



Item No. 19 Town of Atherton

CITY COUNCIL STAFF REPORT – REGULAR AGENDA

**TO: HONORABLE MAYOR AND CITY COUNCIL
CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

THROUGH: GEORGE RODERICKS, CITY MANAGER

FROM: LISA COSTA SANDERS, TOWN PLANNER

DATE: JULY 20, 2022

**SUBJECT: DISCUSS HOUSING ELEMENT UPDATE AND PUBLIC COMMENTS
AND PROVIDE DIRECTION TO STAFF**

RECOMMENDATION

Review the Draft Housing Element update and public comments and provide comments to staff.
No action at this time.

BACKGROUND

All California cities and counties are required to accommodate their fair share of regional housing need in its General Plan. The next Housing Element cycle covers the period of 2023 through 2031 and is required to be certified by the State by January 1, 2023.

The [Final RHNA for the Bay Area \(https://abag.ca.gov/sites/default/files/documents/2021-12/Final_RHNA_Allocation_Report_2023-2031-approved_0.pdf\)](https://abag.ca.gov/sites/default/files/documents/2021-12/Final_RHNA_Allocation_Report_2023-2031-approved_0.pdf) was adopted by the Association of Bay Area Governments (ABAG) Executive Board on December 16, 2021. The Town's allocation for the period of 2023-2031 is as follows:

Income Level	Housing Units
Very Low (less than 50% of area median income) Max income of \$63,950 for single person to \$91,350 for family of 4	94
Low (50% - 80% of area median income) Max income of \$102,450 for single person to \$146,350 for family of 4	54
Moderate (80-120% of area median income) Max income of \$125,640 for single person to \$179,520 for family of 4	56
Above Moderate (more than 120% of area median income) Market rate housing	144

Total	348
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The City Council held a joint session with the Planning Commission on April 28, 2021 to discuss the Housing Element process and provide direction to staff on potential strategies to consider. The City Council, at its January 12, 2022, February 24, 2022 and March 16, 2022 meetings received update reports from Staff on the initial housing strategies and provided direction to staff. The Town hosted a Community Open House on April 26, 2022 from 5:00 p.m. until 7:00 p.m. at the Holbrook Palmer Park Pavilion to discuss potential strategies with the community and receive input. The City Council met on May 18, 2022 to refine the housing strategies and again on May 24, 2022 to provide additional direction on site selection.

The Draft Housing Element was released on June 10, 2022 for a 30-day public review and comment period. The Draft Housing Element is available on the Town's website: https://www.ci.atherton.ca.us/DocumentCenter/View/10417/Atherton-Draft-Housing-Element_Complete_6_9_2022.

The purpose of this meeting is to review the comments received and provide direction to staff on any necessary revisions to the Draft Housing Element. Staff will revise the Draft Housing Element for consideration by the City Council at its Special Meeting on July 27, 2022 for authorization to transmit to HCD. HCD has 90-days to provide preliminary comments to the Town on the Draft Housing Element.

ANALYSIS

The Town's Housing Element is required to plan for the development of 348 new housing units over the next eight years. The City Council discussed past and future housing production driven by accessory dwelling units, the potential for SB 9 related lot splits, existing vacant parcel development, a potential multi-family overlay zone, and school and facility site development. Staff incorporated feedback from the Council as well as historical production experience in the Town and future expectations. In addition to the required analysis, the Draft Housing Element includes the following programs to achieve the housing production requirement:

A. Accessory Dwelling Unit (ADU) Production

The Town currently allows the development of one Accessory Dwelling Unit (ADU) of up to 1,200 square feet and a Junior ADU (JADU) of up to 500 square feet per single family property. ADUs and JADUs are eligible to be exempted from the maximum floor area for the property.

The Town estimates approximately 35 new ADU/JADU units will be developed each year during the next housing element cycle, for a total of 280 new units. The estimated 35 units per year is based on production of 34 units in 2020, 32 units in 2021 and a projected 40 units in 2022 based on 12 units approved in the first three months of 2022. To further encourage rental of the units, the Housing Element includes the following measures:

- Amend the Zoning Code to allow the rental of pool houses and guest houses for longer than a 30—day occupancy per year. A Code revision will be required to accommodate

this measure. Inspections will be required to ensure that these spaces are habitable spaces under the Building Code and qualify as ADUs.

- Conduct a Town-wide Public Outreach to advise of this change and encourage property owners to rent such units. The Council will also need to discuss a Policy to allow the use of one such rental or more under single-family zoning.
- Create an active inventory of existing ADUs, pool houses, and guest houses and work with a non-profit (such as HIP Housing and others) to facilitate the rental advertising, screening and partnering process to match property owners with interested renters.
- Consider the adoption of a Housing Impact Fee to facilitate the use of these funds to provide very low-income rental assistance for eligible tenants.

These measures are specifically listed on page 79 of the Draft Housing Element.

B. Allow Multi-Family Housing at Schools, Adjacent to Schools and at the Cal Water Bear Gulch Reservoir Site

Public and private schools in Atherton are located within the Public Facilities and Schools (PFS) zone which currently allows teacher housing with a Conditional Use Permit. The Housing Element includes plans to amend the PFS zone to allow multifamily housing at the schools by right and adjust the setback and height limit to accommodate the new housing development. The Housing Element also considers expanding the PFS zone to adjacent properties to allow multi-family housing if acquired by the school.

There are currently caretaker housing units for employees of Cal Water at the Bear Gulch Reservoir site. The Housing Element also allows additional housing units at this site for Cal Water employees to assist with its emergency preparedness and distant employee commutes.

These measures are specifically listed on pages 80 through 83 of the Draft Housing Element.

C. Townhouse Overlay Zones

Staff does not believe that HCD will support the Town’s Housing Element without additional housing measures beyond ADUs. The City Council discussed the options to adopt an overlay Zone that would apply to a select number of single-family zoned properties. The new overlay zone would allow up to 6-16 dwelling units per acre. Councilmembers reviewed several maps with optional areas to apply the zone and provided direction to limit the overlay to the following areas:

	Address	Lot Size	Proposed density	Maximum Development Capacity	Anticipated development*
*	23 Oakwood	1.62	16 units/acre	26 units	26
	264 Bay	0.91	6 units/acre	6 units	
	296 Bay	0.93	6 units/acre	6 units	
	318 Bay	0.94	6 units/acre	6 units	

Draft Housing Element Update

July 20, 2022

Page 4 of 9

	352 Bay	0.92	6 units/acre	6 units	
	999 Ringwood	0.9	6 units/acre	6 units	
*	170 Atherton	4.0	8 units/acre	32 units	32
	290 Polhemus	5.0	8 units/acre	40 units	
	97 Santiago	1.42	6 units/acre	9 units	
			<i>total</i>	<i>137 units</i>	<i>58 units</i>

* Anticipated development this RHNA cycle based on property owner/developer interest

With an overlay zone, single family homes would remain a permitted use and property owners would have the option to construct multifamily housing units up to the permitted density listed above. A portion of the new units would be restricted as affordable housing.

Overlay Zoning measures are specifically listed in the Draft Housing Element on pages 74 through 78.

D. New Housing Units Resulting from SB 9

California State Senate Bill (SB) 9, effective January 1, 2022, requires jurisdictions to permit the splitting of single family lots into two parcels and the construction of up to two primary dwelling units on each parcel. The City Council adopted implementing regulations to encourage the new development comply with current setbacks, floor area and height limits. Based on recent interest from property owners, the Town estimates a total of 80 new housing units from SB 9 projects over the next eight years.

SB 9 Development is specifically listed in the Draft Housing Element on pages 72 through 74.

Anticipated Production

The production numbers in the table below is based on implementation of the programs listed above over the next 8 year housing element cycle:

	Very Low	Low	Mod	Above Mod	Total
ADUs	84	84	84	28	280
Lot Splits (SB9)				80	80
Vacant Sites				10	10
Townhouse overlay			11	47	58
School & Facility sites	4	10	10	10	34
Total	88	94	105	175	462
RHNA	94	54	56	144	348
Amount above or below RHNA	-6	+40	+49	+31	+114
<i>For comparison, a 20% buffer in each category would be:</i>	<i>19</i>	<i>11</i>	<i>11</i>	<i>29</i>	<i>70</i>

It is anticipated that while staff can estimate what category housing may fall into, actual production may fall in a different category than shown. The Town's RHNA obligation is to meet the requirements within *each* income category.

Community Open House and Outreach

The Town hosted a well-attended Community Open House on April 26, 2022 from 5:00 p.m. until 7:00 p.m. The event was advertised with a town-wide mailer to each property owner, an email invitation to housing advocates that requested notification, several electronic news flash announcements and social media postings; as well as the mailed notifications to the identified properties considered by the Council for an overlay.

The event was set-up in an open house format where information was provided on each of the Housing Element strategies and participants were asked to provide their comments. This included a table on ADUs, affirmatively furthering fair housing policies, and strategies to reach the Town's housing allocation, including the multi-family overlay zone. To accommodate City Council and Planning Commissioner attendance, the open house was noticed as a Special Meeting. The Mayor provided welcoming comments and the Town Planner provided an overview of the event. Opportunities for public comments were provided. In addition to the Community Open House, Planning Staff provided information on the Housing Element programs at the Earth Day event at Holbrook Park that took place on Saturday, April 23, 2022.

Staff noted the following comments received at the outreach events:

- The Town should fight the new RHNA allocation and assess residents to pay the fine.
- The Town should fight SB 9.
- Concern with the location the chosen of multi-family properties.
- Concern that the selected multi-family properties may not realistically develop given recent property improvements (specifically the homes along Marsh Road).
- Several property owners expressed interest in having their property included in the multi-family overlay zone and asked more questions about potential development opportunities.
- Many residents supported allowing additional ADUs on properties and encouraging people to rent the units.
- Consider property tax incentives for renting ADUs at affordable rents.
- Allow ADUs to be built above garages.
- Concern with traffic from new multi-family housing, including potential development at or near school sites.
- The Town should be more inclusive, identifying sites for multi-family housing throughout the community and not just along the Town's perimeter. Specific comments were provided for sites to consider in West Atherton and along Alameda de las Pulgas.
- Consider a Housing Trust Fund with other jurisdictions (Woodside and Portola Valley).
- The Town should consider design standards for any multi-family development that is ultimately produced.

The Town mailed notification of the availability of the Draft Housing Element and the Planning Commission meeting to all property owners considered in the overlay zone and properties within 500' of the sites. Notice was also published in the Almanac and distributed through the Town's electronic and social media announcements.

