



MINUTES
Town of Atherton
City Council
March 15, 2023
REGULAR MEETING

Mayor Widmer called the meeting to order at 6:15 p.m. due to technical difficulties.

REGULAR MEETING– *Convene as the City Council*

PLEDGE OF ALLEGIANCE

ROLL CALL - *Holland, DeGolia, Lewis, Vice Mayor Hawkins-Manuelian, Mayor Widmer - Present*

PUBLIC COMMENTS

- A representative from the Habitat for Humanity presented their agency's services.

REPORT OUT OF CLOSED SESSION **City Attorney Ebrahimi** - No Public Comments were made. Council made no action.

PRESENTATIONS

- Presented by Commander Larsen, Council adopted a Proclamation in support of National Public Safety Telecommunications week.
- San Mateo Count Age-Friendly Committee Presentation was postponed to the April 19, 2023 City Council Regular Meeting.

CONSENT CALENDAR (Items 1 - 6)

1. **APPROVAL OF MINUTES FOR FEBRUARY 15 AND MARCH 1, 2023**
2. **APPROVAL OF BILLS AND CLAIMS FOR FEBRUARY 2023 IN THE AMOUNT OF \$1,487,835**
3. **ANNUAL REPORT REGARDING USE OF MILITARY EQUIPMENT PURSUANT TO AB 481**

Councilmember Lewis asked for information regarding the use of military equipment. Commander Larsen informed Council that the current drone adheres to the Assembly Bill but must be added onto the list for approval.

4. **APPROVAL OF A GRANT FUNDING AGREEMENT WITH THE COUNTY OF**

SANTA CLARA FOR THE HOLBROOK-PALMER PARK ACCESS AND CIRCULATION PROJECT; AUTHORIZATION FOR THE CITY ATTORNEY TO FINALIZE THE AGREEMENT AND THE CITY MANAGER TO EXECUTE THE AGREEMENT

5. 2022 GENERAL PLAN IMPLEMENTATION AND HOUSING ELEMENT ANNUAL PROGRESS REPORT

Councilmember Lewis asked for a summary on the current Housing Element Annual Progress Report. Town Planner, Sung Kwon, provided general information on the progress regarding applications submitted to the Building Department, Atherton's Share of meeting Regional Housing Needs, Atherton's General Plan to comply with the Adopted OPR Guidelines, and continuing revisions.

6. AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH CAPITAL ACCOUNTING PARTNERS, LLC REGARDING UPDATING THE TOWN'S COST ALLOCATION PLAN AND MASTER FEE SCHEDULE

MOTION by Lewis, Second by DeGolia to approve the Consent Calendar

AYES: Holland, DeGolia, Lewis, Vice Mayor Hawkins-Manuelian, Mayor Widmer

NOES:

ABSENT:

ABSTAIN:

PUBLIC HEARING - None

REGULAR AGENDA (Items 7 – 12)

7. APPOINTMENT TO THE PLANNING COMMISSION

Mayor Widmer presented former Council Member, Bob Polito as the applicant for the recently vacated commissioner position for the Planning Commission. City Manager Rodericks added that recruitment outreach efforts were conducted per Council's previous directions and did not receive any additional applications for the position.

Councilmember Holland asked if the vacancy was due to lack of consistent attendance causing issues in reaching a quorum. City Manager Rodericks confirmed.

MOTION by DeGolia, Second by Widmer to appoint Bob Polito to fill an open, unexpired term through June 2025 on the Planning Commission

AYES: Holland, DeGolia, Lewis, Vice Mayor Hawkins-Manuelian, Mayor Widmer

NOES:

ABSENT:

ABSTAIN:

8. RELEASE OF SURVEY TO ASSESS INTEREST IN PICKLE BALL AT HOLBROOK-PALMER PARK

City Manager Rodericks introduced the item. He informed Council that a Subcommittee from the Park and Recreation Committee was formed to compile data on the interest of Pickleball through a survey and present to Council. Additionally, Rodericks stated that if Council moved forward with the survey, then the efforts in distribution and collection of the data would need to be conducted by staff.

