbors' safety, not those politicians in Sacramento. If the bill goes through and 23 Oakwood rezoned, it is Athernton residents' kids to risk their lives passing that area, not Gavin Newson's colleagues. As the leader elected for Athernton, you should take your responsibility to speak for Athernton, not for funding, but for the duty that you're here for.

"It is truly unfortunate that Atherton, and every other municipality in CA is being forced by the state housing dept to increase density. This is not something that we support or want to do, but the consequences of not doing it are dire and that is forcing every municipality into this. The issue with 23 Oakwood is that it has the only single family residence property owner in Atherton who has indicated an actual desire to build town houses on his property. This isn't in any way discriminatory to RWC residents or county residents. It is a reality. I oppose the proposed 20 units an acre; however, we are told by the state that they will not question the affordability of any development that is zoned for at least 20 units an acre and if they were to question the affordability, it may well be that none of these contemplated units would be deemed to be affordable. As it stands, it appears that the state will accept 6 deemed units as affordable if it is zoned at 20 units an acre. I still don't support that, but I believe it will likely be approved. The state has tied our hands and this is the only owner who wants to do this."

Xiaochen

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

---Original Message-----

From: Leo Lovi [REDACTED]

Sent: Tue, Jan 31, 2023 2:12 pm

Subject: 23 Track House Neighborhood

Hi, Resending This, I sent you this for the meeting but found it had returned back.

Did anyone ever bring up the safety/danger issue that this property would pose @ its intersection of the Oakwood circle bike & walking path in the aspects as it resides a block away from the 3 memory care facilities Kengston, Oakwood House, & Sunrise in which caregivers utilize the circle to exercise residents with walkers & wheelchairs. Further complicated by the lack of pedestrian access for the volume of foot traffic with the new storm drainage project @ Oakwood drive Its clear that Atherton is serving their needs at the expense of destroying redwood cities neighborhood.

From: [Jeanne McCarthy](#)
To: [Anthony Suber](#)
Subject: Atherton Place
Date: Thursday, February 2, 2023 3:39:12 PM

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

We are a 38 unit community with Atherton address (3521 El Camino Real) but considered unincorporated San Mateo County.

There are 6 below market units within. Perhaps include us in the city of Atherton and the number of units needed to match State requirements could be of use. We are supporters of Atherton Library and would be happy being considered wanted neighbors

Just a thought.

Sent from my iPhone

From: [Susan Miranda](#)
To: [Council](#)
Subject: Why do Currys get special treatment?
Date: Tuesday, January 31, 2023 12:16:56 PM

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

Council Members,

I am not a resident of Atherton, but after reading in the news the special treatment the Currys requested I felt the need to write. Why are they special? MONEY!! I would love to keep out the elements that are a threat to my family's safety and privacy. I would also love to have privacy in my backyard and to keep out high density housing for numerous reasons. I have little to no sway with my town council since I am not a famous athlete nor have a lot of money. If you allow the Currys to influence your decisions it will make it clear how the city council feels about diversity, equity, and inclusion in their city. Make the right decision for the entire town, not just the Currys or other residents who want to throw their clout around.

Regards,
Susan Miranda

From: [Nash, Betsy](#)
To: [Council](#)
Subject: Housing Element revision to include Valparaiso Avenue
Date: Tuesday, January 31, 2023 12:21:12 PM
Attachments: [CMP_Email_Logo_100dpi_05d92d5b-e8e3-498f-93a6-d0da509bd60211111111.png](#)

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

Hello Mayor Widmer, Vice Mayor Hawkins-Manuelian, Councilmember DeGolia, Councilmember Holland, and Councilmember Lewis,

I write in my personal capacity and not on behalf of the Menlo Park City Council.

I was surprised to learn that Atherton is suddenly considering revising and finalizing its Housing Element in a manner that significantly affects your neighboring city of Menlo Park. This news was brought to my attention by affected residents, some of whom received a letter due to their proximity to newly-proposed zoning along Valparaiso Avenue. The letter (dated January 20, 2023) references this as follows: "Add an additional overlay zone allowing R-10 along Valparaiso Avenue. This would apply to 22 lots." <https://atherton.primegov.com/portal/viewer?id=526&type=2>

Since Valparaiso Avenue is the border between Atherton and Menlo Park, any development on this road impacts residents of both Menlo Park and Atherton. Notably, new development along Valparaiso is likely to have traffic, noise, air quality and other environmental impacts on both your residents and ours, which Atherton should consider thoughtfully before making a policy choice of this nature. Please consider this in making your Housing Element decisions.

The Menlo Park City Council is also finalizing our Housing Element update tonight, so I understand the complexities of the decisions you are making.

Sincerely,
Betsy Nash
Menlo Park Councilmember, District 4

[cid:CMP_Email_Logo_100dpi_05d92d5b-e8e3-498f-93a6-d0da509bd60211111111.png]

Betsy Nash
City Councilmember
City Hall - 2nd Floor
701 Laurel St.
tel [REDACTED]
menlopark.gov<<http://www.menlopark.gov/>>
*Note our emails have changed to @menlopark.gov

From: [Caroline Oung](#)
To: [Council](#)
Cc: [Elizabeth Lewis](#); [Bill Widmer](#); [George Rodericks](#); [Tris Kosasih](#)
Subject: Proposed Overlay on GRESHAM Lane
Date: Tuesday, January 31, 2023 11:54:56 AM
Importance: High

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

Dear Sir or Madam,

My name is Caroline Oung, and I have been living on [REDACTED] Lane for over 25 years, across from the proposed area that'll be included for overlay.

I am writing to you to let you know that I strongly do not support the UPZONING of my area, GRESHAM LANE.; and I reserve the right to support the overlay.

When I first purchased the property, I chose Atherton for both the safety and tranquility that the city was famous for. I selected the Cul-de-sac (Gresham Lane) specifically with the idea that my kids and future grandkids could safely ride their bikes outside and enjoy the tight-knit community. Now all the aspects that I valued so dearly will be taken away from me.

I did not inherit the property that I live on, I inherited nothing at all; I worked very hard to be able to buy a house in Atherton. Seeing the potential for my life to be upended completely, I honestly am at a loss as to what to do.

I additionally feel very targeted by this move, knowing how many options were available to the town council in terms of volunteered parcels and opportunities, and the selection of our area, which has some of the highest concentration of minorities and smallest houses in all of Atherton. Gresham lane is a small and Cul-De-Sac, over 90% of the houses are owned lived in by the owners, not rented.

As I look towards what life might look like with the proposed overlay, I cannot see how our lives will be unaffected. The Multi Stories unit looking down my properties and my neighbors will invade our privacy. And the safety of letting our children play around this cul-de-sac are no longer possible.

In addition the traffic corner of Gresham and El Camino Real, where I've seen

so many accidents already, will only see more heavy traffic. I'm worried about how heavily impacted my community will be.

I truly hope that you will take my concerns into serious consideration and withdraw this proposal. If you do continue with sending the proposal to the state, I will stand alongside my neighbors in fighting it with everything I can, because it is my family's safety, happiness and future that I am fighting for.

Please include my email/letter when you submit to the STATE.

Thank you very much for your attention to this matter.

Best regards,

Caroline Oung

 Lane.

Atherton, CA 94027

From: Minerva Yeung, [REDACTED] Lloyd Drive, Atherton
To: Atherton City Council Members
Ref: Opposition of the Overlay Zone for Multifamily building zones as laid out by the Planning Commission
Date: Jan 31, 2023.

Dear City Council Members,

As a home owner and resident of the Lloyd Park neighborhood, I and my neighbors strongly oppose the designation of the 88 lots along El Camino Real as the new multifamily "overlay zone". The 88 lots cut across many neighborhoods, impact many families and will lead to the deterioration of quality of life and the decrease of property values for many retirees and small lots owners who represent the bulk of the working class of Atherton.

I live in the Lloyd Park area, a great family neighborhood with curbs, many open front yards, small lots (averaged 1/3 acres) – and with a lovely atmosphere and ambient unlike the gated estates of the 1-acre lot Atherton. My husband, my daughter and I have daily strolls around the neighborhood and say hi to our neighbors walking along the street. Life is pleasant. Many of our neighbors are retirees, retired from a life of diligent working careers: airline pilots, engineers, architects and accountants.

I am shocked to find out that the Planning Commission targets neighborhood like ours, despite the small lot size, to put in multi-family housing with each lot only yields 1/3 of the units as those with 1-acre lots that can yield 20 units to satisfy the state mandate. And more shockingly, it cherry-picked 1-2 house to have multi-family zoning, but the adverse impact will be felt among the entire street and neighborhood.

I lived in Willow Glen neighborhood for 3+ years (from 2015-2019) to be close to my daughter's school. The single-family house is at the Willow Glen downtown vicinity, in an area that has a mix of multifamily housing and very nice single family houses – some are multimillion dollar estates. I experienced first-hand the deterioration of the quality of life. The developers had only provided 1-2 car parking slots per unit, but in reality each unit could have 2-5 cars as many of those units had multiple working adults residing together. The cars jammed the street – and we had never been able to park at our own curb. Each month on average we had to call the police 1-2 times to report the offensive cars parking at our curb but blocking at our driveway (from left and right sides – as their owners tried to squeeze in whatever space they could find), as our cars could not move out of our driveway and garage safely. Several times in the morning we were late to important business meetings.

And with multifamily housing, there are little backyard space provided for the families and the families let their dogs around the neighborhood for their nature calls – and put their droppings on our front-yard (right at the center of the front-yard, we had multiple photos from security cameras to show). We had to pick up the dog droppings in our front-yard on a daily basis.

We sold our property in 2021, at a much lower price than what the Real Estate agents had expected despite a red-hot housing market and was far below what the neighborhood would command – mainly due to the parking issues scared away the perspective buyers.