Informal HCD Comments

Staff had an opportunity to present the key programs outlined in the Draft Housing Element in an informal virtual meeting with HCD staff. At that meeting, HCD staff expressed concern with the ADU projection based on three years of production and requested data back to 2018 to support the production assumptions. Based on this comment, the average production would be reduced from 35 units per year to 24 units per year or a total of 192 units (currently planning for a total of 280 ADUs). Staff noted that the Town has seen strong ADU production in recent years due to code changes, with no outreach to residents and has included new programs to expand the outreach and support for new ADU construction. The Town's ADU production assumption will likely be included in the HCD comment letter.

PUBLIC COMMENTS

The Town received nearly written 300 comments on the Draft Housing Element in addition to comments received at City Council and Planning Commission meetings. Written comments are attached to the staff report and posted on the Town's website. Verbal comments at the public meetings are documented in the meeting minutes. Comments from the public outreach meeting are summarized above.

In addition to comments from residents, the Town received two letters from housing advocates: the Housing Leadership Council and the Campaign for Fair Housing Element and YIMBY Law.

The majority of the resident comments expressed concern with the proposed multi-family overlay zone. Commentors noted the proposal is inconsistent with the Town's General Plan as a single-family community, noted concerns with traffic and safety impacts, construction impacts and needed upgrades to infrastructure.

Many commenters expressed support for multi-family housing at the school sites, while several commenters expressed concern with the expansion of the PFS zone to adjacent residential properties.

Most commentors noted support for ADU development and rental of units.

The letter from the Housing Leadership Council expressed concern the Town's proposed housing programs and projections for new units and suggested several areas to strengthen the programs. See Attachment 1 for a summary of responses and a copy of the letter. Several of the comments can be addressed in the Housing Element prior to submission to HCD if directed by the City Council.

OPTIONS

The Town is required to consider public input prior to submitting the Draft Housing Element to HCD. Based on the public input received, the City Council has several options:

1. Submit the Draft Housing Element as prepared with minor revisions to clarify ADU production and housing at school sites.
2. Submit the Draft Housing Element with modifications to or elimination of the Overlay Program.

There are several options to revise the Multi-family Overlay program based on community comments:

- a. Remove 290 Polhemus as there is not substantial evidence that the property will develop in the next eight years (property owner opposition).
 - b. Remove 23 Oakwood Avenue.
 - c. Remove 170 Atherton Avenue.
 - d. Remove 97 Santiago Avenue.
 - e. Remove Bay Road properties.
 - f. Remove the multi-family overlay program entirely from the Element due to public comments.
 - g. Adjust the density of the multi-family overlay sites. Either reduce density at 23 Oakwood due to community comments or increase density at all sites per housing advocate letter to address lower income housing. The property owner has expressed support for a reduction to 10 units per acre.
 - h. Clarify the PFS zoning (school properties) will be revised to permit housing to be available to the general public and not limited to school faculty, thus providing multi-family housing opportunities in Town. This may have unintended consequences that the Council may wish to discuss and would require clarifications within the Code.
3. If 170 is removed from the Overlay Program or the Overlay Program is removed entirely, consider an alternative count for 170 Atherton Avenue. The Draft Housing Element lists the 4-acre property at 170 Atherton Avenue as a multi-family overlay site with a density of 8 units per acre, resulting in 32 new multi-family housing units. The entire estate is currently on the market which consists of three lots totaling eight acres in area. If the Council chooses to remove this site from the multi-family overlay zone, staff recommends the site be discussed under the SB9 program. Specifically, a group of individuals could acquire the property, further subdivide the lots to comply with the one-acre standard which would result in eight lots. Then, under the Town's ordinance implementing SB9, the individuals could further split each lot into two, creating 16 lots. The individuals can then develop two housing units on each of the 16 lots, resulting in 32 housing units. There are two existing residences on site, so this scenario would net 30 new housing units. This is a legal application of existing law and the Town cannot deny such a request.

4. Based on comments from HLC, staff suggests further clarification on the proposed programs as outlined in the Attachment and including the following:
 - a. Add a program for pre-approved ADU plans and expand the commitment to partner with a local non-profit to inventory and rent ADUs. Expand the wording relating to outreach to encourage residents to construct and rent ADUs.
 - b. Strengthen the wording relating to new development under SB9 provisions. Specifically, the requested development must be approved magisterially and cannot be denied.
 - c. Clarify the zoning code amendments to support multi-family at the school sites including no parking standards, reduced setbacks, increased height and note the Town does not have impact fees. Strengthen the statement relating to rezoning single-family sites to PFS if acquired by a school.
 - d. Add a Housing Impact Fee for residential construction projects and utilize the funds to further affordable housing including subsidizing units for low and very low income.

If the Council were to remove the multi-family overlay program and revise the SB9 program to include discussion of the 170 Atherton Avenue property, staff anticipates updating the housing production table as follows:

	Very Low	Low	Mod	Above Mod	Total
ADUs	84	84	84	28	280
Lot Splits (SB9)				110	110
Vacant Sites				10	10
School & Facility sites	4	10	10	10	34
Total	88	94	94	158	434
RHNA	94	54	38	144	348
Amount above or below RHNA	-6	+40	+49	+14	+86
<i>For comparison, a 20% buffer in each category would be:</i>	<i>19</i>	<i>11</i>	<i>11</i>	<i>29</i>	<i>70</i>

The revised table above does not include HCD’s preliminary comment relating to ADU projection which could reduce this projection from 280 total units to 192 total units and resulting reductions in each income category.

NEXT STEPS

Based on comments received by the City Council at this meeting, staff will revise the Housing Element for consideration by the City Council at a Special meeting on July 27, 2022 for authorization to transmit to HCD.

Draft Housing Element Update

July 20, 2022

Page 9 of 9

HCD has 90-days to complete its preliminary review of the Town's Housing Element and provide a written comment letter. Staff will revise the Draft Housing Element to incorporate HCD comments for consideration by the Planning Commission and adoption by the City Council in November/December 2022. The Housing Element is required to be certified by HCD by January 15, 2023.

If the Council makes combinations of adjustments as noted above and would like to continue the community conversation in anticipation of feedback from HCD, staff will begin preparations for expanded outreach and community meetings to begin in September 2022. It is anticipated that the Town will receive initial verbal feedback from HCD approximately 60 days after submittal (end of September) with final written comments at the 90-day mark (October 26).

Failure to obtain a certified Housing Element by that deadline can result in penalties and an accelerated timeline for housing and land use compliance actions.

PUBLIC NOTICE

Public notification was achieved by posting the City Council 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 not limited to, media outlets, school districts, Menlo Park Fire District, service providers (water, power and sewer), and regional elected officials.

ATTACHMENTS

- Draft Housing Element Link:
https://www.ci.atherton.ca.us/DocumentCenter/View/10417/Atherton-Draft-Housing-Element_Complete_6_9_2022
- Summary of HCL comment letter
- Written Public Comments received including a summary memo and summary list of comments
- Town Housing Element Update Website Link:
 - <https://www.ci.atherton.ca.us/627/Housing-Element-Update>

Summary of Housing Leadership Council letter on the Town’s Draft Housing Element and responses on how the comment may or may not be incorporated in revisions to the Draft Housing Element.

Comment	Response
Overlay zones – promote facilities for special needs populations with expedited permit review, parking minimum reductions and fee waivers	If the Council moves forward with the inclusion of the overlay zoning concept, the suggested incentives can be included in the Housing Element
Overlay zones – replace overlay zones with a commitment to create a specific plan for each parcel and increase density to 20 units per acre.	If the Council moves forward with the inclusion of the overlay zoning concept, the specific plan approach may be a more burdensome process and more costly to the developer to create. The overlay zoning proposal would allow the housing by right subject to zoning standards and objective design standards. Access to state density bonus is allowed by right regardless of a specific plan.
Overlay zone – require economic impact analysis before implementation of an inclusionary housing ordinance	If the Council moves forward with the inclusion of the overlay zoning concept, this can be added to the Housing Element, however it may have the effect of reducing the production of affordable units
School sites and PFS zone – increased planned density to 20 units/acre	There is currently no density limitation in the PFS Zone. The Zone includes limitations on lot coverage, setbacks and height limits. The discussion on the feasibility of housing at school sites can be expanded to address the feasibility of development.
Commit to adding any property acquired by a school to the PFS zone	This is already a policy in the Draft Housing Element and the wording can be clarified.
Eliminate parking minimums for housing on school sites	There are no parking standards at the school sites. The discussion on school housing can be expanded to clarify.
ADUs – make a firm commitment to partner with affordable housing service provider to connect low-income renters to affordable ADUS	The wording of this policy can be clarified to express the Town’s commitment to this program.
ADUs – with ministerial approval	ADUs are currently processed with ministerial approval. The Town can include a program for pre-approved ADU designs.
ADUs – allow multiple ADUs on large properties with deed-restricted affordable	The Council should consider if it would like to include this program. There would need to be additional analysis done with respect to lot coverage, setbacks, parking, and the requirement of deed-restrictions. This

	program would support the affordable assumptions.
ADUs – waive impact fees for ADU with deed restricted affordable covenant	The Town does not impose any impact fees. The Council could consider waiving building permit review fees to incentive affordable covenants. However, this fee may not be high enough to incentivize affordable covenants.
Funding for affordable housing – commit to raising revenue from local source.	The suggested measure, a transfer tax, would require the Town to adopt a Charter and transition from a General Law City to a Charter City. This requires voter approval and may not be successful.
Amend program 3.812E to commit to adopting an affordable housing impact fee	This program can be expanded as suggested with the funds targeted to the ADU rental program and supporting affordable housing development in the Town which may include supporting affordable units at school sites. However, given the residential only construction activity, funds could take a considerable time to accumulate.



DATE: July 14, 2022

Prepared by: RALPH ROBINSON, ASSOCIATE PLANNER

SUBJECT: SUMMARY OF PUBLIC COMMENTS RECEIVED ON THE DRAFT HOUSING ELEMENT 2023-31 UPDATE

The Town received 270 written comments during the Public Comment period beginning with the publishing of the Draft Housing Element on June 10, 2022 and concluding on July 11, 2022. There were additional comments received outside of that time frame. Those comments were already included as part of the public record and generally echoed the comments summarized herein.

The comments provided a range of feedback on the Housing Element more generally as well as specific proposals within the plan. Comments were received online, by email, phone and written correspondence with the Town.

The greatest volume of comments, 85% of all comments received, discussed the proposed multi-family overlay zones. Specifically, the Town received 68 comments about the proposed overlay at 170 Atherton Avenue, 56 comments on 23 Oakwood Boulevard, and 40 comments on 290 Polhemus Avenue. Nearly all the comments received expressed opposition to the use of overlay zones to meet the requirements of the State mandate. Of the reasons cited for this opposition, many comments spoke to safety concerns for pedestrians from increased traffic, congestion, the ability of existing infrastructure to support additional housing units, and the impacts of construction. A few comments stated they could not form a final opinion on the proposed overlays until additional study has been undertaken on these impacts. Specific to 23 Oakwood, the Town received a number of comments from Redwood City residents expressing concern that the Town is concentrating its multi-family overlays along the periphery, increasing impacts to neighboring communities from housing development within Atherton. Conversely, the Town also received comments specific to 170 Atherton and 290 Polhemus stating that these proposed sites are too centrally located within the Town.

