

ATTACHMENT A

Criteria for identifying locations for multi-family housing in Atherton as part of the Council's Selection of Opportunity Sites For The Housing Element

As Atherton struggles to find locations for multi-family housing sites to satisfy requirements mandated by the State of California's Housing Community Development Department, Council has created the following basic Criteria Policy from which to evaluate suitable locations as opportunity sites.

The overarching goal is to try and maintain the core of Atherton's "rural" character, with minimal impact on neighboring homes and environment, while locating the multi-family developments in optimum areas. While this appears impossible, Council believes that with the proper setbacks, height limitations, density, landscape screening, and ingress/egress policies this goal can be achieved.

If a property meets at least two thirds (2/3) of the following criteria it will be considered for inclusion in the Housing Element.

Therefore, if that property:

- Is within ½ mile of a multi-modal transit route along one of the Town's major or minor arterials as identified in the Town's General Plan (El Camino Real, Alameda de las Pulgas, Marsh Road, Middlefield Road, Ravenswood, and/or Valparaiso).
- Is adjacent to or across from existing or planned commercial or retail development (i.e., restaurants, stores, service industry and businesses).
- Is adjacent to or across from other existing or planned residential multi-family or denser development.
- It has readily available access to infrastructure and utilities.
- Does not present a need to mitigate existing environmental hazards.
- Allows for the implementation of objective privacy buffers relative to adjacent properties, such as setbacks, height limitations, landscape screening, fencing, and ingress/egress.
- Includes a letter of interest from the existing property owner in support of the proposed development.
- Presents an opportunity for a cluster of multi-family development.

To be considered, a property must meet 6 of 8 of the above criteria. These criteria do not apply to Town owned property.