



Item No. 9 Town of Atherton

CITY COUNCIL STAFF REPORT – REGULAR AGENDA

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GEORGE RODERICKS, CITY MANAGER

DATE: MARCH 15, 2023

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

RECOMMENDATION

It is recommended that the Council review the Report from the Ad Hoc Subcommittee on Housing and provide direction regarding the various areas of future discussion.

BACKGROUND

Mayor Widmer and Councilmember Lewis were selected as the Ad Hoc Subcommittee on Housing. The Subcommittee reviewed the recommendations of the Atherton Housing Coalition, discussed recommendations from the Town's Planning staff, and discussed other options that might be considered by the Council to satisfy the requirements of the Regional Housing Needs Allocation incorporated into the Town's Housing Element. The Subcommittee met several times since the February 15 City Council meeting.

ANALYSIS

The Subcommittee prepared the attached PowerPoint for discussion by the Council. The PowerPoint outlines:

- A review of Options for Housing
- A review of the Town's Major and Minor Arterials, Bus Routes, and Traffic Counts
- An Overview of Focus Areas for exploration of Housing Solutions
- A Discussion and Recommendation Regarding the Specific Property Recommendations Incorporated into the Atherton Housing Coalition Letter
 - Menlo Park Fire Protection District Property @ 29 Almendral
 - Town Corporation Yard @ Town Center
 - Gilmore House at Holbrook Palmer Park
 - 23 Oakwood Overlay @ 10 Units Per Acre
 - ADU/JADU and SB9 Recommendations

- A review of Other Options for Discussion
 - 97 Santiago Avenue (see attached letter)
 - Bay Road
 - NE Middlefield Road
 - Neighborhood Overlays
 - Sacred Heart Schools
 - 2nd ADU Provisions
 - Purchase of Property
 - Housing Impact Fee

The PowerPoint presentation also includes a Modified Housing Production Table that explores the potential of the options for consideration. The table does not represent acceptance of any of the options; it only shows the impact of including some of the options.

The only option for which 500-foot public notice was provided was the Gilmore House. Should the Council desire to explore any of the other options in greater detail, it is recommended that a 500-foot notice be provided and that a deeper discussion be held at a future 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
- Goal Area E – Strengthen Community Engagement and Transparency

POLICY FOCUS

The Town's Adopted Housing Element is currently with the State for review. Feedback is anticipated in early April 2023. The Council has asked to explore additional options for housing solutions. The focus of the Ad Hoc Subcommittee was a review of options presented by the Atherton Housing Coalition and exploration of additional options for Council's consideration.

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. PowerPoint Presentation
2. Letter from 97 Santiago Developer