Many comments in opposition to the multi-family overlay zones stated the belief that the Town can meet its RHNA obligation through the other strategies outlined in the plan. Of those strategies, Accessory Dwelling Units (ADUs) received significant support from residents as a means of meeting the Town's housing needs without creating additional impacts. A number of comments also inquired if more could be done to increase housing production on school sites. However, the comments were mostly opposed to allowing properties adjacent to school sites to be rezoned to allow for multi-family housing.

Attachment 3

The Town also received comments in support of the Draft Housing Element, as presently constituted. A few comments stated the belief that the Town could be doing more to encourage housing development overall. Several comments in opposition to specific overlay zones suggested that the Town reconsider adopting more general overlay zones rather than pursue a site-by-site approach. Within those comments, El Camino Real was the area most often recommended as a focus for the overlay zones.

Another general comment received concerned the process of developing the Housing Element. Many residents expressed concerns about the amount of outreach performed as part of the process and cited the need for more robust public engagement.

The table that follows lists all the comments received with the name and address of the submitter. The table also includes a brief summary of the issues addressed by the commenter to provide the Council with a quick glance of each comment. A copy of the full comment is numbered and included in the attachment.

In addition to comments received from residents of Atherton and adjacent communities, the Town received comments from these formalized groups: San Mateo County Housing Leadership Council, YIMBY Law, and the Greenbelt Alliance.

Of the total comments received, 67 of the comments were received via the public comment portal, 44 comments were provided directly to staff via email or phone, and 159 comments were received via the council@ci.atherton.ca.us email address.

June 7, 2020

To: council@ci.atherton.ca.us

(City Council members with copies to the City Manager and City Clerk):

I am more than distressed about the proposal to put an overlay zoning on my property at 290 Polhemus Avenue. This proposal is attracting unwanted attention to my property and me, and again I want to make it clear that I have no intention of selling or subdividing my property. Therefore, I ask that you NOT rezone it in this way.

There is evidently some confusion about town house proposals in the past, so I will recount the history briefly. In 1922 – 100 years ago! -- my grandparents bought the property at the corner of Polhemus and Alameda de las Pulgas that became known as "Orchard Hills." After my grandmother died in 1979, my three sisters and I inherited her acreage. My sisters elected to sell their share, but I kept my share. One fleeting idea (and I mean fleeting) for the property was that it could be developed into a very high-end town house (each freestanding, not connected to other homes) development with large common areas and therefore much open space. This idea, which never gained any momentum, was based on a cursory idea that those people who wished to downsize their large homes could reside in very upscale town houses with open space surrounding them. This would have been the ANTITHESIS of what you are proposing. In any event, this idea never gained any momentum.

Hopefully, if I live as long my mother, who died at 101, it will be a long time before there is a change in ownership or density of my property. (Query whether the Town is hoping to shorten my lifespan by creating so much stress for me.) It is unwarranted, unwelcome, and downright cruel.

Please include this letter in any proposal you submit to the State Department of Housing and Community Development concerning this matter to help them evaluate whether it is reasonable to think an overlay on my property would increase housing in the next 8 years.

Sincerely,
Ann Ramsay, 290 Polhemus Avenue



Town of Atherton
 80 Fair Oaks Lane
 Atherton, CA 94027

To the honorable Atherton City Council,

The Housing Leadership Council (HLC) appreciates this opportunity to comment on the Town of Atherton’s housing element. HLC works with communities and their leaders to create and preserve quality affordable homes. We were founded by service providers and affordable housing professionals over 20 years ago to change the policies at the root cause of our housing shortage.

This letter provides proposals for changes and additions that will enable housing for Atherton’s most vulnerable residents. The first part of this letter examines Atherton’s site inventory and proposes improvements. The second part has more specific policy recommendations Atherton can implement to demonstrate the town’s commitment to affordable housing.

Site Inventory

Atherton’s Regional Housing Needs Allocation requires the town to plan for 348 units at the affordability levels described in the “Atherton’s RHNA Allocation” table as listed below. The site inventory requires cities to demonstrate that they have adequate locations with the necessary policies in place to produce the RHNA allocation.

Atherton’s Regional Housing Needs Allocation

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Atherton’s RHNA Allocation	94	54	56	144	348
Atherton’s site inventory according to draft HE	88	94	105	175	462

Recent changes to state law require cities to meet a higher burden of proof for affordable housing in their site inventories. In particular, sites projected for lower-income housing must

meet higher standards than in prior cycles, particularly if more than 50% of sites are non-vacant or recycled from prior housing element cycles—as is the case in Atherton.¹ HLC’s proposals in this section are intended to help the town comply with state law and create the best possible plan for new housing.

In order to demonstrate capacity for enough housing units, Atherton’s housing element relies primarily on projected ADU production. Atherton projects that 35 ADUs will be developed per year, for a total of 280 units. The town assumes that 30% of those units will be available to very low income households, 30% available to low-income households, 30% available to moderate income households, and 10% available to above moderate-income households.

Atherton’s ADU projections appear accurate at a glance, but some questionable assumptions undermine the draft housing element’s claims. The draft housing element inflates its numbers by projecting ADU counts based on permits issued in 2020, permits issued in 2021, and permits issued *and* projects completed in the first quarter of 2022 (3 projects were permitted, 9 more were approved).

If Atherton’s draft housing element were to accurately project ADU counts based on consistent numbers, they would average the 34 ADUs permitted in 2020, the 32 ADUs permitted in 2021, and a projection of 12 ADUs to be permitted in 2022, leading to an average ADU count of 26 ADUs per year. The town could also update its housing element with newer information if the 2022 ADU development rates have been higher than projected.

Absent additional evidence regarding real ADU permitting in 2022 or firm commitments to new policy changes that incentivize ADU production, the town must project ADUs based exclusively on consistent data.² That means the town should project 26 ADUs per year for a total of 208 ADUs, deducting 72 from its site inventory.

Furthermore, the town provides limited evidence to justify its affordability projections for ADUs, which lead the town to assume ADUs will produce 84 very low- and 84 low-income units. In fact, in evidence provided to Atherton by the 21 Elements housing element consulting group, fewer than 7% of new market-rate ADUs in San Mateo County are affordable to those at a very low income, far lower than Atherton’s assumption of 30%.

Atherton’s draft housing element claims that it can assume a high rate of affordability for new ADUs because of its track record of producing affordable ADUs in the last housing element cycle. The town allegedly produced 72 very low-income ADUs over the 5th cycle. However, according to Atherton’s Annual Progress Reports to HCD, at least 61 of Atherton’s supposedly low- and very low-income ADUs in the past RHNA cycle—approximately two thirds of the total—do not have deed restrictions or financial assistance.³ The town designates these units to

¹ HCD’s [Site Inventory Guidebook](#), p. 27

² HCD’s [Site Inventory Guidebook](#), p. 31, “Use the trends in ADU construction since January 2018 to estimate new production.”

³ Atherton [2022 Annual Element Progress Report](#), p. 5-7

be low income because of a “Rental Survey.” The survey and its responses are not included in the housing element or attached to any of Atherton’s annual progress reports to HCD. Based on Atherton’s high average housing costs and large average ADU size, HLC does not believe the town’s past projections of ADU affordability to be reliable. We could be convinced otherwise if the town were to provide responses to its ADU survey as well as evidence that units are actually being rented out to low-income households at the rates described by survey respondents.

Absent stronger evidence substantiating Atherton’s claims regarding ADU affordability in the last housing element cycle, HLC recommends the town assume 5% of new ADUs will be available to very low-income households, 25% will be affordable to low-income households, 50% will be available to moderate-income households, and 20% will be available to above market-rate households. Combining the reduction in ADU count with the adjustment in affordability projections, Atherton’s site inventory now counts 15 very low-income ADUs, 62 low-income ADUs, 125 moderate-income ADUs, and 188 above moderate-income ADUs, for a total of 390 units.

Other factors further undermine Atherton’s site inventory. In particular, the town assumes SB 9 lot splits will produce 80 market rate units over the planning period based. To HLC’s knowledge, Atherton has yet to approve or permit any SB 9 application, though some are under “discussion” according to the draft housing element. Furthermore, the estimate for SB 9-enabled unit production presented in Atherton’s housing element is inexplicably higher than an estimate city staff presented to council at Atherton’s February 16, 2022 City Council meeting, at which staff estimated SB 9 would result in approximately 5 housing units per year.⁴

Based on the available evidence and Atherton’s staff’s own estimates, the draft housing element should revise its SB 9 unit projections downward from 10 to 5 units per year. Therefore, the town must remove another 40 market-rate units from its site inventory.

The draft housing element deserves credit for proposing a “Townhome overlay” on some sites with a higher likelihood of development which would theoretically increase allowable densities. Specifically, the property owners of the opportunity sites at 23 Oakwood and 170 Atherton both have expressed interest in developing their properties if they were to be included in an overlay zone. Based on the evidence presented in the housing element, these sites would appear to merit inclusion in the final housing element.

However, the Town of Atherton sent a letter to residents on June 10, 2022 in which the draft housing element claims “It is not expected that any of the parcels develop using the overlay density.”⁵ Yet the draft housing element assumes 23 Oakwood and 170 Atherton will be developed at 100% of zoned density. This inexplicable discrepancy between what the Town of Atherton tells its residents versus what the Town tells HCD merits further exploration.

⁴ Atherton [February 16, 2022 City Council Meeting](#)

⁵ June 10, 2022 [Letter to Residents by the City of Atherton](#)

For now, the parcels proposed for inclusion in Atherton’s potential new overlay zones cannot be considered opportunity sites unless the town actually increases the base density of the proposed sites and provides other incentives for housing production on them, such as expedited permitting approval and parking reductions. This leads to a final reduction of 11 moderate-income units and 47 above moderate-income units from Atherton’s site inventory.

Atherton’s Site Inventory With Adjustments

Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
15	62	114	101	292

This is a generous count to the town, because HLC has not evaluated the likelihood of potential for housing development on Atherton’s school-owned sites. The draft housing element makes no substantial commitments to make any policy changes incentivizing housing development on school-owned sites, so the likelihood of development appears low. Accounting for the adjustments described above, Atherton must identify new sites or strategies to create the necessary capacity for its site inventory. In order to make new sites available to meet the low- and very low-income housing needs, the town will need to commit to substantive policy changes to spur new housing development.