I personally don't oppose multifamily zoning – but would like to ask the Atherton Planning Commission and the City Council to play it fair and limit the impacts. The current designation of only the house along El Camino Real may rip the benefits of increased property value for 1-2 houses along each cross street, but will decrease the property value and quality of life for the entire neighborhood – with the neighbors not able to sell the house at higher values if they would like to move away from the parking nuisance and away from the deterioration of quiet life.

The City Council and Planning Commission has to play fair and just for the neighborhood communities, instead of cherry-picking 1-2 houses to designate as multifamily zones along each street. If you want to rezone – rezone the entire neighborhood and don't cherry pick the houses. Right now, the designation of multiple-family zones on El Camino Real cuts across many neighborhoods, and it is not a good nor considerate design. El Camino Real is a through-way for cars, not a neighborhood. Streets like Lloyd Drive, with surrounding streets like Rittenhouse Avenue, Belleau Avenue, Redwood Way, etc. is a neighborhood community.

The Lloyd Park community of 86 subdivision lots will severely be negatively impacted by the designation of multifamily housing zones for the few houses close to El Camino Real, and neighbors will suffer without the compensation of high land values due to the rezoning. We strongly oppose to such a design.

I have several suggestions for the City Council and Planning Commission:

- 1) The City Council and Planning Commission can find a fairly independent neighborhood and make the entire neighborhood as multi-family housing zone. This will limit the impact to the city and preserve the quality of life for most of Atherton, while the impacted areas will see the property value raises as the entire area is zoned multi-family and the neighbors can afford to move. With the current design cutting across the entire El Camino Real, if my neighbor's house (1 house away from me adjacent to El Camino Real) is redeveloped into multi-family housing, the entire Lloyd drive, and the neighboring streets, will get impacted. Yet if the neighbors want to get out and move to quieter neighborhoods, they will not be able to sell to the developers at a higher value because they are still zoned as single-family and no developers will pay to buy.
- 2) The City Council and Planning Commission can find a few large lots closer together to target for rezoning, especially the lots close to Atherton city boundary facing the Menlo Park smaller lots – those with 1-acre lots which can be developed into 20-units (instead of those with 1/3 acres which can yield only 6 units).



Minerva Yeung, Resident/Owner

Remi and Lisa Thomas

Gresham lane

Atherton

Jan 31 2023

Hon Mayor Widmer and Hon. Members of the Atherton Town Council,

Related to the consideration of a resolution adopting a Housing Element. We own the property at 48 Gresham Lane and hereby object to any Housing Element that includes the upzoning or overlay of properties on Gresham Lane, Atherton. By this letter, we hereby make any and all objections and oppositions to any Housing Element that upzones or overlays properties on Gresham Lane and preserve all legal rights to challenge any Housing Element adopted by the Town of Atherton in a civil proceeding, including but not limited to, seeking judicial review.

We are strongly opposed to the proposed upzoning and overlay project of Gresham Lane, Atherton, which would include the possibility of building multi-family housing units. As homeowners on Gresham lane, facing the proposed multi-family site we would be severely impacted by this upzoning. The presence of multi story buildings overlooking our land would severely infringe on our privacy rights. It would mean windows that would look directly into my teenage childrens bedrooms and overlook our garden, representing an invasion of privacy and threatening the security of my children. It would also destroy our quality of life as we currently live on a no-thru traffic cul de sac which is peaceful and safe for our children to play in the street. The traffic created from multifamily residences would be an unacceptable nuisance and compounded existing pollution issues. The towns failure to conduct mandatory environment review pursuant to CEQA section 15126.2 will invalidate this housing element. The development would greatly impact our existing scenic quality, air quality, noise pollution and thereby be detrimental to our quality of life. As well as negatively impact the value of our property. Additionally, there were due process and procedural violations relating to this matter. We did not receive due notice from the town of Atherton that Gresham lane was being considered for inclusion in the list of properties in the Housing Element before the Jan 11 vote was taken. There has been no specific mention or public comment in prior town hall meetings whatsoever to alert us that Gresham Lane, specifically, was being considered for multi family upzoning. Furthermore residents did not receive more than a few days notice of the Jan 18th council meeting, in violation of Government code section 65091. Moreover the Jan 12th letter that served as notice of the upzoning proposal to residents of Gresham lane indicated that there was a map attached highlighting properties that were designated for upzoning, but the map was not included. A fact that was acknowledged by the city manager at the Jan 18th council meeting.

Upzoning or overlaying Gresham lane does not meet HCD or AFFH requirements, nor will it result in achieving the Towns multi family housing objective, for the following reasons;

- Gresham Lane does not meet multi-housing requirements as all lots are under 0.5 acres, all but one of the proposed sites on Gresham Lane are 0.32 acres. The HCD states, 'A site smaller than half an acre shall not be deemed adequate to accommodate lower income housing needs'
- As per California Government Code Sec. 65583.2. The state requires justification pertaining to the likelihood for redeveloping non-vacant sites. The majority of residents on Gresham lane have signed a petition that they do not want or intend to sell their homes in the next eight years. This renders the proposal infeasible as the lots are not vacant and the owners have no intention to sell. Therefore the Town cannot count our lots in their RHNA numbers as, "Only developments that are likely to realistically occur during this 8 year planning cycle can be counted toward the Town's RHNA numbers."

- The ground for this objection is that the General Plan Amendment is a "CEQA project" and the Town must complete CEQA review of the General Plan Amendment before approving it.

For the aforementioned reasons please remove Gresham Lane from the list of properties listed in the multi-family up-zoning and overlay section of the housing element that is to be submitted to the state. Sufficient alternatives exist to better meet state requirements. Atherton can meet state numbers by overlaying the 22 acre park it owns or one of the innumerable already vacant lots throughout the town. Several willing developers have come forward.

Please include this letter in any proposal you submit to the State Department of Housing and Community Development concerning this matter to help them evaluate whether it is reasonable to think an upzone or overlay on my property would increase housing in the next 8 years.

Respectfully

Remi and Lisa Thomas



Lisa Thomas
[REDACTED] Gresham Lane
Atherton
94027
30 Jan 2023

To the Town of Atherton City Council:

I object to approval of the Resolution Adopting a General Plan Amendment to Repeal the 2015-2022 Housing Element and Replace it with the 2023-2031 Housing Element (Sixth Cycle) that is set for the special City Council meeting on January 31, 2023, as Agenda Item No. 1.

The ground for this objection is that the General Plan Amendment is a "CEQA project" and the Town must complete CEQA review of the General Plan Amendment before approving it.

The Staff report contends that: "The consideration and adoption of the Town-initiated Housing Element (6th Cycle) is not a project pursuant to the California Environmental Quality Act (CEQA)." This is incorrect because the Council's decision is discretionary, the General Plan Amendment will lead to increased housing density and population, which will affect the physical environment by increasing air and water pollution, requiring more public services, and increasing greenhouse gas emissions from increased construction of housing and ancillary commercial construction for businesses serving the increased population.

The Staff report contends that: "The consideration and adoption of the Housing Element is alternatively exempt from CEQA pursuant to CEQA Guidelines Section 15002 as the adoption of the Housing Element is a planning study and will not have any impacts to the environment." This is incorrect because, as noted above, the General Plan Amendment will lead to increased housing density and population, which will affect the physical environment.

The Staff report contends that: "Further, to the extent the Regional Housing Needs determinations are made, the Project is further exempt from CEQA pursuant to Section 15283, which provides, "CEQA does not apply to regional housing needs determinations made by the Department of Housing and Community Development, a council of governments, or a city or county pursuant to Section 65584 of the Government Code." This is incorrect because the General Plan Amendment is not, or is not only, a regional housing needs determination. It is a specific proposal for increasing housing density to accommodate a regional housing needs determination. As such it is not exempt from CEQA pursuant to Section 65584 of the Government Code.

Respectfully,

Lisa Thomas

[REDACTED]

Remi Thomas
■ Gresham Lane
Atherton
94027
30 Jan 2023

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Respectfully,

Remi Thomas



rsdays from 8 a.m. – 11 a.m. and 1 p.m. to 4

[ePlan-Submittal](#)

it assigned to a public official for the Town of
to this email account may constitute a public
be subject to disclosure to any person upon

n.ca.us>; George Parsons

ing of 23 Oakwood Blvd.

se do not open attachments or click

George and Sarah Parsons

Ralph Robinson,
Associate Planner
80 Fair Oaks Lane
Atherton, CA 94027
rrobinson@ci.atherton.ca.us
SBertollo-Davis@ci.atherton.ca.us

January 30, 2023

Dear Mr. Robinson:

We are writing in response to the recent notice from the Town of Atherton regarding the proposed rezoning of 23 Oakwood Blvd. in Atherton to increase housing density.

While we support increasing housing density statewide to allow for more affordable housing for local

populations, we have several concerns with the current proposal for the Town of Atherton. We oppose the plan to add multi-family housing near our home as this increase in housing density will have direct consequences for our personal safety, our quality of life and our equity in our home.

We feel strongly that there are better locations to consider for the large-scale rezoning. For example, the El Camino and Valparaiso areas are better suited to put high density housing in as they are major streets that can accommodate the increased traffic that denser housing will create. Not in our small neighborhood of Oakwood Blvd, which has very limited capacity.

