



MINUTES
Town of Atherton
City Council
May 24, 2022

Mayor DeGolia called the meeting to order at 1:31 p.m.

REGULAR AGENDA

1. **ROLL CALL** - Hawkins-Manuelian, Polito, Lewis, Vice Mayor Widmer, Mayor DeGolia – Present
2. **PUBLIC COMMENTS**
 - **Jim Massey shared comments related to the item.**
 - **Richard Bradshaw shared comments related to the item.**
3. **DISCUSS ADDITIONAL HOUSING ELEMENT UPDATE STRATEGIES AND PROVIDE DIRECTION TO STAFF**

City Manager Rodericks introduced the item and referenced supplemental material provided to council. Rodericks provided an overview of the purpose for the special meeting as an opportunity for council to discuss the zoning overlay strategy. He concluded that the recommendation from staff was to add properties discussed but not included in the current proposed overlay and/or reevaluate density levels at properties already included in order to put forward a Housing Element with a better opportunity for approval from the State Housing and Community Development agency.

Town Planner Costa Sanders responded to inquiries related to the involvement of local schools, the Circus Club, Menlo Park Fire Protection District, and other residential units.

Public Comment:

- Jim Massey commented on the item.
- Richard Bradshaw commented on the item.

Council discussed issues with development that might include challenges with infrastructure, increases in student populations at local schools, and traffic management. They continued to evaluate staff recommendations for the proposed overlay, Accessory Dwelling Unit development, and creating a fund for the development of affordable housing.

Costa Sanders noted that staff was working on a feasibility study assessing affordable housing production among other topics. She also noted that Menlo College showed interest in building onsite housing possibly in conjunction with the development of another building. She added that although Menlo School noted they were not interested in building housing onsite if a property

was available that was adjacent to the school or nearby they would be open to having the Overlay Zoning applied to allow housing development.

Councilmember Polito expressed support for the addition of all three proposed properties, which include 170 Atherton Avenue, 290 Polhemus, and 97 Santiago into the Overlay Zoning.

Councilmember Lewis expressed her opinion that the Council should consider adding additional density to the Oakwood property that makes a development project more economically likley. Lewis expressed support for development at the 170 Atherton Avenue property and 290 Polhemus. She noted that any increase of housing in town will lead to an increase of traffic congestion and noted her opposition to include 97 Santiago with the consideration of the smaller lot size and location within Town.

Councilmember Hawkins-Manuelian noted she was in favor of adding the three additional properties into the Overlay with the understanding that it has been done with a set of guiding principles that include evaluating areas that are immediate adjacent to high density housing, schools, and areas near high density streets.

Councilmember Widmer expressed his openness to include 170 Atherton Avenue in the Zoning Overlay given that he has a more comprehensive understanding of the screening at the property. He also expressed support for adding 290 Polhemus and 97 Santiago into the Overlay. Widmer suggested the Council consider including the Firehouse in Atherton and both private schools for faculty housing in the Overlay.

Mayor DeGolia encouraged Council to consider a slow approach to ensure the best interest of the Town and its residents. DeGolia noted that he supports an Overlay of Townhomes within Town. He expressed his support to maintain the density levels approved at the May 18, 2022, Council meeting. DeGolia continued to express comfort with included the 290 Polhemus property consider the lot size at a possible 10 units per acre. He later indicated that he would oppose increasing the density levels at 23 Oakwood. He noted that he has reservations about supporting the addition of 170 Atherton Ave and 97 Santiago into the Overlay without receiving more community/resident feedback.

Councilmember Hawkins-Manuelian noted that one of the more areas that are not presently including are properties along El Camino Real.

MOTION by Polito, Second by Lewis to approve 8 units per acre at 170 Atherton.

AYES: Lewis, Widmer, Polito

NO:

ABSTAIN: Hawkins, DeGolia

ABSENT:

Motion by Lewis, Second by Polito to approve 8 units per acre at 290 Polhemus.

AYES: Hawkins, Polito, Lewis, Widmer, DeGolia

NO:

ABSTAIN:

ABSENT:

MOTION by Widmer, Second by Polito to approve 6 units per acre at 97 Santiago.

AYES: Hawkins, Widmer, Polito

NO: Lewis, DeGolia

ABSTAIN:

ABSENT:

MOTION by Hawkins, Second by Polito to approve 16 units per acre at 23 Oakwood.

AYES: Hawkins, Polito, Lewis

NO: DeGolia

ABSTAIN: Widmer

ABSENT:

Public Comment:

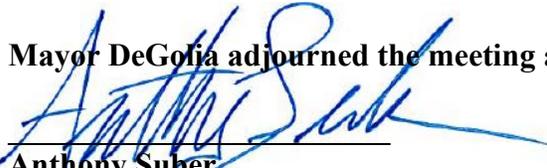
- Dave Arrata commented on the item.

4. COUNCIL REPORTS/COMMENTS – *None*

Richard Bradshaw inquired about zoning changes and potential impacts on Town's Heritage Tree Ordinance.

5. ADJOURN

Mayor DeGolia adjourned the meeting at 3:05 p.m.



Anthony Suber
City Clerk