Goals, Policies, and Programs

In the following section, HLC describes how Atherton can strengthen its Goals, Policies, and Programs to more effectively promote low- and very low-income housing as needed to create a viable site inventory. This is not just a technical exercise; this is an opportunity to demonstrate Atherton’s genuine commitment to promoting housing at all levels of affordability by implementing new policies.

Similarly to the site inventory, new state laws have added new requirements to the goals, policies, and programs section of a housing element. Passed in 2018, AB 1397 requires cities to directly connect policies and programs to the identified needs, governmental constraints, and site inventory, among other analyses.⁶ Another 2018 law, AB 686, implemented Affirmatively Furthering Fair Housing mandates, specifically requiring cities to consider how their goals, policies, and programs can better advance fair housing goals, especially the production of low- and very low-income housing. The specific programs cities implement must include “concrete steps, timelines and measurable outcomes.”⁷

Atheron’s programs do not meet the standards of AB 1397 or AB 686. Most programs are already in place or describe routine enforcement of state and local law. The draft housing

⁶ See, e.g., Gov. Code, § 65583, subds. (b), (c); HCD, Building Blocks, at <https://www.hcd.ca.gov/community-development/building-blocks/index.shtml>

⁷ HCD’s [Affirmatively Furthering Fair Housing Guidebook](#), p. 55

element commits to increasing allowable densities through a new series of “Townhouse overlay” zones, but at densities too low to facilitate production (ranging from 6 to 16 units/acre). No policies or programs have discrete timelines for implementation or quantified metrics.

In order to demonstrate capacity for new low-income housing, Atherton will need to implement new policies with firm commitments, measurable deliverables, and clear timelines. Producing deeply affordable housing requires certain densities, as much because of the nature of state and federal tax credit programs as the economies of scale. Affordable housing developers often require other incentives in order to make their projects viable, such as impact fee and parking reductions, waivers, and other benefits. Below, HLC proposes specific policies to promote housing at all levels of affordability in Atherton and help the town justify inclusion of various parcels in its site inventory:

- Overlay zones
 - **Promote facilities for special needs populations in Townhouse overlay zones.** Provide expedited permit review, parking minimum reductions, and fee waivers for housing developments that include facilities that address special needs populations, including but not limited to the physically and mentally disabled, large families, and extremely low-income households.
 - **Alternatively, replace overlay zones entirely with a commitment to create a specific plan** for each parcel currently planned for inclusion in an overlay zone, which should include a commitment to increase base zoning at all overlay sites to 20 dwelling units per acre. Specific plans would create extra incentives for development beyond an overlay zone, such as a completed EIR, changes to base zoning, and access to state density bonus.
 - **Amend Program 3.811C to require an economic impact analysis before implementation of an inclusionary housing ordinance.** Clarify that the proposed inclusionary housing ordinance will only apply to projects large enough such that the requirement does not preclude multi-family housing development, as determined by an economic impact analysis.
- School sites and PFS zone
 - **Increase planned density in master plan for school sites to 20 du/ac.** Per Atherton’s PFS zoning district, allowable density on Atherton’s proposed school sites is set by a master plan. However, the town does not describe its current master plan at any point in the housing element or evaluate whether or not current zoning standards and other regulations make new housing on school sites feasible.
 - **Commit to adding any property acquired by a school district to the PFS zone and the Townhouse overlay.** Local school districts in Atherton are most likely to build housing if they have certainty that newly acquired land will be zoned for affordable homes.
 - **Eliminate parking minimums for housing on school sites.** The town should provide extra incentives for deed-restricted affordable housing, which it projects for development on school-owned sites.

- ADUs
 - **Amend Policy 3.791C to make a firm commitment to partner with affordable housing service providers such as HIP Housing or Hello Housing to connect low-income renters to affordable ADUs.** Nonprofit property management organizations such as Hello Housing can provide low-cost property management services to help households rent ADUs out at affordable rates.
 - **Allow pre-approved ADU designs with ministerial approval.** In order to justify its projections for higher ADU production, Atherton needs substantial new policies to promote ADU production.
 - **Allow multiple ADUs on large properties if second or third ADUs are deed-restricted affordable for low- or very low-income households.** In order to justify its ADU projections, Atherton needs substantial new policies to promote ADU production of lower-income housing.
 - **Waive impact fees for ADUs with 99-year deed restrictions for very low-income housing.** In order to justify its ADU projections, Atherton needs substantial new policies to promote ADU production of lower-income housing.
- Funding for affordable housing
 - **Commit to raising revenue for affordable housing subsidies from a local source.** HLC recommends Atherton pursue a vacancy tax, a transfer tax, or a parcel tax to support affordable housing with the goal of raising \$200,000/vera over the next eight years.
 - **Amend Program 3.812E to commit to adopting an affordable housing impact fee on new single family construction *as well as teardowns and renovations*.** Money from this fee should be dedicated to production of new 100% affordable subsidized housing in Atherton, as 100% affordable standalone housing developments can provide unique services and amenities for lower-income households.

HLC wants to be a partner to the town, sharing our collective knowledge of state law and best practices to facilitate fair housing. Please contact me or other HLC staff if you would like to talk further about how Atherton can identify and implement policies that will best meet the community's needs.

Thank you for your consideration,



Jeremy Levine

Policy Manager, Housing Leadership Council of San Mateo County

#3

Dear Council Members and Staff:

My name is Jerry Finch. I have lived at 302 Fletcher Drive for the past 35 years. I have been a residential real estate developer and builder for 50 years.

Quite frankly I was shocked when I read in the local paper that the Council approved an 8 to the acre zoning overlay for the property located at 290 Polhemus. I live directly across the Alameda from this property (within 100 feet) and I received no notice of this public hearing. One of the planners told me that the subject came up at the last minute and therefore there was insufficient time for proper notice. I do not believe that it is legal to have a public hearing and decision made of this magnitude without proper notice and without allowing input from all interested parties. I believe that this action needs to be rescinded and that proper notice given and a new full hearing must be held. **I would appreciate a response that indicates whether this will or will not be done. If this will not be done, I would appreciate the legal position of why a public hearing with proper notification was not required.**

I have numerous objections to the 8 units per acre zoning overlay for any property in the Town of Atherton, but particularly regarding 290 Polhemus.

1. What are the building and zoning requirements for 8 condominiums, townhouses or apartments to the acre housing?
 - A. What are the maximum and minimum house sizes?
 - B. What is the maximum lot coverage?
 - C. What are the required set backs?
 - D. Will these be attached or detached units?
 - E. What are the height limits?
 - F. What are the parking requirements?
 - G. Etc., Etc., Etc.

2. How can the Planning Commission and City Council determine appropriate locations for an 8 to the acre overlay if they have no idea what the zoning requirements will be and what product will be permitted on the site? From a planning perspective this is 100% the reverse order for good planning purposes.

3. I understand that Ms. Ann Ramsey (owner of 290 Polhemus) did not request and in fact is opposed to the zoning overlay on her property. Rather than taking hurried action and changing the zoning of an owner's property somewhat capriciously without the owner's request or approval, the Planning Commission and City Council should only put a zoning overlay on properties whose owners would support such a zoning overlay. I can guaranty that if you offer 8 to the acre zoning to all property owners in Atherton, you will find more than enough individual parcels who would desire that change to fulfill your requirements.

4. I have been told that the Council's plan was to place the 8 to the acre overlay on properties that are on peripheral borders of Atherton. Obviously, 290 Polhemus is not on the periphery, but rather in the heart of West Atherton. Is there or is there not a consistent philosophy?

5. If the Council and Planning Commission are not going to take the overlay to the peripheral borders of the town, then it seems to me that good planning would attempt to scatter the higher density properties throughout the town. How does it make sense to concentrate 40 dense units in one location rather than scattering these 40 units on 5 one acre parcels scattered throughout every neighborhood in Atherton? There will be more than enough property owners to make this a reality.

6. What traffic study was utilized when the decision was made to put 40 units on 290 Polhemus? Traffic along the Alameda in this area is already horrendous with traffic backing up more than 4 blocks from the stop sign at Atherton Avenue past Fletcher Drive almost back to Selby Lane. Left turns in and out at

#3

Fletcher and in and out at Polhemus (Stevick Drive, Karen Way, etc.) are extremely difficult and are very dangerous. To avoid the back-up at the Atherton Avenue stop sign, many commuters are already making a right turn on Fletcher, driving up the hill to make a left on Ridgeview Drive and then going down the hill to make a left turn onto Atherton Avenue and then a right turn back onto The Alameda. The proposal to add 40 homes to 290 Polhemus will only exacerbate this problem and cause more commuter traffic to drive through our neighborhoods. The Las Lomitas and La Entrada school buses use this route which places children waiting for the school bus in danger as traffic speeds through our neighborhood.

7. If this plan remains in place, I assume that it will require a General Plan Amendment, new zoning ordinance, a full and complete EIR, a Specific Plan, and a PUD. Is this correct and if so, what is the anticipated time frame? If this is incorrect, please let me know what the complete process will be and what the anticipated time frame will be. I would appreciate a specific response to this question.

8. There are numerous other items that should be considered and discussed which I would be happy too innumerate in person.

I realize that the Planning Commission and City Council have a difficult job. However, it is my opinion that that is not an excuse for a "rushed" plan that has not been fully vetted and where interested neighbors have not had a chance to be heard so that the Commission and Council can make well considered decisions for the benefit of all of us who are fortunate enough to live in Atherton.

My hope is that you will hold a properly noticed meeting to consider a proposal that has been fully vetted.

I am happy to meet in person with anyone you think would be appropriate.

Sincerely,

Jerry Finch

Jerry Finch

June 2, 2022



Dear Mayor DeGolia and City Council Members:

My name is Jerry Finch and I have lived at [REDACTED] for 34 years which is directly across the Alameda from the "Vineyard" property. I have heard through the "rumor mill" that the Council will be considering rezoning the "Vineyard" property for 8 units per acre for a total of 40 units. I certainly hope that this is inaccurate. Would such a proposal include the rezoning of all properties adjacent to the Alameda or El Camino Real to 8 units per acre? If not, why not?

If this rezoning is being considered, I would like notification of any public meetings that will be discussing this option. Because I live within 1,000 feet of the property, I assume that I will be receiving notifications of any public meetings regarding this property, but if not, I am requesting that I be notified by the Town of Atherton.

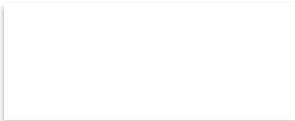
If this rezoning is being considered, I assume that it will require a General Plan Amendment and a full EIR that addresses traffic, schools, storm drainage, parking, air quality, water, parks, etc. I am a Builder/Developer and I would expect there to be a General Plan Amendment, a full EIR, a rezoning, a specific plan approval and a PUD. If this will not be the anticipated procedure, please let me know what the procedure will be. I would also request that you provide me with a time line regarding any actions that the Council may be considering.

