



**MINUTES**  
**Town of Atherton**  
**City Council/Planning Commission**  
**April 28, 2021**  
**JOINT STUDY SESSION**

Council Member Widmer called the meeting to order at 4:01 p.m.

**4:00 PM STUDY SESSION**

**1. ROLL CALL**

City Council: Hawkins-Manuelian, DeGolia, Widmer, Vice Mayor Lempres (joined at 4:20), Mayor Lewis (Absent)

Planning Commission: Eric Lane, Paul Tonelli, Randy Lamb, Nancy Lerner, Perry Narancic Present

**2. PUBLIC COMMENTS – *None***

**3. DISCUSS THE HOUSING ELEMENT UPDATE PROCESS AND PROVIDE DIRECTION TO STAFF**

City Manager Rodericks introduced the item.

Dave Hutchings, Managing Director of Government Affairs from RPPG presented noteworthy legislation for Council review.

Council discussed the Town's housing goals and State constitutional authority and protections for local jurisdictional control.

City Attorney Ebrahimi generally reviewed the process of how municipalities gain their policing powers and how homeowners associations comply with the state rules discussed.

Town Planner Costa Sanders presented updates on the housing element update process and the regional housing needs allocation (RHNA). She detailed potential strategies for dealing with the housing element.

Council and Planning discussed strategies including the use of housing associated with the schools for use by school employees only or for employees affiliated with other entities in Town such as Menlo Circus Club, and a reduction of lot sizes.

**Public Comments:**

- Mary Widmer shared public comments in writing prior to the meeting that were shared with Council and posted for public review.

- David Arata commented on his property.
- Alex Key commented on traffic and public transportation.

City Attorney Ebrahimi noted potential consequences related to not hitting allocation goals. She noted there are potential financial penalties and a withholding of funding at the state level. She noted that the Town has no obligation to construct housing, only an obligation to plan for it.

City Manager Rodericks added that there would be an issue with noncompliance related to the Town's housing element.

**This was informational only and no formal motion was taken.**

**4. ADJOURN**

**Vice Mayor Lempres adjourned the meeting at 5:42 p.m.**



**Anthony Suber**  
**City Clerk**