Thank you for reading and considering the safety issues below:

- **Safety Problems:** This lot is very narrow and long (approx. 140' x 488', based on tax records) it seems reckless to allow so many units on this size of a lot especially with the fires we have had recently. How will emergency vehicles get in to respond to emergencies?
- **Traffic and Safety Problems:** The additional homes will bring additional cars which will create a significant traffic impact on Oakwood Blvd, which is a non-major thoroughfare.
 - There are no sidewalks in the area, it is this is a busy walking area for local residents, children walk to school, and it is also a known bike path the additional cars will add a **significant safety hazard** to the area.
 - This road and Selby floods in heavy rain, what will be done to correct this?
 - Traffic is already bad on Oakwood Circle due to the addition of 6 homes and the fact that the public is using our circle as a way to avoid El Camino. Adding residences will inevitably add more cars in our little neighborhood due to this addition and will most definitely be a safety issue.
- **Inequity:** This allowance for 23 Oakwood to construct up to 10 units per acre, will more than double the density compared to the other Atherton sites, despite them all being in similar residential areas this appears to be **Inequity** with the singling out of the denser home construction ONLY on the site bordering the lower socioeconomic status and higher diversity of Redwood City.
- A significant negative impact on local parking constraints with new residents and their guests potentially now parking on East and West Oakwood Blvd as well as Selby Lane.
 - Multifamily housing should be located at places zoned for higher density already or on larger streets not in small residential areas that cannot accommodate the traffic (such as 23 Oakwood), or are not connected to public transportation hubs, etc. and multifamily dwellings are inconsistent with the neighborhoods in this area.
 - After much research and seeing the original plan, it did not originally include 23 Oakwood but it was added due to an owner request (haphazard, self-servicing to increase a particular property's value, and this is bad policy process overall).
 - The units will be constructed with lot sizes out of proportion with the local community (where lots are on average 8,000+ sq.ft.) There is some confusion about the actual size of this property, tax records show this as a 1.52-acre site however the sellers are stating that is 1.62-acres.

We believe that the current proposal has not considered these impacts adequately and strongly suggest that the density of new construction should at the **very least** be equitable across regions. Further, we suggest that proper evaluation of traffic impacts, safety impacts, school impacts and the negative property value impact to local neighborhoods should be performed before agreeing on a proposal, I, Sarah Parsons, am an active local Realtor with over 30 years' experience and I know this will have a direct negative effect on our homes equity. Our opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our community.

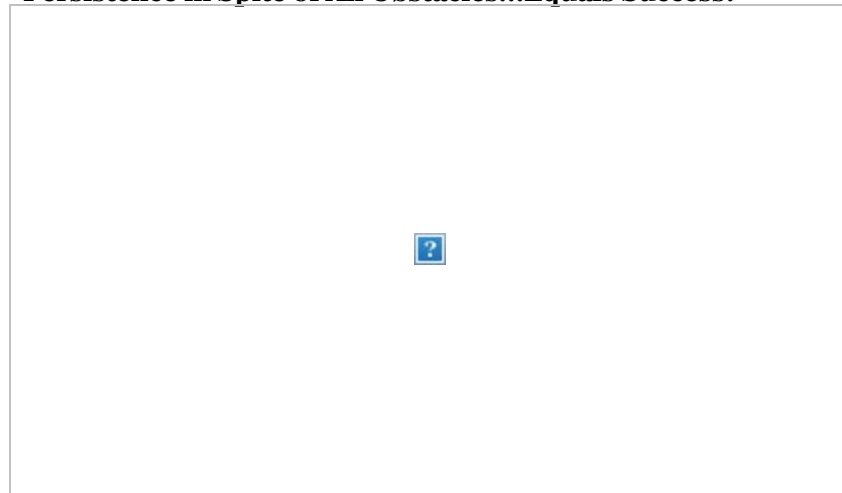
Sincerely,

George and Sarah Parsons



What's My Home Worth?
Free Home Search App!

"Persistence in Spite of All Obstacles...Equals Success!"



[REDACTED]

From: Maggie Pringle [REDACTED]

Date: January 30, 2023 at 4:56:57 PM PST

[REDACTED]

[REDACTED]

links from an unknown or suspicious origin.]

Dear George,

Our family lives on Hesketh Drive in Menlo Park right off of Valparaiso. Yesterday, a neighbor sent us a copy of a letter postmarked January 23, 2023 from the Town of Atherton regarding the Draft Housing Element to address State Housing Mandates that includes allowing all of one side of Valparaiso from El Camino to Alameda de las Pulgas except Menlo and Sacred Heart Schools to be developed as multi-family housing.

We would like to express our strong objection to adding so much density over such a vast area where we are already experiencing extreme traffic surges throughout the day, particularly during commute times. That traffic filters onto our Menlo Park City streets. Much of the housing would not be close to the transportation corridor, so that the main form of transportation for the additional residents would be via automobile.

Building many more homes on such small lots would significantly change the neighborhood and decrease the value of the homes in West Menlo Park, while not directly affecting Atherton residents. It will also reduce the number of smaller single family homes available in our community. It seems that you are making a decision without the voices of your neighboring city.

While we appreciate the difficulty of fulfilling the State Requirements, we feel that better solutions are available closer to the transportation corridor that would not have such a negative impact on current residents, primarily in Menlo Park.

Thank you for considering our concerns.

Maggie Pringle

██████████ Drive, Menlo Park

Our family lives on Hesketh Drive in Menlo Park.

Yesterday we received your letter dated January 20, 2023 with a postmark of January 23, 2023 from the Town of Atherton providing Notice of a Public Hearing *next Tuesday* regarding an amendment to the Town's General Plan to include 348 new low income housing units. Apart from the lack of timely notice, it is obvious from the map provided that Atherton intends for

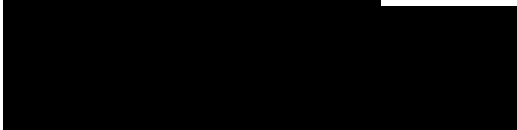
Menlo Park residents to solely bear the brunt of the increased traffic, construction, and negative impacts arising from the proposed update. This is unfair. Every single new housing element proposed by Atherton is located on Valparaiso Avenue. Five schools feed directly off of Valparaiso Avenue including Sacred Heart Prep, Menlo School, Hillview Middle School, Los Lomitas, and St. Raymond's. The traffic during mornings and afternoons during the school year is horrible. It will be unmanageable if the proposed Housing Element becomes reality. Atherton should go back to the drawing board and more evenly spread the 348 units throughout the Town.

We strongly object the proposal and request that the new housing units be proposed that is interspersed throughout Atherton such that the impacts are more evenly spread throughout the Town. It is unacceptable for 100% of the new contemplated housing element to be located as planned and for Menlo Park residents living on our near Valparaiso Avenue to be the only ones impacted.

It also seems to us that if you truly desired a public hearing with input from potentially impacted parties, you would have made some effort to mail us the notice in a manner designed to arrive more than a few days for the mid-afternoon hearing.

--

Maggie Pringle Grauer



From: [Karthik Ramgopal](#)
To: [Council](#)
Cc: [George Rodericks](#)
Subject: High Density Housing along El Camino Real
Date: Tuesday, January 31, 2023 8:32:35 AM

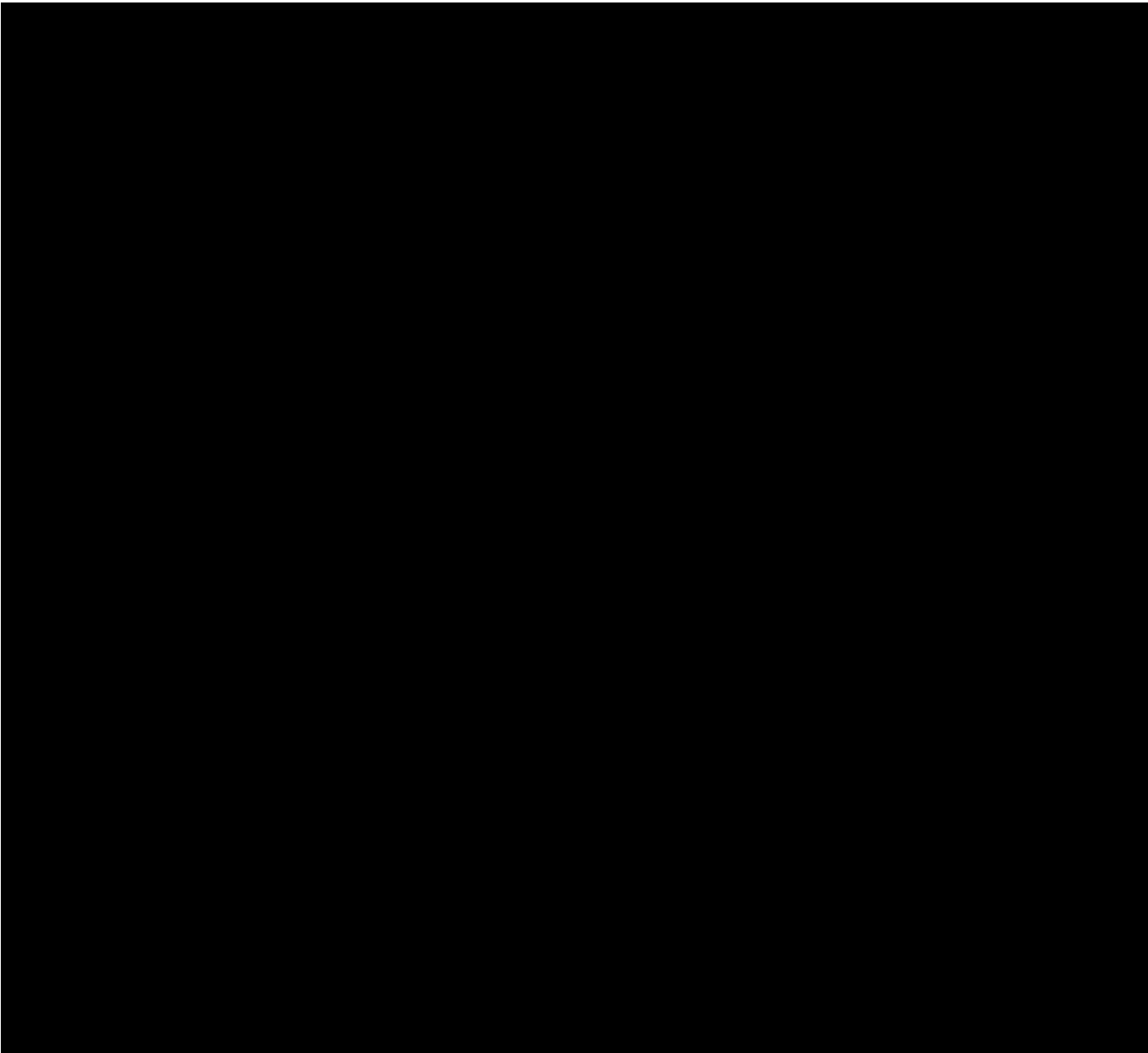
[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Dear Town Council,