Again, I sincerely hope that this rumor is inaccurate, but if not, I want to be aware of what is being considered so that I can remain fully engaged in this process and be given the opportunity to participate in the process.

I will send a copy of this letter to the Atherton Planning Commission, the Town Planner, and the Town's Legal Counsel.

I can be reached as follows:

Jerry Finch



Thank you for your assistance with this matter.

Sincerely,

Vladimir R. Grave



July 5, 2022

Dear Mayor DeGolia and Members of the Atherton City Council,

I am writing this letter to communicate my objection to the current multifamily overlay zones in Atherton.

Multifamily development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

The selections of sights need to be planned not just based on available lots. 170 Atherton, 290 Polhemus and 97 Santiago are in the center of our town. There is no justification why these lots are being considered for multifamily overlay except as a convenience.

The town of Atherton should have a plan on how to incorporate the multifamily overlay zone requirements. It seems we are simply trying to accommodate a deadline.

The developers are not interested about our Atherton community. They just want to gain from building a multifamily overlay. The property owners will move out of the area and could care less about the future of Atherton after they sell their lots for a larger profit than the housing market could afford.

These specific gains only benefit the developer and owner, not the town nor residents.

If Atherton is now going to allow renting within their properties, how many residents would take advantage of renting their bungalows or in-law units? This could potentially help minimize the number of multifamily overlays required.

Please remove all current multifamily overlay zoning projects from the Housing Element which will be submitted to the state in July.

Sincerely,

A handwritten signature in black ink that reads "Vladimir R. Grave".

Vladimir R. Grave

June 14, 2022

By Email

Atherton City Council
80 Fair Oaks Lane
Atherton CA 94027
Council@ci.atherton.ca.us

Re: Objection to City Council Approval on 5/24/22 to Include a Parcel at 290 Polhemus Avenue

Dear Members of the City Council:

As long term residents of Atherton, my wife Lisa and I write to follow up on Alan Austin's excellent letter dated June 6.

By way of background, I first began living in Atherton in 1992 and have lived on [REDACTED] Elena, and currently reside at [REDACTED]

We recognize the need to comply with the state's requirement but after viewing the City Council meeting of May 24, I do not believe that the Council has adequately considered, if it has considered at all, the impact of the proposed project on the corner of Polhemus and the Alameda.

TRAFFIC

As I presume you are aware, the Alameda is already a traffic nightmare. There is a backup every morning and every evening on the Alameda as it intersects with Atherton Avenue. Equally bad, every morning and every afternoon, the Alameda backups approaching Woodside High School. As it stands now, if my wife and I, are trying to turn on to the Alameda from Fletcher towards Woodside Road, simply can't make a left because of the severe traffic. As a result, we are forced to turn right, then left on to Polhemus. In addition, the Alameda is the principal route for ingress and egress for much of Atherton to 280. The proposed project would greatly exacerbate this condition.

We note that at the meeting, at least one of your members expressed concern about traffic on Atherton Avenue. There is no factually supported-serious argument that the traffic on Atherton Avenue is anywhere as congested as the Alameda.

WALKING

It is already very difficult to walk and cross the Alameda. Often in doing so, and walking down to Polhemus, we have to wait two or three minutes and then still hope that some kind-hearted driver stops to let us cross. Again, this isn't just confined to the people who live as we do west of the Alameda – a significant number of individuals who live east of the Alameda walk our streets. Any increased traffic will render it even more difficult to walk for all concerned.

Atherton City Council
June 14, 2022
Page 2

We suspect that if residents seeking to drive on the Alameda or cross the Alameda to walk, will not be appreciative of the increased traffic.

NEXT STEPS AND PROCESS

So, you may ask what is our suggestion? Admittedly this is a difficult issue. We believe that the Polhemus Project is ill-advised under any circumstances as we detail above; the project of the currently discussed magnitude would be calamitous for the area. While we believe that the traffic situation here makes it particularly unsuitable for any project, at a minimum, it would have to be dramatically downsized, coupled with projects throughout the town. Best we can tell there was scant effort to solicit the views of those impacted by the Polhemus proposal. It is hard to imagine that the current process would pass legal muster. Perhaps, the solution lies with a plan that impacts all parts of town and by spreading that impact thereby lessening the individual impact. I think it is important that the process and the ultimate proposal be viewed as fair.

We remain available to discuss.

Thank you.

Steven and Lisa Schatz

cc: Members of the City Council
City Manager
City Clerk



Ralph Robinson, Associate Planner for the Town of Atherton

Via email: rrobinson@ci.atherton.ca.us

Cc: HousingElements@hcd.ca.gov

July 11, 2022

Re: The Town of Atherton's Draft Housing Element

Dear Mr. Robinson:

I write on behalf of the Campaign for Fair Housing Elements and YIMBY Law, whose mission is to make housing in California more accessible and affordable. As you know, State law requires [the Town's forthcoming housing element](#) (hereafter "Draft") to "remove ... governmental ... constraints to the ... development of housing." (Gov. Code § 65583(c)(3).) The Draft recognizes several such constraints, but does not commit to remove them. **We urge the Town to (1) allow more multifamily development, (2) at legally required densities, and (3) not relegate lower-income housing to ADUs.**

- **Allow more multifamily development.** The Draft correctly recognizes that the Town's "low-density ... large-lot, single-family character" is a "significant constraint to affordable housing development." (Draft, p.49.) Yet the Town only proposes to remedy this constraint by allowing multifamily development on nine select sites. (*Id.*, pp.74-77.) Amidst an "extreme housing shortage" (*id.*, p.74), maintaining a 1923 prohibition on all but "larger estate lots" changes practically nothing. (See *id.*, p.74.) Exclusionary communities like Atherton hold the most potential for accommodating the missing housing that the Peninsula so desperately needs, and we encourage Atherton to realize that potential after 99 years.

- **Observe legally required densities.** State law deems “30 units per acre” the minimum density “appropriate to accommodate housing for lower income households” in a metropolitan jurisdiction, which Atherton is. (See Gov. Code § 65583/2(c)(3)(B)(iv).) By contrast, the Draft largely maintains a density of “one residence per acre” throughout the Town, and fails to propose *any* density greater than “16 units/acre”—on *only one site*, at that. (Draft, pp. 74-76.) The other eight multifamily sites are only slated for 6-8 units/acre. (*Id.*, p.76.) On balance, this approach fails to allow even half the density that State law directs for lower income housing. The Town must plan for lower-income housing at the same 30 units/acre to which the Town’s neighbor jurisdictions are also subject.
- **Don’t relegate all lower-income residents to ADUs.** The Town seemingly plans to accommodate *all* 204 units of its lower-income housing need through ADU production. (Draft, p.47.) ADU production is required by State law (Gov. Code § 65852.2), and hardly constitutes an affirmative housing program on the Town’s part. ADUs are a stopgap; they are necessary, but not sufficient, to affirmatively further fair housing. (See *id.* § 65583(c)(10).) Relegating all lower-income households to ADUs will only perpetuate 99 years of exclusionary planning, and we urge the Town to plan more inclusively.

Sincerely,



Keith Diggs

Housing Elements Advocacy Manager, YIMBY Law

keith@yimbylaw.org



July 11, 2022

Jane Dunlevie & Marten Abrahamsen



Via email council@ci.atherton.ca.us

Town Councilmembers
City Manager George Rodericks
Town Clerk Anthony Suber
80 Fair Oaks Lane
Atherton, CA 94027

Re: June 10, 2022, Draft Housing Element
Opposition to Multifamily Developments at 170 Atherton Avenue, 270 Polhemus and 97
Santiago Avenue

Dear Members of the Atherton Town Council, Mr. Rodericks and Mr. Suber:

We are opposed to the use of Overlay Zoning and its application supporting multifamily housing at 170 Atherton Avenue, 270 Polhemus and 97 Santiago Avenue.

All of the above sites are located in the midst of single family housing areas. The proposal is in direct conflict with Atherton General Plan prohibiting multi-family development and of the Municipal Zoning Code. If Atherton wants to amend the General Plan to permit multi-family development there is a lengthy process that should be followed for a General Plan amendment with significant community participation and comment. We are residents of Santiago and were never informed of this proposed change on our street until AFTER it was approved by the council.

None of the above sites are suitable for multi-family development. The problems that would be created by such development include:

- Heavy traffic on streets which already have traffic issues and are primary school routes for children. Valparaiso, Atherton Avenue and Alameda de la Pulgas are all designated bike routes for schools in addition to their pedestrian traffic. Additional traffic will create major safety issues.
- Infrastructure questions related to all of the Town's support systems including schools, utilities and all town services.
- Dense development on all these sites will be in conflict with our Heritage Tree ordinance.
- Creating a town that is no longer suburban in nature, but urban which is not why residents located in Atherton.

These Overlay proposals appear to be quick “easy” solutions to meet the City’s RHNA, without the proper analysis and exploration of all available options to meet these requirements. It is my understanding that the city hired an outside consultant who came up with these solutions. These solutions do not take into account the rural nature of Atherton, the existing General Plan and its tenant: “Land uses which diminish the open space character of the Town, such as commercial and high-density residential uses, shall be prohibited.”

Finally, as my neighbors have pointed out, if the City is mandated by the state to designate more housing, then there are more appropriate ways to do so and we encourage the Town to fully explore these before taking drastic measures that would impact the Town. Concepts which have been discussed include:

- Menlo College: has an interest in providing housing on campus subject to funding
- Menlo School: has an interest in developing faculty housing
- El Camino corridor: this could be an area for development in the next 8 years.
- Bear Gulch Reservoir: CalWater expressed an interest in building 4 new housing units. Is it possible to increase that number over the 8 years?
- Holbrook Palmer Park: there might be land for a few housing units
- Atherton Corporation yard: the .75-acre site could be a future location for housing
- Bay Road: several options might be reviewed again
- Ringwood: several options might be reviewed again
- Pool houses and guest houses: Atherton can change the rental rules so that existing structures can be rented as ADUs.
- ADUs at 170 Atherton Avenue and Polhemus if these parcels were developed as single family homes with 1 acre zoning, the Town could encourage the construction of ADUs. Therefore, development of the area could include up to 10 ADUs

Please count our names among those residents who strongly oppose the proposed Overlay Zoning at 170 Atherton Avenue, 270 Polhemus and 97 Santiago Avenue.

Sincerely,

Jane Dunlevie & Marten Abrahamsen

From: Atherton Residents and Homeowners
To: Ralph Robinson, Associate Planner for the Town of Atherton
Rick DeGolia, Mayor of Atherton
Bill Widner, Vice Mayor of Atherton

Subject: Atherton Housing Element

We are writing to you as long-time Atherton home residents and homeowners (see attached list) to object to the overlay zoning change being proposed in the latest Housing Element. We were shocked to learn that there were meetings and multi-family units permit/proposals submitted to the town in prior meetings during which the town held votes on the proposals without notifying the surrounding neighbors.

