



Item No. 10 Town of Atherton

CITY COUNCIL STAFF REPORT – REGULAR AGENDA

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GEORGE RODERICKS, CITY MANAGER

DATE: FEBRUARY 15, 2023

SUBJECT: DISCUSSION OF ATHERTON HOUSING COALITION LETTER AND OTHER ALTERNATIVE HOUSING SOLUTIONS

RECOMMENDATION

It is recommended that the Council review and discuss the proposals put forth by the Atherton Housing Coalition and other alternative housing solutions.

BACKGROUND

As part of the Public Comment on the Town's 6th Cycle Housing Element, the City Council received correspondence from a group of Atherton residents coalescing around the name Atherton Housing Coalition (AHC). The letter sought to provide the City Council with options for consideration as part of the Housing Element review and approval process.

The AHC articulated a number of concerns with the Town's Draft Housing Element and made a number of recommendations for changes. During review of the Housing Element on January 31, 2023, the Council asked staff to return the AHC letter for discussion by the Council at the next Regular Meeting of the City Council (February 15, 2023).

ANALYSIS

Specifically, the AHC proposal accepts the Town's inclusion of ADUs, vacant lots, urban lot splits (SB 9), and multi-family opportunities at school sites but also recommends that the Council consider Town-owned property for multi-family. AHC proposed that the Town consider the following:

- **Gilmore House** – proposal to include 6 housing units in the area where the Gilmore House sits now in Holbrook-Palmer Park. AHC proposes that 2 of those units be set aside as affordable.

- **Corporation Yard @ Town Center** – proposal to include 4 housing units in the area where the Town Center Corporation Yard sits now in the Town Center. AHC proposes that 2 of those units be set aside as affordable.
- **28 Almendral (Menlo Park Fire Protection District Property)** – proposal to rezone this parcel to the PFS Zone and include 4 workforce housing units at 28 Almendral.

AHC also objected to the inclusion of 23 Oakwood @ 10 units per acre and made suggestions regarding several of the Housing Element’s independent Policy Goals. Further, AHC proposed that the Town petition the State for legislation to provide an extension of the timeline for obtaining a certified Housing Element.

This item is an opportunity for the City Council to have a discussion around the recommendations included in the AHC Letter (attached) as well as a discussion of other alternative housing solutions.

It is important to remember that because this discussion can be wide-ranging and cover a variety of solutions or suggestions, there has not been any specific public noticing done in anticipation of Council discussion of specific properties. The Gilmore House and the Town’s Corporation Yard have both been discussed by the Council at prior meetings on the Housing Element. However, 28 Almendral and/or other prospective properties have not. Staff does not know where the Council’s discussion this evening will lead and cannot provide adequate notice with specificity, as required, in advance of it. Therefore, should the Council wish to drill down the discussion to specific property solutions, staff recommends that the Council provide proper advance notice to any affected property and a 500-foot radius of said property before hosting a granular discussion at a future meeting.

Notice was provided to AHC that their correspondence would be discussed at the February 15 meeting.

FISCAL IMPACT

None.

GOAL ALIGNMENT

This Report and its contents are in alignment with the following Council Policy Goals:

- Goal Area F – Be Forward-Thinking, Well-Managed, and Well-Planned

POLICY FOCUS

Policy focus for the City Council should be on the suggestions provided in the AHC correspondence as well as other potential alternative housing solutions and suggestions raised during public comment.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting in print and electronically. Information about the project is also disseminated via the Town's electronic News Flash and Atherton Online. There are approximately 1,200 subscribers to the Town's electronic News Flash publications. Subscribers include residents as well as stakeholders –to include, but be not limited to, media outlets, school districts, Menlo Park Fire Protection District, service providers (water, power, and sewer), and regional elected officials.

COMMISSION/COMMITTEE FEEDBACK/REFERRAL

This item has not been before a Town Committee or Commission

ATTACHMENTS

1. Atherton Housing Coalition Letter