Thank you for your hard work and commitment in navigating our community through these challenging state mandates. As a resident of Ashfield Road near the new library and Town Center, I would like to advocate for the following points:

- The small roads that feed into El Camino Real (Ashfield/Maple/Walnut) were not built to handle large volumes of traffic. These roads are already being stretched by the additional traffic to the library and the town center.
- There are frequent traffic snarls on El Camino Real, especially on weekdays (Sometimes making us wait quite a while before we can turn from Ashfield onto El Camino) which I expect will worsen further if high density housing with entrances on El Camino Real are built.
- Given the above reasons, I propose that any feeder streets into the library/town center be excluded from upzoning. Instead, the town should consider areas like Middlefield/Marsh Road (Closer to public transit), Laurel Avenue (Menlo park side already has some MFH), or Lloyd Park (given sidewalks and wider roads) for upzoning.
- Since the objective is to increase housing availability for residents, and given the historic purely residential nature of Atherton, short term rentals and Airbnbs should be banned in any new multi family housing that is built.
- Multi-family housing should adhere to height restrictions in the current zoning to avoid any regressions in privacy and uniformity of the neighborhood.

Sincerely,
Karthik Ramgopal
[REDACTED]eld Road
Atherton, CA 94027



From: Planning <Planning@cityofsacramento.org>

Sent: Tuesday, January 31, 2023 1:02 PM

To: Kevin Riley <kevinriley@hotmail.com>

Cc: Christabel Soria-Mendoza <csoria-mendoza@ci.atherton.ca.us>

Subject: RE: Developing multi-family units on 23 Oakwood Blvd, Redwood City

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

Hello Kevin,

Unfortunately, this is something that the City of Sacramento cannot assist with. If there is opposition to a particular project, I have included the Christabel Soria-Mendoza, who is the contact listed on the Atherton Planning Department webpage. You will need to refer to the Atherton contacts for your requests going forward.



Thanks Steffane,

We will be at the meeting with our neighbors. The problem is this is Atherton who has deep pockets and a lot of money and power rezoning and building high density housing in a Redwood City residential neighborhood they refer to as the poverty pocket.

We need help from Sacramento to stop them.

Do you know who I can contact from an SB209 standpoint.

Thanks,
Kevin

From: Planning <Planning@cityofsacramento.org>

Sent: Tuesday, January 31, 2023 5:12 PM

To: Kevin Riley <[REDACTED]>

Subject: RE: Developing multi-family units on 23 Oakwood Blvd, Redwood City

Hello Kevin,

Unfortunately, with this type of concern, our Planning Division does not have any jurisdiction with this matter. The City of Sacramento's jurisdiction is solely for Sacramento City. If projects in Atherton are like the City of Sacramento, then I recommend reaching out to their Planning Department for more information on this project. I was able to look up their contact information:

Atherton Planning Departments:

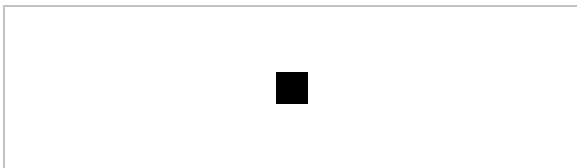
80 Fair Oaks Lane
Atherton, CA 94027

Phone: : 650-752-0544

Here is a link to their [Planning Department page](#), and you can voice a concern on their website as well.

Kind Regards,

Steffane Lui | Assistant Planner
Community Development Department
300 Richards Boulevard, Third Floor,
Sacramento, CA 95811



Advisory: [All-electric NEW construction requirements](#) begin on January 1, 2023!

From: Kevin Riley [REDACTED] >

Sent: Monday, January 30, 2023 10:04 PM

To: Planning <Planning@cityofsacramento.org>

Subject: Re: Developing multi-family units on 23 Oakwood Blvd, Redwood City

Thanks Pamela,

The City of Atherton is going to rezone and build high density multifamily units on an adjacent Redwood City street.

This will ruin our street, but Atherton has a lot of money and can do what they want. They are doing this to appease the SB209 mandate from Gov. Newsome.

I put the city of sacramento on the cc as I am not sure if you can stop the madness. This will completely ruin our neighborhood.

Do you know who we can contact from Sacramento to help put some sanity to this crazy plan?

Thanks again,
Kevin

From: Planning <Planning@cityofsacramento.org>
Sent: Monday, January 30, 2023 6:04 PM
To: Kevin Riley <k[REDACTED]>
Subject: RE: Developing multi-family units on 23 Oakwood Blvd, Redwood City

Hello [@Kevin Riley](#),

Your email is very important but in reading it below it appears you are from Redwood City?

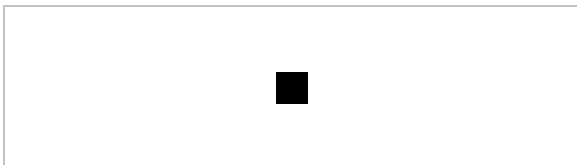
You would need to submit to Redwood City to voice opposition.

This is the city of Sacramento.

Have a nice day.

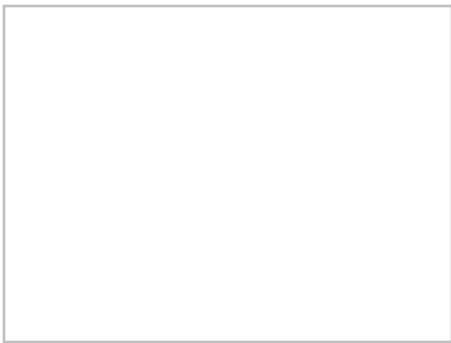
Kind regards,

Pamela Morgan on behalf of City Planning
Associate Planner
Community Development Department
300 Richards Boulevard, Third Floor,
Sacramento, CA 95811
Open by appointment only.
City Operator 311 or 916-264-5011



Advisory: [All-electric NEW construction requirements](#) begin on January 1, 2023!

TO LOOK UP ZONING, design review districts, historic districts, parking district, SPD etc. please copy this link into your URL:
<https://cas5-0-urlprotect.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.arcgis.com%2fapps%2fwebappviewer%2findex.html%3fid%3d6f8e021cb286482b9a649e33ac6e67ea&umid=78091149-9c22-4d0b-b962-3e1a07bf0cb7&auth=0c78d5381d8efeba9ba4477b3ca23a49d0ab462f-e1a109dc7802075235111f0f630a63fae1984c9a>



From: Kevin Riley <[REDACTED]>
Sent: Sunday, January 29, 2023 5:24 PM
To: council@ci.atherton.ca.us; jgee@redwoodcity.org; lespinoza-garnica@redwoodcity.org; dhoward@redwoodcity.org; Planning <Planning@cityofsacramento.org>
Subject: Developing multi-family units on 23 Oakwood Blvd

Hello,

I just wanted to voice my opposition for developing on 23 Oakwood Blvd.

Enabling Atherton to rezone and develop 15+ units on a blind Redwood City residential street should simply not be permitted.

This will ruin East and West Oakwood blvd for the Redwood City residents.

East and West Oakwood Blvd simply can not handle the increased traffic and parking congestion.

Please do the right thing and NOT allow high density multifamily units to be built on 23 Oakwood Blvd.

Kevin

From: [Nancy Ryde](#)
To: [Council](#)
Cc: magnus@ryde.tv
Subject: Housing Plan
Date: Tuesday, January 31, 2023 1:43:32 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 Town Council

We are writing to you to express our lack of support for the most recent proposed housing plan approved by the town's Planning Commission that advocates placing an overlay on all properties along the El Camion corridor.

We feel that this plan is misguided in many ways. The portion of El Camino that runs through Atherton has a long history of accidents and pedestrian fatalities. Encouraging more people to live in this area can't help but raise the probability of more accidents in the future and increase the risk of more lives lost along this highway.

Adding large developments along El Camino will drastically affect the traffic along El Camino as well as the small streets that intersect it. These small side streets are ill equipped to handle increased traffic and are already dangerous when Wayz and other apps recommend rerouting traffic through town.

As has been mentioned before, adding 20 homes on one acre drastically changes the character of our town. Not that the state cares about that, but most of the people who actually live here do care. We have read that some council and planning commission members have stated, in essence, that El Camino is already busy and crowded so let's just take advantage of that and dump the required housing there. The fact is, that the stretch of El Camino that runs through Atherton is nothing like the parts of El Camino that run through the adjacent towns. Building multi family housing developments there will most certainly change the character of that part of our town and that area is as much a part of our town as any other part.

In addition, this plans targets one part of our town to bear the brunt of the state's one-size-fits-all solution to providing multi family housing which seems to be patently unfair. If building housing on a major road is the only possible solution, then that housing should be distributed on Marsh Road, Bay Road, Middlefield Road, Encinal, Atherton Avenue and Alameda de las Pulgas.

We are in favor of the concept of placing the multi family housing on the campuses of the private schools in our town. It is our understating that these schools need and want housing for their faculty and staff and, in the case of Menlo College, their students. This plan actually puts housing in a place that NEEDS housing, thus achieving the spirit of the California mandate. In addition, placing housing for faculty, staff and students on the campuses will alleviate some of the numerous, dangerous traffic issues associated with these schools. The likelihood of actually achieving very low and low income housing under this scenario seems to be much higher than hoping that a developer will purchase numerous small lots on El Camino at a price of \$8 million per acre and take a loss by renting or selling those units far below market value. The idea that a developer would make this type of financial decision is clearly unrealistic.