Objection to Overlay Zoning Proposal

1. The Zoning Proposal Exceeds What Is Necessary

While we understand that the town is required to comply with state law, we view the proposed overlay zoning change as a step that goes above and beyond what's required by state law. On page 48 of the Housing Element posted on the Town's website, it states that California requires Atherton to construct 204 units (94 units for very low income, 54 low income, and 56 moderate income). Even with this requirement, it seems like the town has a reasonable path to meet its obligations without resort to a drastic zoning change:

- Based on the town's experience, Atherton expects to have 280 new ADUs constructed during the required construction period (84 very low income, 84 low income and 84 moderate income). The town could also require that every new construction or substantial remodel where most walls are being replaced to add an ADU if one does not already exist.
- Zoning ordinance revisions to encourage development of affordable housing at public and private schools and adjacent properties
- Atherton estimates that there will be 80 new above-moderate income housing units resulting from SB9 over the required period.

Given the severe negative impact of multi-family units in neighborhoods having only single-family homes, including traffic, school overcrowding, pedestrian safety given the lack of sidewalks and noise, we respectfully request that the town reconsider the change to the overlay zoning proposal and not go above and beyond what's required by state law.

2. Two Properties Proposed for Rezoning Will Severely Impact the Neighborhoods

Of the properties listed for the overlay zoning requests, 170 Atherton Ave and 290 Polhemus are especially problematic. The proposal for these two properties envisions 32 - 40 units on each of the sites. Atherton Avenue has only one lane in each direction and is used by all of West Atherton and West of Alameda residents to travel to schools, work, the Atherton library, Caltrain, Holbrook park, El Camino and 101. The intersection of Atherton Avenue and El Camino already is severely impacted during rush hour, as it is not possible to take a right-on-red when cars are lined up to either turn left or cross El Camino. Adding up to about 80 units of high-density housing on Atherton Ave will lead to a significant burden on all residents, the traffic will start to flow into all of the side streets to avoid the massive bottlenecks at the intersections of Alameda on one end and El Camino on the other. Therefore, not only the residents along Atherton Avenue are impacted but all of the residents in central Atherton will be affected.

290 Polhemus will face similar problems, which will be compounded exponentially with the sudden introduction of high density housing on Atherton Avenue. Traffic will become a nightmare as Polhemus residents look to turn left on Alameda to head to Los Lomitas, Sand Hill Road, etc., or right onto Alameda to get to Woodside Road and 280. To add 40 units of high density housing off Alameda will create a deadlock throughout the day imposing severe burden to the already congested Alameda, and the residents of Polhemus, Stockbridge, Fletcher, Stevick, Mandarin and Atherton Avenue itself find themselves trapped into a nightmare of traffic trying to turn onto Alameda. In addition, in case of catastrophic emergencies where residents may have to be evacuated (such as fire, earthquakes etc), residents in these areas will be trapped. Finally, we understand that the overlay zoning's owner at Polhemus has made it clear to the town that she does not consent to the overlay on her property.

In addition, the construction of multi-family units in the middle of Atherton among surrounding single family only homes will stick out like a sore thumb. The look and feel of the town is what attracted most residents in Atherton. The schools tend to be small and do not have infrastructure to support current needs. Adding 80 units and associated additional kids requiring school resources will create a burden. Moreover, we don't believe that there is sufficient information and study to make an informed decision.

Overlay Zoning

If the town feels that it must consider overlay zoning on some sites in Atherton, we propose that the town implement the following requirements and conditions:

1. To apply any overlay multi-family zoning to any property (RM 6, RM 8 and RM 16), owners of 100% of the property interest must consent in writing. Partial ownership interest cannot represent all owners on a property to apply for rezoning request. For example, we understand that the owner at 290 Polhemus made it clear to the town that she is not supportive to apply overlay -re-zoning to her property. Therefore, rezoning is not appropriate at that site.
2. Multi-family permits cannot be approved without an architectural planning review to ensure that the architecture is consistent with the town character and surrounding properties' look and feel. This review will require the owner or developer to post a notice and sign on the property of a significant size (similar to Los Altos) for a minimum of 60 days where neighbors can send an objection to the planning department. In addition, the owner/developer must mail information about the architecture and plans to property owners within an 1 mile radius of the affected property at least 60 days in advance of any permit approval.

3. The construction and design of multi-family units must provide the look and feel (including only neutral color) consistent with neighboring properties using high quality materials and the look of a premium residential architectural design. For example, if the surrounding properties are all gated, then the multi-family unit must also be gated. The part of the multi-family unit visible from the street should be designed to look like a single family home consistent with the look and feel of the neighborhood.
4. Adequate set back (minimum of 30 feet side, front and back setback) must be imposed to avoid affecting neighboring single family homes.
5. Given the town is considering allowing increasing the height limit of multi-family units to 40 feet instead of the current 30 feet for single family homes, the multi-family sites must have screening trees (ideally junipers trees or similar that will grow to 40 feet tall within a couple of years with a minimum of 20 feet at planting) every three feet all around the perimeter of the property. Screening trees also must be installed along the outside perimeter fence.
6. No entry or exit should be allowed on Alameda. Traffic lights must be installed at the corner of Alameda and Polhemus if Polhemus is being considered.
7. No proposal should be voted upon by the town council unless and until a combined, adequate peak traffic, infrastructure (electrical, gas, sewage and water), peak parking demand, school impact and transportation analysis have been completed and evaluated. Such analysis should be mailed to all residents within a one mile radius of each property at least 30 days prior to the date the vote will take place to enable sufficient time for residents to comment. For example, for Atherton Ave and Polhemus, the analysis should be aggregated into a single study, as each project will exacerbate the impact of the other.
8. Each multi family unit must have its own garage. Parking must only be allowed in each unit's assigned garage. The site must have open, unassigned parking to accommodate peak guest parking during holidays and celebrations of no less than two spots per unit. No parking should be permitted outside of the overlay zoning site along the front yard of other properties.
9. The developer for each multi-family zoning site (RM 6-16) must create an HOA to manage the townhouses and grounds to ensure that the look and feel of the site are maintained. The HOA must be sufficiently funded and will be responsible for maintain all landscaping at the property. HOA rules must mandate that garbage bins are not visible and no debris can be left outside of each unit. No RVs or temporary housing (such as Airbnb or VRBO) should be permitted.
10. Each site must have garbage facilities and room for a garbage truck to enter, turnaround and exit to collect garbage within the property line.
11. Each site should have adequate bike facilities to promote and mitigate stress on traffic and parking.

12. Each site must have sufficient area within the lot for loading and unloading of trucks for move in and move out and deliveries.
13. Atherton Avenue must be expanded to accommodate additional traffic, especially at the intersection of El Camino to mitigate gridlock.
14. Overlay zoning should apply only to the perimeter of Atherton for lots and streets where the properties are already immediately facing houses of neighboring towns such as Redwood City or Menlo Park.
15. Not less than 80% of the multi-unit residences (RM 6-16) should be restricted to 55+ communities. This will benefit the aging Atherton residents who may want to downsize but do not wish to move to another town. It will also have the benefits of reducing the impact of traffic, schools and rush hour impact as well as helping to achieve the income limit of the residences.
16. Any new multi-family dwelling should require installation of solar system, EV charging and other measure to reduce the load on the electric grid.
17. The town council should require residency holding requirement for the first purchaser of the residential units to 2 years from the date of move in to avoid investors purchasing the properties only for flipping purposes contrary to the overlay zoning's intent.
18. The town council should undertake projects to add sidewalks at a minimum to the areas where multi-family dwellings are built to accommodate increased pedestrians, automobiles, and bike traffic.

Thank you for your consideration of these issues. We are highly skeptical of the proposals to add multi-family units on Atherton Avenue and Polhemus, as we believe these kinds of projects would create a nightmare of traffic, safety and strain on resources and the residents in these neighborhoods.

Atherton Owners and Residents

Name	Property
Jim Ahn	246 Oak Grove Ave
Kamal Ahmed abs Nahid Aliniasee	301 Fletcher
Colin & Katie Anderson	471 Fletcher
Jessica & Michael Beesley	337 Austin
Julie Bell	393 Stevick Dr
Courtney & Michael Charney	99 Inglewood
Bruce Chen & Xian Qin	333 Fletcher
Dave & Katya Chen	349 Fletcher
Hope Chen	187 Atherton Ave
Jia Dai	160 Austin Ave
Yu Chang & Kyaw Lwin	34 Alameda De Las Pulgas
Marilyn & Charlie Dyer	440 Fletcher Dr
Jerry & Judi Finch	302 Fletcher Dr
Robert Forbes	366 Stevick Dr
Staci & Jonathan Friesei	481 Stockbridge
Komal Shah & Gaurav Garg	491 & 499 Fletcher
Jamie Greene	1 Barry Lane
Steve Smith & Diana Go	323 Fletcher
Prahu & Poonam Goel	98 Ridge View Dr
Priyanka Goel-Chandrasekar & Chartanya Chandraseka	331 Fletcher
Behnaz Bakhshi & Alexander Hoghooghi	340 Stevick Drive
Joannie Fischer	329 Fletcher Drive
John Fogelsong	175 Alta Vista Dr
Anna & Anton Generalor	369 Fletcher
Prahu & Poonam Goel	98 Ridge View Dr
David Lampert	364 Fletcher
Debra Holvick	398 Fletcher
Anne & Bob Koenig	84 Marymont Ave
Betty Ho and Stephen Kim	331 Stevick Drive
Fangyu Liao	41 Fairview Ave
Teri Little	368 Stevick Drive
Shawn and Afsaneh Massihpour	297 Polhemus
Sean and Michelle Ma	275 Atherton Ave
Drew & Cythnia Norris	328 Fletcher
Noosheen Hashemi & Nod Nazem	12 Faxon Forest Road
Angela Ni	200 Polhemus Ave
YuanYuan Ni	200 Polhemus Ave
Peter & Hana Palecek	68 Mesa Court
Barbara & Tom Proulx	539, 560, 587, and 596 Fletcher

Parinaz Mohamadi & Mostafa Ronaghi	95 Stern Lane
Ralph & Susan Russo	180 Alta Vista Dr
Greg Stanger & Lisa Stanger	246 Polhemus Ave
Sonia and Aydin Senkut	357 Stevick
Elaine & David Shen	38 Atherton Ave
Norman & Jill Fogel Song	125 Alta Vista Dr
Nicolas Tan & Meredith Tan	401 Fletcher
Mireille Thaire & Phillippe Thaire	41 Ridgeview Dr
Rosina & Tony Sun	36 Inglewood Ave
Sageda and Ramachandran Thirucote	397 Fletcher
Zach Whitman	26 Selby Lane
Bo Yu & Jess Gao Yu	98 Stevenson Lane

Shailesh and Kalpa Mehta



June 23, 2022

Hon. Mayor Degolia and Hon. Members of the Atherton Town Council,

I am opposed to the proposed project at [170 Atherton Avenue](#) which would include the development of 32 townhouses. Please remove [170 Atherton Avenue](#) from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shailesh J. Mehta', with a long horizontal flourish extending to the right.