Councilmember DeGolia informed Council that the Park and Recreation Committee wanted to conduct the survey due to the popularity of the sport but has had difficulties on choosing the location, determining the nature of the sport, noise concerns, and whether there is a demand for it.

Councilmember Lewis commented that Pickleball is social-type sport rather than recreational in terms of the use of the Tennis Court area. She suggested that after the trial, a test trial can be conducted.

Atherton Resident, Bob Roeser, commented with concerns of the noise that would generate from Pickleball and the difficulties of playing the sport on a tennis court.

Councilmember Holland commented that there was a previous petition that produced over 400 signatures in support of pickleball and that the survey being presented needs to be revised to not be inclusive to tennis players.

Vice Mayor Hawkins-Manuelian commented that when considering the next steps after the survey, financial allocations and location will be the next priority.

Mayor Widmer will create an Ad Hoc Subcommittee to review/revise the survey and release the survey to the Atherton community on behalf of the Town.

9. REVIEW THE REPORT FROM THE AD HOC SUBCOMMITTEE ON HOUSING AND PROVIDE DIRECTION REGARDING THE VARIOUS AREAS OF FUTURE DISCUSSION

Mayor Widmer presented the report from the Ad Hoc Subcommittee on Housing.

City Manager Rodericks added that included in the agenda is the 2022 report to HCD prior to the housing element cycle.

Vice Mayor Hawkins-Manuelian asked for additional information on the idea of the city purchasing property. Mayor Widmer responded that this was an idea that could be considered by Council.

Atherton Resident, Bob Polito, commented that there are funds to support purchasing property and affordable financing options are available.

Councilmember Lewis added that she would like to see Senior Housing developed at the park and noted the deed restrictions that needs to be considered before moving forward with development.

A Menlo Park resident questioned how much acreage will be used in the park and commented on whether the deed was reviewed by a deed attorney. Council answered that it would be less than an acre at the location of the Gilmore House and that the city attorney has reviewed the context of deed.

Councilmember DeGolia raised concerns about splitting the property of the park and reminded Council that the park is for recreational use but can be used as incidental housing, specifically the Gilmore House. Additionally, he stated that he will vote against the use of the park for housing and to be mindful of the incidental use terms. City Manager Rodericks informed Council that there is a land use general plan that must be followed to allow multi-family housing to occur on park or open space preserve.

Vice Mayor Hawkins-Manuelian commented that a criteria needs to be created when evaluating properties. City Manager Rodericks responded that the El Camino Overlay proposal met the Housing Community Development criteria completely but was removed from consideration due to lack of support from residents and Council.

Councilmember DeGolia presented the benefits of encouraging residents to build Accessory Dwelling Units instead of breaking up existing lots and provide affordable rent opportunities. Mayor Widmer agrees on the importance of ADUs but noted that not many residents during the ADU survey expressed interest.

Mayor Widmer informed Council that he and Councilmember Lewis will continue to look into specifying criteria that can be used when considering properties as opportunity sites for affordable housing solutions and present updates on the report at a future council meeting.

Council directed the Housing Subcommittee to work with staff on a draft criterion to base potential opportunity sites for affordable housing solutions to be presented at a future Council meeting.

10. REVIEW RECOMMENDATIONS AND PROVIDE DIRECTION REGARDING THE TOWN'S CENTENNIAL CELEBRATION

Councilmember Lewis presented the item to Council. Councilmember DeGolia informed Council that the event will be held on Sunday, September 24 and will have Atherton focused activities, history of Atherton, family-friendly activities, and an oak tree giveaway.

MOTION by DeGolia, Second by Lewis to accept \$60,000 as an initial budget, inclusive of the Oak Trees.

AYES: Holland, DeGolia, Lewis, Vice Mayor Hawkins-Manuelian, Mayor Widmer

NOES:

ABSENT:

ABSTAIN:

11. COUNCIL REPORTS/COMMENTS – *None*

12. ADJOURN

Mayor Widmer adjourned the meeting at 8:32 p.m.

Francesca Reyes
Office Specialist