We thank you all for the time and effort that has gone into this process and we appreciate that it is very difficult decision for everyone. However, we hope that you will do what is right for our town and push back on the state to create a solution that is the right one for our community.

Respectfully,

Nancy and Magnus Ryde
■ Winchester Drive, Atherton CA

From: [Dale Sakai](#)
To: [George Rodericks](#); [Bill Widmer](#); [Diana Hawkins-Manuelian](#); [Elizabeth Lewis](#); [Rick DeGolia](#); [Stacy Miles Holland](#)
Cc: [Council](#)
Subject: HCD
Date: Tuesday, January 31, 2023 1:01:10 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 hope you all had a Happy New Year!

We are long time Atherton residents and wanted to weigh in on the HCD draft that the town is considering. Most importantly, I think we can all agree that the state has no business mandating housing policy to towns and cities. Having said this, the recent proposal you are considering seems to be discriminatory at best. It disproportionately burdens those residents that own the smallest land parcels. These folks should not have to bear the burden of such an ill-formed mandate. Not to mention, the optics look absolutely terrible.

If one of the tenants of the draft is to identify parcels that are on major thoroughfares, there are several; Marsh Road, Bay Road, Middlefield Road, Oak Grove, Valparaiso, El Camino Real, Atherton Avenue, Alameda de las Pulgas. Including parcels on all of these thoroughfares in the draft would be more egalitarian, and would serve to dilute the associated traffic and density-driven challenges; but would still place unfair burden on the associated residents. While sub-optimal, the only fair way to identify multi-family parcel opportunities would be to randomly pick parcels in the entire town. Frankly, I think the entire state mandate to be folly. I would rather see the town band together with other towns and cities to fight the mandate. I understand the mayor of Los Gatos is actively doing just this. We know that Woodside is also working hard to figure out how to deal with this ill-formed mandate. Apparently, towns and cities throughout the state are opposed to the mandate. Why not take more of a leadership role.

None the less, randomly selecting parcels for potential multi-family development is potentially the ONLY fair solution to the problem. The current proposal will only be found to be discriminatory and will forever tie the town up in litigation.

Regards,
Dale Sakai
Lindenwood

We the undersigned oppose the rezoning of 23 Oakwood Blvd, Atherton

Name	Signature	Address	Email
Catherine Burton			
Susan Eady			
Gayle Perry		Oakwood	
JAMES MASSARD		Oakwood Dr.	
Joseph King		Oakwood Dr.	
David Silk		ENCINA	
Jeanne Hewson		ENCINA AVE.	
Carol Sagastume		W. OAKWOOD	

We the undersigned oppose the rezoning of 23 Oakwood Blvd, Atherton

Name	Signature	Address	Email
Stephanie Sargent		E. Oakwood Blvd	
Tom Giorgi		E. OAKWOOD BLVD	.com
PAMELA SARGENT		E Oakwood B	art
Marylou Garziano		W. Oakwood B	200. coin
ANDREW FULLNER		W OAKWOOD B	Med XL-
Fran Spiller		W Oakwood B	
M Maria Riley		J. Oakwood Blvd	m
XL Kevin Riley		W. Oakwood Blvd	dy
5 th SMITHA PRABHU		W OAKWOOD BLVD	dha.
Kwablah Athongbe		W. Oakwood B	org
Oni		W. Oakwood B	rt j
Anuj Gaggar		W. Oakwood	
Nancy Wu		W. Oakwood	n
Joan Limbray		Rossi Lane	n
Roy & Leke		West Oakwood	
Julie Maltzman		Rossi Ln	.com
JONATHAN MALTZMAN		Rossi Ln	

We the undersigned oppose the rezoning of 23 Oakwood Blvd, Atherton

Name	Signature	Address	Email
MARILYN A. TERRITO		ROSSI LANE	
PAULA UCCELLI		ROSSI LANE	
GAIL PARSONS		5 E. Oakwood	
JENNA COOK		E. Oakwood Blvd	
GARY HARRISON		OAKWOOD DR.	
LINN JOHNSON		E OAKWOOD DR	
Shelly Ruhland		E OAKWOOD BLVD	
Peter Martin		E Oakwood Blvd	
PATRICIA M. CONNOR		3 East Oakwood Blvd	
Dorothea Cline		East Oakwood	
Chris Barz		E Oakwood Blv	
Kelby Bulson		E Oakwood Blvd	
Jing Wen		E Oakwood Blvd	
Anna Seletsky		6 E Oakwood	
EKTA HUTTON		2 E Oakwo	
Jane & Nolan		E Oakwood Blv	
Adam Berlew		E Oakwood Blvd	

We the undersigned oppose the rezoning of 23 Oakwood Blvd, Atherton

Name	Signature	Address	Email
Jerob Johnson		E Oakwood Blvd.	
TIM McCAITHY		8 E Oakwood Blvd	
Tania Monroy		6 Oakwood Blvd +	
Vipul Sheth		E Oakwood Blvd v	
Sunny Arora		8 E Oakwood	
David Randolph		8 E Camino RWC	1. com
Katie McCormick		10 W. Oakwood	. com
Evin Padhi		2 W Oakwood E	
Jun Lin		Cocco Ln.	
FRANCOIS MERIAUX		Cocco LN	. com
Kobe Rayo		W OAKWOOD BLVD.	
Francine Milkenberg		351 W Oakwood	@
Kenneth Kilen		W. Oakwood Blvd	. net
Alberto Gutierrez		F. Oakwood Blvd	ft.
Christopher Moran		Oakwood Prie	on
Elisa Jones		Oakwood Dr	ni
Ann Guerra		Oakwood Dr	on

We the undersigned oppose the rezoning of 23 Oakwood Blvd, Atherton

Name	Signature	Address	Email
STEVEN RUSSELL		4 Oakwood Dr. ^{Redwood City 94061}	
Joanne Gallagher		6 Oakwood Dr.	
JOSH LUBIN		CARLOS AVE	
Hope Plack		Carlos Ave	
Emily Rose		W OAKWOOD BLVD	
Vignesh Vijayandran		W OAKWOOD BLVD	
M mll L L		W Oakwood Dr	
City Billings			
Gary Abuel-Sa			
Kerry Bower			
Haronig Scorpion		1 West Oakwood	
Joanne Dephillips		Oakwood Dr. C	

From: [Vipul Sheth](#)
To: [Council](#)
Subject: Exclude current plan for 23 Oakwood from Atherton Housing Element
Date: Tuesday, January 31, 2023 9:52:04 AM

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

To the Atherton Council,

I am writing to register my opposition to the inclusion of 23 Oakwood for rezoning at 10 units per acre. As a neighbor residing, I can attest that this level of density is out of character with the neighborhood, the lot's narrow profile makes it unrealistic to expect this level of density, and the additional traffic is a safety hazard in the neighborhood which lacks sidewalks and is heavily used by pedestrians. Placing this kind of dense zoning on the border of Atherton suggests the council is simply trying to meet the state requirement and dumping the development issues on the neighboring town. The proposed rezoning should be reduced to allow a maximum of 4 residences per acre which better matches the adjacent neighborhood in Redwood City.


Vipul Sheth
[REDACTED] Oakwood Blvd
Redwood City, CA 94061

From: [Marla Simon](#)
To: [Council](#)
Subject: Oppose 23 Oakwood
Date: Tuesday, January 31, 2023 9:47:58 AM

[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 board members,

I live on the border of Atherton and Redwood City. I utilize Sellby lane and other roads through Atherton on a daily basis. I oppose the development of 23 Oakwood as it will bring more traffic to the interior roads which are already overloaded. Cars are constantly cutting through my road at very fast speeds. Please consider your main road arteries to expand this housing. Thank you for your consideration - our small neighborhood is already bursting at the seams.

Marla Simon
 Rutherford Ave
Redwood City, CA 94061



Ariel Strauss, Of-Counsel
2748 Adeline Street, Ste. A
Berkeley, CA 94703
510-900-9502 x 702
astrauss@greenfirelaw.com
www.greenfirelaw.com

January 31, 2023

Via Electronic Mail

To: Anthony Suber, City Clerk (asuber@ci.atherton.ca.us)

RE: Comments on January 31, 2023, Town Council Agenda Item 1 (Consideration of Resolution Adopting General Plan Amendment)

Dear Mayor Widmer and members of the Town Council:

I am writing on behalf of Greenfire Law, P.C., legal counsel to Pamela Silvaroli, in opposition of the proposed rezoning of Ms. Silvaroli's home and seventeen other parcels along northern El Camino Real to RM 20. Greenfire Law is a boutique environmental law firm in Berkeley, California that focuses on the California Environmental Quality Act ("CEQA") and land use litigation. The deficiencies in the proposed Housing Element being considered by the Town Council today are very similar to violations that have been the basis for this firm overturning other ordinances in court.

I. Adoption of a Housing Element does not Qualify for a CEQA Exemption.

The CEQA Guidelines (Title 14, Division 6, Chapter 3 of the California Code of Regulations) specifically provide that "the adoption and amendment of local General Plans or elements thereof" is considered a "project" under CEQA. (Cal. Code Regs. tit. 14, § 15378(a)(1).) This straightforward declaration of law flatly contradicts the unsupportable assertion in the Staff Report that the "consideration and adoption of the Town-initiated Housing Element (6th Cycle) is not a project pursuant to the California Environmental Quality Act (CEQA)."

The related claim that the amendment "is a planning study and will not have any impacts to the environment" is an egregious mischaracterization. A "planning study" is preliminary

analysis in advance of future, actual legislative action. Such studies previously occurred in the Town Council meetings listed on page 2 of the Staff Report. In contrast to a “study,” the instant amendment (whether approval of a new multi-family zones, creation of overlay zones, removal of SB 9 residency requirements, or other residential density-increasing legislation) is the action arising out of those studies that directly imposes a multifold increase in allowable density.