Shailesh J. Mehta

Mrs. J. Paul Woollomes
248 Park Lane
Atherton, CA 94027

June 11, 2022

Mayor DeGolia
Atherton Town Council

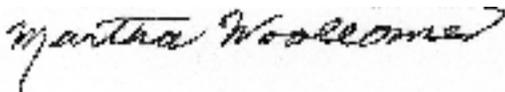
Dear Mayor DeGolia and Esteemed Council Members,

It is with distress that I am learning more and more about the State's Housing Authority's new housing mandate SB9. Atherton was founded to be a quiet, residential oasis. Commercial establishments were not to be allowed. If the mandate to build 345 units including multi-family low-cost units is implemented, Atherton would be dramatically changed forever. Furthermore, the town does not have the infrastructure to accommodate such growth: easy access to public transportation, stores, and other essentials. There are few bucolic residential areas left in California. If the HCD mandate is fulfilled, Atherton would never be the same.

- *Is there a way that accessory buildings could count toward the 345 units?*
- *Are there lawsuits being filed against the State's mandate? If so, perhaps join. I think that Atherton residents would willingly support a lawsuit.*
- *The one size fits all is a flawed concept. Perhaps the State would consider accommodating the uniqueness of Atherton and other like towns?*
- *Input from the Atherton community is essential. Please make all Atherton citizens aware of this atrocious mandate from the State.*

I am aware of the housing shortage within the State. I do not believe mandating low-cost units for every jurisdiction is the way to solve the problem. A mandate such as this one just creates more problems. The causes of the State's housing shortage are many and very complicated. To me, this mandate seems simplistic and short-sighted. There will not always be a housing shortage within the State. Overcorrections are not wise.

Thank you for your attention,



Martha Woollomes



██████████
Atherton, CA 94027

July 4, 2022

Dear Mayor DeGolia and Honorable Council Members:

We are writing to express our concern regarding the major impact of potential zoning changes in Atherton. We must admit that we do not follow town activities closely, however, we are diligent in reviewing our mail and in attending to civic duties. We do not recall seeing any information from the Town regarding zoning or use changes to our solely residential community.

We did learn of proposed major changes to the land uses in our Town, and did attend the June 15 City Council meeting. We are very concerned about potential changes, which in our view appear to be inconsistent with the Town's General Plan, and appear to be put together without a great deal of thought, consideration, or citizen involvement. We have lived in Atherton since 1994, and clearly the proposed land use alterations are the most significant issue that we have seen. We have to say that plans and discussion that we learned of in June appear to be a "rush to judgement"!

How major land use changes could be proposed without thorough and well-noticed public discussion, let alone during the summer when many residents are out of town is quite amazing.

The proposed knee-jerk identification of properties for sub-division, without the proper general plan, infrastructure, traffic, and other broad considerations is disturbing.

A review of the City's website sheds little light on these discussions.

It does appear that there will be a Council meeting on July 20. Is this the next public discussion of these issues?

We are mindful that the State of California has issued guidelines mandating density changes. However, we see no reason why Atherton needs to be leading a vanguard movement to comply. These changes are being more deliberately considered by other communities, and undoubtedly will be in the court system for years. A quick plan which is not thoroughly vetted with all constituents does not seem to be a sound approach.

Thank you for your consideration of our views.

Respectfully,



Perry and Lynne Olson

Dear Mayor Degolia and Members of the Atherton Town Council,

I am opposed to the proposed project at [170 Atherton Avenue](#) which would include the development of 32 townhouses. Please remove [170 Atherton Avenue](#) from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.

I am opposed for many reasons including:

1. 170 Atherton Avenue is not necessary to be included on the list of properties submitted to the state. Atherton has a surplus of properties on the draft list, dated June 10, 2022, and there are many other properties that could be added to the list.
2. Multi-family development is prohibited in the Atherton General Plan and not consistent with the Municipal Zoning Code.
3. The Town of Atherton since its incorporation in 1923 has been a residential community. The General Plan states: Land uses which diminish the open space character of the Town, such as commercial and high-density residential uses, shall be prohibited.
4. Atherton needs to slow down and do a formal General Plan Amendment as it relates to what types of development projects can be approved in the future.
5. The current minimum density in Atherton is one residence per acre. The maximum Floor Area Ratio of 18%.
6. State law requires that all elements of the General Plan be consistent with each other. The goals and policies in the General Plan do not appear to be consistent with the draft Housing Element update.
7. The project at 170 Atherton Avenue has been rushed through the Housing Element Process.
8. Neighbors did not receive notice from the Town of Atherton about 170 Atherton Avenue being considered for inclusion in the list of properties in the Housing Element Update before the May vote was taken by the Town Council.
9. There are several environmental factors in the General Plan which the project does not comply which would require an extensive review.

#13

10. I am extremely concerned about safety for children, pedestrians and bicyclists. The traffic created from the multi-family development will be unacceptable. There are many noise and infrastructure questions that concern residents.

11. Atherton Avenue is already a very busy street and lots of traffic spills off to side streets.

12. Residents also want to maintain the character of Atherton and our quality of life.

13. Any development of 170 Atherton Avenue should comply with our existing zoning rules and regulations. In addition, there will need to be a full CEQA review of any proposed development that does not comply with the General Plan and Municipal Zoning Code.

Sincerely,

Thomas J Fallon



July 1, 2022

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,



Courtney A. Roberts-Preston

cc: City Manager George Rodericks grodericks@ci.atherton.ca.us
Town Planner Lisa Costa Sanders lcostasanders@ci.atherton.ca.us

July 1, 2022

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,



Javier Ochoa



cc: City Manager George Rodericks grodericks@ci.atherton.ca.us
Town Planner Lisa Costa Sanders lcostasanders@ci.atherton.ca.us

Bruce and Elizabeth Dunlevie

July 5, 2022

Via email council@ci.atherton.ca.us

Town Councilmembers
City Manager George Rodericks
Town Clerk Anthony Suber
80 Fair Oaks Lane
Atherton, CA 94027

Re: June 10, 2022, Draft Housing Element
Opposition to Multifamily Developments at 170 Atherton Avenue, 270 Polhemus and 97
Santiago Avenue

Dear Members of the Atherton Town Council, Mr. Rodericks and Mr. Suber:

We are opposed to the use of Overlay Zoning and its application supporting multifamily housing at 170 Atherton Avenue, 270 Polhemus and 97 Santiago Avenue.

All of the above sites are located in the midst of single family housing areas. The proposal is in direct conflict with Atherton General Plan prohibiting multi-family development and of the Municipal Zoning Code. If Atherton wants to amend the General Plan to permit multi-family development there is a lengthy process that should be followed for a General Plan amendment with significant community participation and comment. We are residents of Santiago and were never informed of this proposed change on our street until AFTER it was approved by the council.

None of the above sites are suitable for multi-family development. The problems that would be created by such development include:

- Heavy traffic on streets which already have traffic issues and are primary school routes for children. Valparaiso, Atherton Avenue and Alameda de la Pulgas are all designated bike routes for schools in addition to their pedestrian traffic. Additional traffic will create major safety issues.
- Infrastructure questions related to all of the Town's support systems including schools, utilities and all town services.
- Dense development on all these sites will be in conflict with our Heritage Tree ordinance.
- Creating a town that is no longer suburban in nature, but urban which is not why residents located in Atherton.

#16

These Overlay proposals appear to be quick “easy” solutions to meet the City’s RHNA, without the proper analysis and exploration of all available options to meet these requirements. It is my understanding that the city hired an outside consultant who came up with these solutions. These solutions do not take into account the rural nature of Atherton, the existing General Plan and its tenant: “Land uses which diminish the open space character of the Town, such as commercial and high-density residential uses, shall be prohibited.”

Finally, as my neighbors have pointed out, if the City is mandated by the state to designate more housing, then there are more appropriate ways to do so and we encourage the Town to fully explore these before taking drastic measures that would impact the Town. Concepts which have been discussed include:

- Menlo College: has an interest in providing housing on campus subject to funding
- Menlo School: has an interest in developing faculty housing
- El Camino corridor: this could be an area for development in the next 8 years.
- Bear Gulch Reservoir: CalWater expressed an interest in building 4 new housing units. Is it possible to increase that number over the 8 years?
- Holbrook Palmer Park: there might be land for a few housing units
- Atherton Corporation yard: the .75-acre site could be a future location for housing
- Bay Road: several options might be reviewed again
- Ringwood: several options might be reviewed again
- Pool houses and guest houses: Atherton can change the rental rules so that existing structures can be rented as ADUs.
- ADUs at 170 Atherton Avenue and Polhemus if these parcels were developed as single family homes with 1 acre zoning, the Town could encourage the construction of ADUs. Therefore, development of the area could include up to 10 ADUs

Please count our names among those residents who strongly oppose the proposed Overlay Zoning at 170 Atherton Avenue, 270 Polhemus and 97 Santiago Avenue.

Sincerely,

Bruce and Elizabeth Dunlevie

July 1, 2022

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,



Eric B. Roberts

cc: Town Planner Lisa Costa Sanders lcostasanders@ci.atherton.ca.us
City Manager George Rodericks grodericks@ci.atherton.ca.us

George R. Roberts

July 1, 2022

Via email council@ci.atherton.ca.us

Town Councilmembers
City Manager George Rodericks
Town Clerk Anthony Suber
80 Fair Oaks Lane
Atherton, CA 94027

Re: June 10, 2022, Draft Housing Element
Opposition to Multifamily Development at 170 Atherton Ave.

Dear Members of the Atherton Town Council, Mr. Rodericks and Mr. Suber:

I am opposed to development of multi-family housing at 170 Atherton Avenue. Please revise the June 10, 2022, Draft Housing Element so it does not identify 170 Atherton as a site of multi-family development.

The Draft Housing Element proposes a new zoning district, the RM 8 Multifamily Overlay District, to permit multifamily residential uses with a maximum density of 8 dwelling units per acre. It further recommends that the 4-acre site at 170 Atherton be rezoned to this Overlay District, which would allow up to 32 multi-family units. (Draft Housing Element, pages 40 – 41)

The Housing Element further notes on pages 41 and 77 that the 8 units/acre does not include density bonus units. The owner could receive a 50% state law density bonus if it includes certain percentages of affordable units, resulting in a total of 48 units at the site.