The Staff Report’s fallback notion that the General Plan amendments are “Regional Housing Needs determinations” (“RHNA”) exempted by CEQA Guidelines, section 15283, is equally plainly erroneous. A RHNA under Government Code, section 65584(g) is a tabulation of the net quantity of units needed in a given locality. As stated on page 2 of the Staff Report, the Association of Bay Area Governments (ABAG) determined on December 16, 2021, that Atherton’s share of housing is 348 units. That determination by ABAG, the environmental impact of which was impossible to quantify as the Town would implement it on the ground in unknown ways, was exempt. But the action being considered today by the Council is an amendment of the General Plan to concretely enable the addition of those housing units in particular locations and by specific methods here in Atherton, an action that will certainly have a significant and foreseeable environmental impact.¹

Among other environmentally significant consequences, the proposed amendment enables multifamily housing, an entirely new type of zone (whether as a rezoning or overlay zone), in a town that currently only has R-1 residential districts. Predictably, increasing density from 1 to 3 units per acre to 10 or 20 units per acre will plainly have manifest impacts on traffic, greenhouse gas emissions, water usage, sewage and runoff, electricity consumption, and physical changes to surface features, as well as many other consequences. Numerous public comments attached to the Staff Report recount valid concerns of pollution, traffic impacts, emergency services access, flooding, and other consequences of up-zoning.

Pursuant to CEQA Guidelines, section 15126.2(a), among other elements, an environmental impact report must analyze “changes induced in population distribution, population concentration, the human use of the land (including commercial and residential

¹ Notably, the text of the proposed resolution itself does not mention CEQA and does not state that the amendment qualifies for any exemption.

development), health and safety problems caused by the physical changes, and other aspects of the resource base such as water, historical resources, scenic quality, and public services.” (See, generally, Cal. Code Regs. tit. 14 § 15126.2 (discussing broad categories of impacts that must be considered).)

Sections 5 and 6 of the draft resolution declare that the Housing Element would become effective immediately upon enactment by the Council. (See also, Atherton Code, § 17.23.060.) Under SB 330 (Skinner 2019), if any up-zoned sites are “identified as suitable or available for very low, low, or moderate-income households in the jurisdiction’s housing element,” a developer will be entitled to build on those lots at the maximum the density level allowed by the General Plan “even though it is inconsistent with both the jurisdiction’s zoning ordinance and general plan land use designation.” (Gov. Code, § 65589.5(d)(5)(A).) This means that the Housing Element will have the immediate legal consequence of enabling new development even before the Council implements a more detailed ordinance or HCD confirms the amendment. As a result, the potential environmental impacts of the amendment must be considered within the CEQA framework, before the Housing Element can be enacted into law.

The Town has an obvious duty to assess the significance of the impacts and weigh various alternatives. Yet it has blatantly failed to do so despite years of discussion. The Council’s reliance on facially inapplicable exemptions and the consequent refusal to conduct mandatory environmental review will invalidate the Housing Element, whether it contains an amendment, zoning overlay or other densification measures. (Pub. Res. Code, § 21168.5.)

II. Rezoning only Seventeen Small Parcels on El Camino Real does not Generate Realistic Additional Residential Capacity. An Overlay is a Better Option.

Under the up-zoning scenario, the Town is gaming the RHNA system by counting potential units along northern El Camino Real that are unlikely to be built. The Staff Report correctly recounts that on January 19th, the “property owners within the upzoning area presented the Commission with a signed petition indicated they had no interest in selling their property or developing multifamily housing. They further indicated that the lots are small with relative high land cost.” As also recognized in the Staff Report, only development that is likely to realistically

occur during this eight-year planning cycle can be counted toward the Town's RHNA numbers. In making this assessment, the Town must consider "typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction[.]" (Gov. Code, § 65583.2(c)(2).)

Attachment 5, Exhibit B, includes the following HCD comments regarding realistic capacity:

The element must provide assumptions for the calculation of residential capacity on identified sites included in the inventory and must also provide support for these assumptions. For example, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

The Town notes that this comment has been addressed but it no meaningful detail is shown in the provided draft. Similarly, regarding the suitability of nonvacant sites, HCD comments that the

Town

must include an analysis demonstrating the potential for additional development on nonvacant sites. . . The element can summarize past experiences converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis of existing leases or contracts that would perpetuate the existing use or prevent additional residential development and include current information on development trends and market conditions in the Town and relate those trends to the sites identified. The element could also consider indicators such as age and condition of the existing structure expressed developer interest, existing versus allowable floor area, low improvement to land value ratio, and other factors.

Here too, the Town notes that the proposed amendment has been updated but the analysis is still missing.

Additional development will only occur on the seventeen parcels proposed to be rezoned RM-20 if the existing homes are demolished and multiple lots are combined to meet the half-acre minimum threshold. The targeted lots are much more expensive per-square foot and developers will encounter hold-outs, further driving up the cost the of development in this area (see, e.g., comments of Jennifer Ryan). The Staff Report relays that HCD takes "seriously" the owners' letter stating they have no intention of selling within the current housing cycle. The owner's statements are not idle threats but actual reflections of near-term intentions based on their

children's current school attendance and other conventional considerations (see, e.g., comments of Jin Wang and Jing Yi).

HCD will recognize that the RM 20 zoning scheme is a superficial and hasty contrivance. Rather than submitting a transparently shoddy proposal that staff and the Commission do not support, the Council should take the necessary time to make changes that actually will meet the Town's housing allocation obligations.² The zoning overlay proposal, which is supported by staff and the Commission and includes roughly five times as many parcels, affords a much more realistic potential for meeting the Town's housing allocation.

III. Procedural Errors Pervade the RM 20 General Plan Amendment Proposal.

The record reflects procedural violations leading up to today's vote. As documented in the communicates attached to the Staff Report, the residents along Gresham Lane did not receive more than a few days' notice of the January 18th City Council meeting and the January 19th Planning Commission meeting in violation of Government Code, section 65091, *et seq.* Moreover, no map was included with the notices, preventing residents from understanding whether the proposed changes affected their homes. This deficiency was acknowledged by the City Council on January 18th, as well as pointed out by members of the public at that time.

Furthermore, it appears that Councilmember Holland may reside within 500 feet of the proposed expanded overlay zone. If this is the case, the Councilmember is presumed to have a conflict of interest under the Fair Political Practices Act and should have recused herself from any previous discussions touching on the topic of up-zoning additional stretches of El Camino Real, including the consideration on January 18th. (2 Cal. Code Regs §18702.2(a)(7).) The Staff Report recounts several study sessions discussing various possibilities, including sessions at which Councilmember Holland was present. If Councilmember Holland's residence is adjacent to areas considered for rezoning, and participation contributed to the inappropriately narrow focus on the seventeen parcels along the northern portion of El Camino Real, rather than a more

² Several members of the public recommended that the Town instead seek to meet its RHNA targets by providing workforce housing to teachers, municipal workers and emergency service personnel on existing vacant or larger lots. Other members of the public recommend reducing minimum lot sizes throughout the town to allow more single-family homes in a more naturally integrated manner better aligned with the historic R-1 pattern.

realistic, broader approach to meeting the RHNA requirement, such actions would be subject to reversal. Councilmember Holland must address on the record concerns about the location of her residence and recuse herself today if her residence's proximity constitutes a reasonably foreseeable financial conflict.

IV. Rezoning only Seventeen Parcels on the Edge of Town Constitutes Spot Zoning.

As Lisa Thomas explained in her comments attached to the Staff Report, the proposal to rezone seventeen smaller parcels along the northern El Camino Real corridor, if somehow brought to fruition, unreasonably overburdens these residents in a manner out of proportion with the realistic benefits to the community. The Commission and staff do not support the RM 20 approach and instead recommend a zoning overlay on 88 parcels (Staff Report at p. 5). The focus on only seventeen parcels ignores many others that are equally and more capable of supporting additional units. Courts recognize that "spot zoning" may apply to increasing density and areas of various shapes; the core consideration is whether the legislative action "is discriminatory with respect to owners of property similarly situated." (*Foothill Communities Coalition v. County of Orange* (2014) 222 Cal.App.4th 1302, 1312, quoting *Case v. City of Los Angeles* (1956) 142 Cal.App.2d 66, 67; see also *Avenida San Juan Partnership v. City of San Clemente* (2011) 201 Cal.App.4th 1256, 1270.) The RM 20 proposal is also irrational as, according to staff, the Commission and the overall record, it is unlikely to achieve the Town's asserted objective of meeting HCD requirements as explained above. The Council should not subject only a small strip on the edge of town to a sudden, multi-fold increase in density but rather distribute new housing opportunity sites across suitable parcels throughout the Town.

V. The Town Lacks the Authority to Remove the SB 9 Residency Requirement.

The Staff Report and draft Housing Element repeatedly declare that the Town will "Remove the residency requirement for lots of 1 acre in size or more that subdivide under SB9." (Staff Report, p. 6.) SB 9 (Atkins 2021) created exceptions from the usual procedures and standards for lot splits that are imposed by the Subdivision Map Act and other provisions of California law. Nevertheless, SB 9 states that the Town "shall require an applicant for an urban

lot split to sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.” (Gov. Code, § 66411.7.(g) (1).) As a result, state law mandates that if the Town approves a lot split under the expedited procedures of SB 9, rather than a conventional process that, for instance, affords neighbors more participatory rights or affords the Town more oversight, it must (i.e. “shall”) impose a three-year residency requirement. The statute affords no discretion for larger lots and the Staff Report cites no authority for a proposal that runs contrary to the express requirement of SB 9. Consequently, the Town has no authority to waive the residency requirement.

VI. Conclusion

As explained in the comments above, the Council must perform CEQA review of any proposed change to zoning standards and implement a fair approach to meeting the Town’s RHNA obligations that will realistically provide the required number of units.

Sincerely,


Ariel Strauss

From: [Toni Tarango](#)
To: [Council](#)
Subject: About Affordable Housing fears...
Date: Wednesday, February 1, 2023 7:47:58 AM

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

As a response to Ayesha Curry's concerns:

Perhaps we shouldn't really be surprised?! The wealthy (even those much less so) never want "those people" living too close to them. It's par for the course! Without knowing any of "those people" they become a source of fear. Wealth insulates folks from everyday life. The Atherton AH project will likely house families not unlike like those who have been recipients of their Eat, Learn, Play program. In other words, people who also want their children to have a home and who also value privacy and safety.

Toni Tarango
Former Resident Services Coordinator provider in various Affordable Housing communities

"The human race can be roughly divided into two categories: Ailurophiles and ailurophobes — cat-lovers and the underprivileged." – David Taylor

From: [Lisa Thomas](#)
To: [Council](#)
Subject: Related to the consideration of housing element.
Date: Tuesday, January 31, 2023 2:00:29 PM

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

Lisa Thomas
■ Gresham lane
Atherton
Jan 31 2023

Hon Mayor Widmer and Hon. Members of the Atherton Town Council,

Related to the consideration of a resolution adopting a Housing Element. We own the property at 48 Gresham Lane and hereby object to any Housing Element that includes the upzoning or overlay of properties on Gresham Lane, Atherton. By this letter, we hereby make any and all objections and oppositions to any Housing Element that upzones or overlays properties on Gresham Lane and preserve all legal rights to challenge any Housing Element adopted by the Town of Atherton in a civil proceeding, including but not limited to, seeking judicial review.

We are strongly opposed to the proposed upzoning and overlay project of Gresham Lane, Atherton, which would include the possibility of building multi-family housing units. As homeowners on Gresham lane, facing the proposed multi-family site we would be severely impacted by this upzoning. The presence of multi story buildings overlooking our land would severely infringe on our privacy rights. It would mean windows that would look directly into my teenage childrens bedrooms and overlook our garden, representing an invasion of privacy and threatening the security of my children. It would also destroy our quality of life as we currently live on a no-thru traffic cul de sac which is peaceful and safe for our children to play in the street. The traffic created from multifamily residences would be an unacceptable nuisance and compounded existing pollution issues. The towns failure to conduct mandatory environment review pursuant to CEQA section 15126.2 will invalidate this housing element. The development would greatly impact our existing scenic quality, air quality, noise pollution and thereby be detrimental to our quality of life. As well as negatively impact the value of our property. Additionally, there were due process and procedural violations relating to this matter. We did not receive due notice from the town of Atherton that Gresham lane was being considered for inclusion in the list of properties in the Housing Element before the Jan 11 vote was taken. There has been no specific mention or public comment in prior town hall meetings whatsoever to alert us that Gresham Lane, specifically, was being considered for multi family upzoning. Furthermore residents did not receive more than a few days notice of the Jan 18th council meeting, in violation of Government code section 65091. Moreover the Jan 12th letter that served as notice of the upzoning proposal to residents of Gresham lane indicated that there was a map attached highlighting properties that were designated for upzoning, but the map was not included. A fact that was acknowledged by the city manager at the Jan 18th council meeting.

Upzoning or overlaying Gresham lane does not meet HCD or AFFH requirements, nor will it result

in achieving the Towns multi family housing objective, for the following reasons;

- Gresham Lane does not meet multi-housing requirements as all lots are under 0.5 acres, all but one of the proposed sites on Gresham Lane are 0.32 acres. The HCD states, ‘A site smaller than half an acre shall not be deemed adequate to accommodate lower income housing needs’
- As per California Government Code Sec. 65583.2. The state requires justification pertaining to the likelihood for redeveloping non-vacant sites. The majority of residents on Gresham lane have signed a petition that they do not want or intend to sell their homes in the next eight years. This renders the proposal infeasible as the lots are not vacant and the owners have no intention to sell. Therefore the Town cannot count our lots in their RHNA numbers as, “Only developments that are likely to realistically occur during this 8 year planning cycle can be counted toward the Town’s RHNA numbers.”
- Development of multi-family units on Gresham Lane can only occur if the non vacant existing homes are demolished and multiple lots are combined to meet the ½ acres threshold. The probability of two lots being sold together is extremely unlikely given that residents have stated they do not want to sell. Furthermore the project of building low income housing here is not economically feasible as at current market value 0.32 acres on Gresham lane sells for \$4 million dollars. Since two lots would be needed to meet the mandatory ½ acre, it would cost \$8 million dollars. In contrast there are one acre lots selling for \$5 to \$ 7 million all over town. Currently there is a one acre lot on 95 Mulberry lane, adjacent to a transportation route and bike lanes of Alameda de las Pulgas, selling for \$5.5 million dollars for example.
- Inequity: State law requires all elements of the housing proposition be in accordance with the AFFH act. Proposing Gresham lane is in direct violation of that act as it places all extremely low and low income multi family units in proximity to the only corner of Atherton that borders R/ECAPS zones; along the western edge of Town bounding El Camino Real. Proposed upzoning should at the very least be equitable across all areas of town and not choose to stigmatize or discriminate against one single area of our town. The goal of AFFH stipulates you should aim to integrate low-income families throughout Atherton. The proposed upzoning is selectively restrictive and does not comply with the threshold requirement for California Government Code sections 65583.2 (including (c), (2), (A), (B),(C)“size of sights’ analysis. Furthermore, AFFH demands that identified sites should not be concentrated in low-resourced areas (lack of access to high performing schools or in locations disproportionately exposed to pollution) or areas of segregation and concentrations of poverty. Yet the proposal targets homes in one concentrated area, along one of our busiest, unsafe and most polluted traffic corridors.
- The proposed plan does not comply with the AFFH’s ‘access to opportunity’ stipulations as it places the excess burden of increased population on one sole school district, a district that is already over-crowded when compared to other schools in town. Selby lane school already has

a 24:1 student teacher ratio compared to 15:1 and Encinal and Las Lomas. Furthermore the proposal does not allow access to the higher performing schools in town, for example the proposed zone would depend on Adelante Spanish immersion school, an institution that according to state test scores has 35% proficiency in math and 42% in reading rates. Compared to 87% & 82 % percent at central Atherton's Las Lomas school. TCAC's composite opportunity score for Atherton shows census tracts west of El Camino Real fall within moderate resource areas whereas all other areas of Atherton fall into high resource. The town has failed to share the responsibility of multi-family housing developments across high resource areas in order to meet the equal access to opportunity requirement.

- In further violation to AFFH's 'access to opportunity' criteria the proposed area for upzoning has no bike lanes, and is not a walkable neighborhood. We are a 36 minute hazardous walk to Redwood city Sequoia station, 52 minutes to Menlo downtown. There are no sidewalks in the area and this is a high speed high traffic density road with very few pedestrian stop lights. This adds **significant safety concerns**. Unlike other major transportation corridors in town such as Valparaiso and Alameda de la Pulgas, El Camino Real has no bike lanes. This is dangerous for children who bike to school.
- I object to approval of the Resolution Adopting a General Plan Amendment to Repeal the 2015-2022 Housing Element and Replace it with the 2023-2031 Housing Element (Sixth Cycle) that is set for the special City Council meeting on January 31, 2023, as Agenda Item No. 1.
- The ground for this objection is that the General Plan Amendment is a "CEQA project" and the Town must complete CEQA review of the General Plan Amendment before approving it.

For the aforementioned reasons please remove Gresham Lane from the list of properties listed in the multi-family up-zoning and overlay section of the housing element that is to be submitted to the state. Sufficient alternatives to meet state requirements. Atherton can meet state numbers by overlaying the 22 acre park it owns or one of the innumerable already vacant lots throughout the town. Several willing developers have come forward.

Please include this letter in any proposal you submit to the State Department of Housing and Community Development concerning this matter to help them evaluate whether it is reasonable to think an upzone or overlay on my property would increase housing in the next 8 years.

Respectfully

Lisa Thomas

From: [Rufino Urrutia](#)
To: [Council](#)
Cc: [Cbs](#)
Subject: Re: Racial and economic diversity
Date: Wednesday, February 1, 2023 10:49:46 AM

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

Racial and economic diversity really needs discussions soon. It's a Pandora's box. Hard to undo specially for kids. It's easy to see more resentment, Drugs, tensions, truancy in schools if social classes are mixed without fairness.

If Atherton goes down, then help us all.

Sent from my iPhone

> On Feb 1, 2023, at 10:25 AM, Rufino Urrutia <rufinourrutia@gmail.com> wrote:

>

> How can racial and economic diversity be fairly achieved?

>

> Right now it seems it's to drag the rich down. Take from the rich to give to the poor.

>

> NIMBY is a form of bullying. In the name of racial and economic diversity, that's what socialists or the have-nots say to those trying to protect ones equity and legacy. I wonder how they'd feel if shoes is on the other side.

>

> Houses are priced and bought based on schools and lifestyles. Then, all that will be turned upside down by folks who wants to pull neighborhood. Soon neighborhoods will have 5 cars parked all over in one house. Schools are now in chaos and standards are lowered. Noise and crimes are up.. Is that fair? How do we buy houses in the future? No more better schools/neighborhoods is that where we're headed?

>

> Race and economic equity needs to be discussed to understand how it can be applied fairly - how to uplift all but not pull anybody down.

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To: [Council](#)
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> Sent from my iPhone

From: [Rufino Urrutia](#)
To: [Council](#)
Subject: CA Housing mandate
Date: Tuesday, January 31, 2023 6:58:50 PM

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

CA affordable housing mandate:

More residents are moving out of California . SF lost 125,000 residents between 2020-2022 according to census data published 2023. And the trajectory is more will be leaving.

So then why the mandate to build 441,000 new homes by 2030?

I agree with Atherton. Let's go litigate. Let's see the data. Is it housing shortage or Racial and economic Justice that's driving the change?

So is the desire to make Atherton have homeless or low income who have no skin in the game as their residents?

Sent from my iPhone

From: [Rufino Urrutia](#)
To: [Rufino Urrutia](#)
Cc: [Council](#)
Subject: Re: CA Housing mandate
Date: Tuesday, January 31, 2023 7:29:01 PM

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

SF lost 125,000 between 2021-2022 alone

Sent from my iPhone

> On Jan 31, 2023, at 6:58 PM, Rufino Urrutia <rufinourrutia@gmail.com> wrote:

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>

> Sent from my iPhone

From: [Rufino Urrutia](#)
To: [Cbs](#)
Cc: [Council](#)
Subject: Affordable housing
Date: Thursday, February 2, 2023 2:33:46 PM

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

Not all cities are one size fits all. Some cities are exclusive. Most if not all have good parts and bad parts of town. And due to its own policies, some have homeless issues and some don't.

But In all cases all have their own varying priorities and values that makes it unfair and unreasonable to make all follow ONE rule.

Only two cities have been certified past deadline (and both have same needs and profile)

Maybe builders and cities who have been certified can begin building and see how that works?

PS about Curry's case:

Putting ourselves in his shoes: Now our backyard is not safe for our family to enjoy anymore. Anybody at anytime can have cameras and binoculars that can free for all to use. So, yeah, right to say NIMBY.

Sent from my iPhone

From: [Lori wainen linberg](#)
To: [Council](#)
Subject: Affordable Housing?
Date: Wednesday, February 1, 2023 10:43:47 AM

[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 and Residents, including The Curry Family.

As a teacher for 30 years serving many children from Atherton, I am very disappointed in your lack of care for building more affordable housing in an area that has a shortage of all the frontline people we need. Presently we have a shortage of teachers, EMT's, social service workers, mental health workers, bus drivers, even nurses, ER staff and even doctor's, due to the high cost of housing in this area. As Atherton is such an affluent community, I think you could afford to support our necessary frontline workers and build your own fence or move yourself as San Mateo and Santa Clara Counties have a shortage of any affordable housing for our necessary frontlines to move to. This is the problem with wanting to become a privileged gated community, it affects the well being of the whole. I hope you will reconsider becoming a DEIB community for the sake of all.
PS-Seph you lost a fan!

Yours,

Lori Wainen-Linberg

Sent from my iPad

From: [Wei Yu](#)
To: [Anthony Suber](#); [Council](#)
Cc: [Jing Yi](#)
Subject: Opposing the Proposal of Upzoning Gresham Lane
Date: Tuesday, January 31, 2023 12:39:57 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 Clerk Suber,

We are the owners of the property at 37 Gresham Lane. By this letter, we hereby object to and strongly oppose any Housing Element that includes the upzoning of our property and preserve all legal rights to challenge any Housing Element adopted by the Town of Atherton. Though the overlay proposal is preferable to upzoning, due to the lack of clarity and details of planning, we also reserve our rights to oppose any overlay plans the Town of Atherton may adopt which incorporate our property.

1.

Process/Notice Issues

The letter of Jan 12 from the Town of Atherton was the first notice to us (more than that, a map was NOT included) that our property may be a part of the final plan. There is only TWO days' notice of the Town meeting and only two weeks' notice before presenting the plan to the State. Before that, there was no mention of Gresham Lane being upzoned at the December 15, 2022 Town Council Meeting. And there is no discussion about Housing Element at the December 21, 2022 Town Council Meeting. This is a possible violation of notice requirement and basic due process rights.

2.

Feasibility Issues

The proposal of upzoning our properties will likely be futile for the intended purpose. We and most of our neighbors have signed the petitions indicating that we have no intention of selling our properties for the next 8 years or longer as we have little kids who go to local schools. Many of us have also spoken out at the January 18, 2023 Special Meeting and at the January 19, 2023 Planning Committee Meeting and objected to the upzoning proposal. It should be therefore very clear to the Town Council that the proposal of upzoning is NOT practical and feasible.

In addition, it is economically infeasible to develop our lots. Like most of the properties on Gresham Ln, our lot is about 0.32 acres. In order to get 1 acre land, one would need to consolidate three adjacent properties to make the proposal feasible. We paid \$4 million for the property, without counting the cost of remodeling. At the current fair market value, consolidating the adjacent 3 lots would cost over at least \$12 million, just to purchase them. It sets the plan in the fate of failure at its beginning due to the lack of economic feasibility. In contrast, there are properties offering bigger lands with lower prices, e.g. 1 Odell place: 0.78 Acres & 3 Odell Pl valued at \$5,471,500 for 0.81 acres.

3.

Safety Concerns

The Gresham and Selby streets are already very congested with heavy traffic. The Adelante Selby Spanish Immersion School is less than 1 mile away from the intersection of Gresham and Selby. And we see kids walking/biking to school. Building high density buildings in this area will exponentially worsen the current traffic and safety concerns of our children. There have been many accidents and fatalities in recent years at the intersection of Selby and El Camino Real.

Sincerely,

Best,

Wei Yu & Jing Yi

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From: [Karen & Sam](#)
To: [Council](#)
Subject: Re: Re:Oakwood Blvd Neighbor Plans
Date: Tuesday, January 31, 2023 11:30:54 AM

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

Hi,
I live a block from this proposed re-zoning property. I absolutely do not want this to go forward. As a long time resident I have seen the traffic through this neighborhood get more and more congested to the point where it at times takes me more than a minute just to drive out of my driveway. It is also more and more dangerous to drive into the street from the driveway with traffic appearing to drive more aggressively and fast. Having this rezoning would certainly increase these problems so I am voiceing that I oppose this.

Thank you,

Sam Woo

[Sent from Yahoo Mail on Android](#)

From: [Stan Wu](#)
To: [Council](#)
Cc: [George Rodericks](#); litingshen2013@gmail.com
Subject: Suggestion on the zoning proposal
Date: Tuesday, January 31, 2023 10:00:00 AM

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

Hi Town Council,

Really appreciate your hard work on tackling the challenging state mandates for our community. This is Stan and Liting who live on Ashfield Road near the library and town hall, and we would like to share our thoughts:

- The 3 small roads (Ashfield/Maple/Walnut) have been taking addition traffic to the library and town hall which already at the limit those roads built for. Upzoning will make the situation worse and jeopardize pedestrians on these roads, so we'd suggest to exclude these roads from upzoning.
- We'd also suggest to consider Alameda de las Pulgas for upzoning, as it's wide and with much less crowded traffic than the two proposed roads.
- And to align with the goal of the upzoning, short-term rentals and AirBnB should be banned in any new multi family housing that to be built.
- To avoid compromise to privacy and uniformity of the neighborhood, height restrictions should remain as current zoning.

Best Regards,
Stan (Shidan) Wu and Liting Shen
72 Ashfield Road, Atherton, CA 94027

From: [Stan Wu](#)
To: [Council](#)
Cc: [George Rodericks](#); litingshen2013@gmail.com
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[REDACTED] Road, Atherton, CA 94027

From: [Nathan Young](#)
To: [Council](#)
Subject: Opposition to the re-zoning of 23 Oakwood
Date: Tuesday, January 31, 2023 9:19:48 AM

[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,

My name is Nathan Young, and I am a resident of Redwood City at 446 E Oakwood Blvd, which is on the border of Atherton directly across the street from 23 Oakwood Blvd. In advance of the final consideration and vote on Atherton's Housing Element, I would like to register my opposition to the current inclusion of 23 Oakwood in this Housing Element as a multi-family re-zoning at a density of 10 housing units per acre.

The construction of up to 16 housing units on this property will, in my opinion, present a significant traffic and pedestrian safety concern to our neighborhood. The Oakwood oval is a very popular walking route for families and pets, as well as a designated cycling route, but it does not have sidewalks, meaning that everyone is in the street. At my position on the end of the oval closest to Atherton, I can already see on a daily basis the danger that traffic poses to walkers and cyclists as frequent cars drive to and from Selby with little heed for the presence of walkers and cyclists. That intersection between W/E Oakwood and the Oakwood-to-Selby connector is a terrible accident waiting to happen with its blind corners and lack of adequate traffic control infrastructure.

All roads between 23 Oakwood and the main arteries of El Camino or Woodside are narrow, mostly lacking sidewalks, full of pedestrians, and not at all meant to handle a large volume of traffic. It would, in my opinion, be negligent and completely inappropriate to meaningfully increase the density of housing within this neighborhood without first making significant improvements to the management of traffic flow and pedestrian safety. I do not know what the law allows, but since the city of Redwood City is overwhelmingly affected by the up-zoning of 23 Oakwood, I believe that Atherton should have to have approval from Redwood City or at least work with Redwood City to make improvements that could accommodate the planned increase in traffic density.

If 23 Oakwood is included as currently planned in Atherton's Housing Element, I and my neighbors will leverage Redwood City and the legal system to the extent possible to fight against its development, and we will communicate our concerns to the HSD.

Sincerely,
Nathan Young
446 E Oakwood Blvd

From: [Nathan Young](#)
To: [Council](#)
Subject: Opposition to the re-zoning of 23 Oakwood
Date: Tuesday, January 31, 2023 9:19:48 AM

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Sincerely,
Nathan Young
[REDACTED] E Oakwood Blvd

From: [David Yuan](#)
To: [Anthony Suber](#)
Subject: REPEAL THE 2015-2022 HOUSING ELEMENT AND REPLACE IT WITH THE 2023-2031 HOUSING ELEMENT
Date: Tuesday, January 31, 2023 2:11:39 PM
Attachments: [image001.png](#)

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

We hope the town of Atherton will explore the possibility and make an effort of encouraging existing Atherton residents to construct enough ADUs on their property so that it meets the State requirement over the next 8 years without changing zoning of the existing residents, i.e. re-zoning, up-zoning, or overlay.

Regards,

David



David Yuan

Founding and Managing Partner | Redpoint China Ventures

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