The site simply is not suitable for multi-family development, let alone development of 32 to 48 units. I understand that my fellow citizens have identified the numerous problems that would be associated with multi-family development at this site, and I agree with them. These problems include the following:

- The Housing Element states that 170 Atherton was prioritized for rezoning because it is “close to services, transit, jobs and had adequate access along a public right-of-way.” (Draft Housing Element, page 40) However, the road network simply cannot support this level of development, rendering that access illusory. Atherton Avenue is already a very busy street and lots of traffic spills on to side streets. Dense development would exacerbate existing transportation problems and create new ones.

260 Atherton Avenue, Atherton, CA 94027

- Many residents are extremely concerned about safety for children, pedestrians and bicyclists.
- There are infrastructure questions associated with 32 to 48 units that concern residents.
- Residents want to maintain the character of Atherton and our quality of life.

Another reason to reject the proposal for multifamily housing at 170 Atherton Ave. is that this site is not needed to meet the City's RHNA. The Housing Element states that the City needs 204 lower income units. It projects that "the number of ADUs produced in the lower income levels would be 252 units." This will be supplemented with "construction of 20 units of [lower income] faculty and staff housing at the public and private schools," and "four dwelling units for very low-income staff at [the] Bear Gulch Reservoir site," (Draft Housing Element, p. 47) These projections total 276 units, without the need to consider any rezonings.

In addition, only 20% of the 32 units (6 or 7 units) proposed for 170 Atherton Ave. would be required to be affordable under the City's proposed inclusionary zoning ordinance (Draft Housing Element, page 78; see also Table A, the Housing Sites Inventory, which assigns 6 low-income units and 26 above moderate-income units to 170 Atherton.) Even if the landowner developed affordable units to receive the 50% state law density bonus, the project would include only 15% (5 units) very low-income units, or 24% (8 units) low-income units.

Finally, as my neighbors have pointed out, if the City is insistent upon designating more housing, then there are more appropriate ways to do so without creating the problems that multi-family development of 170 Atherton would create. For example:

- Menlo College: has an interest in providing housing on campus subject to funding
- Menlo School: has an interest in developing faculty housing
- El Camino corridor: this could be an area for development in the next 8 years.
- Bear Gulch Reservoir: CalWater expressed an interest in building 4 new housing units. Is it possible to increase that number over the 8 years?
- Holbrook Palmer Park: there might be land for a few housing units
- Atherton Corporation yard: the .75-acre site could be a future location for housing
- Bay Road: several options might be reviewed again
- Ringwood: several options might be reviewed again
- Pool houses and guest houses: Atherton can change the rental rules so that existing structures can be rented as ADUs.

- ADUs at 170 Atherton Avenue and surrounding properties: if this parcel plus the adjacent parcel were developed with single family homes on lots of one acre or more, the Town could encourage the construction of ADUs. Therefore, development of the area could include up to eight ADUs.

Thank you for your consideration of my concerns.

Sincerely,



George Roberts

cc: Town Planner Lisa Costa Sanders lcostasanders@ci.atherton.ca.us

July 1, 2022

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,



Linnea C. Roberts

Atherton, CA 94027

cc: City Manager George Rodericks grodericks@ci.atherton.ca.us
Town Planner Lisa Costa Sanders lcostasanders@ci.atherton.ca.us

To the Town of Atherton Planning Department

We write to you as the owners of the properties on Marsh Rd. We understand that 5 properties on Marsh Rd. (67, 77, 85, 91, and 99 Marsh Rd) have been selected as part of the Multi-family overlay zoning adjustments. We empathize with what the town is going through in terms of state mandates to increase units within the town of Atherton. We do want to point out that even if these units are selected to be multi-family overly, the chances are extremely low that any real multi-family development would ever occur, thus may not meet state requirements for unit increases. There have been recent new constructions/renovations to 3 of the 5 properties and the other 2, the owners have adamantly stated they will not develop any multi-family properties and are against the proposed zoning overlay on this street.

In addition, Marsh Rd is a heavy traffic street. Having large multi-family units along this road will significantly increase traffic throughput in and out of Atherton on this street. It is already difficult during rush hours for owners to exit onto Marsh and with an increased number of multi-family units on this street, there would be significant traffic jams during weekday morning and afternoon hours as folks are going to and leaving work.

Please see below reasons why the owners of properties on Marsh believe the chances are extremely low for any multi-family development even if zoning is adjusted. We write to the town to give awareness so the proposal for multi-family zoning be adjusted to houses/properties where there are realistic chances of development to hit the state goals of increased units. The owners on Marsh will still do what we can to help the town (building ADUs, JADUs) but the reality is that the owners will not be developing any multi-family zoning (nor will the owners of properties that have not undergone recent new construction, sell their properties to any developers)

67 Marsh Rd – Owner (James) will not develop, nor will he sell

77 Marsh Rd – Recent new construction of Main residence + ADU. Final Approved in 2022. Will not redevelop to multi-family or sell. Owner will help with future JADU permit request.

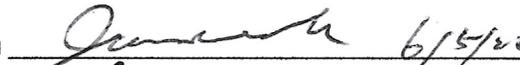
85 Marsh Rd – Owner (Elaine) will not develop, nor will she sell

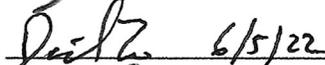
91 Marsh Rd – New construction undergoing. Will not tear down and redevelop multi-family

99 Marsh Rd – Recent renovation / construction. Will not tear down and redevelop multi-family

Again, the owners of Marsh strongly empathize with the challenges the town is undergoing in terms of need to increase units. We just want to point out the reality that even if Marsh Rd units are zoned, there is negligible probability that any of these units would be developed into a multi-family zoning unit within the timeframe needed by the state. Thanks

Below are signatures of the home owners and LLC/Trust names for all properties on Marsh

Owner 67 Marsh Rd – James Wu  6/15/22

Owner 77 Marsh Rd – David Tao  6/15/22

Owner 85 Marsh Rd – Elaine Moore 

Owner 91 Marsh Rd – Niham Group LLC

Owner ~~99~~ Marsh Rd – The Cesar Vitari Trust
99

July 1, 2022

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Huei Ju Roberts




Atherton, CA 94027

cc: Town Planner Lisa Costa Sanders lcostasanders@ci.atherton.ca.us
City Manager George Rodericks grodericks@ci.atherton.ca.us

George and Sarah Parsons

Redwood City, Ca. 94061
(650) 898-4863

Ralph Robinson,
Associate Planner
80 Fair Oaks Lane
Atherton, CA 94027
rrobinson@ci.atherton.ca.us
SBertollo-Davis@ci.atherton.ca.us

June 22, 2022

Dear Mr. Robinson:

We are writing in response to the recent notice dated June 10, 2022 from the Town of Atherton regarding the proposed rezoning of several properties in Atherton to increase housing density.

While we support increasing housing density statewide to allow for more affordable housing for local populations, we have several concerns with the current proposal for the Town of Atherton. Among the 9 proposed properties for rezoning, the only property that is proposed with a 16 units/acre density is the property at 23 Oakwood Blvd. This creates an opportunity for a developer to construct up to 26 townhomes/ units on this ~1.5-acre site. The remaining proposed sites for increased housing density are proposed as 6 units/acre or 8 units/acre. We are concerned that singling-out of this property to have **more than double** the density compared to all the other Atherton sites is not considering important topics, including the following:

- The units will be constructed with lot sizes out of proportion with the local community (where lots are on average 8,000+ sq.ft.)
- **Inequity:** This allowance for 23 Oakwood to construct up to 26 units on 1.5 acre site more than double the density compared to the other Atherton sites, despite them all being in similar residential areas this appears to be **Inequity** with the singling out of the denser home construction ONLY on the site bordering the lower socioeconomic status and higher diversity of Redwood City.
- **Safety Problem:** This lot is very narrow and long (approx. 140' x 488', based on tax records) it seems reckless to allow 26 units on this size of a lot especially with the fires we have had recently. How will emergency vehicles get in to respond to a problem?
- **Traffic and Safety Problems:** These 26 units (with likely 50+ additional cars, assuming each residence has 2 drivers and what if there are more drivers in one unit?) will create a significant traffic impact on a non-major thoroughfare (Oakwood Blvd).
 - There are no sidewalks in the area and this is a busy walking area for local residents, children walk to school and it is also a known bike path, this adds a **significant safety hazard** to the area.
 - This road and Selby floods in heavy rain, what will be done to correct this?
 - Traffic is already bad on Oakwood Circle due to the addition of 6 homes and the fact that the public is using our circle as a way to avoid El Camino. Adding 26-50+ more cars in our little neighborhood due to the addition of 26 units will most definitely be a safety issue.
- Create even more problems with schools that are already over-capacity
- Significant negative impact on local parking constraints with new residents and their guests potentially now parking on East and West Oakwood Blvd as well as Selby Lane.
- Multifamily housing should be located at places zoned for higher density already or on larger streets not in small residential areas that cannot accommodate the traffic (such as 23 Oakwood), or are not connected to public transportation hubs, etc. and multi family dwellings are inconsistent with the neighborhoods in this area.
- After much research and seeing the original plan, it did not originally include 23 Oakwood but it was added due to an owner request (haphazard, self-servicing to increase a particular property's value, and this is bad policy process overall)

We believe that the current proposal has not considered these impacts adequately and strongly suggest that the density of new construction should at the **very least** be equitable across regions. Further, we suggest that proper evaluation of traffic impacts, safety impacts, school impacts and the negative property value impact to local neighborhoods should be performed before agreeing on a proposal, I, Sarah, am a local Realtor with over 30 years' experience. We know our opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our communities.

Sincerely,

This letter was emailed into your office and will be mailed June 22, 2023- signatures to follow

George and Sarah Parsons

Redwood City, CA. 94061

July 1, 2022

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,



Steve Preston

Atherton, CA 94027

cc: City Manager George Rodericks grodericks@ci.atherton.ca.us
Town Planner Lisa Costa Sanders lcostasanders@ci.atherton.ca.us

July 1, 2022

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Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,



Yoali Mota

Atherton, CA 94027

cc: City Manager George Rodericks grodericks@ci.atherton.ca.us
Town Planner Lisa Costa Sanders lcostasanders@ci.atherton.ca.us

June 22, 2022

Dear Mr. Robinson:

We are writing regarding the recent notice from the Town of Atherton regarding the proposed rezoning of several properties in Atherton to increase housing density. I have living here my entire life and share a good neighbor fence with the Arata's at 23 Oakwood. This property also shares a fence with the 30 million dollar home sold recently on Selby Lane and other multi million dollar home around it. I strongly oppose allowing multi family townhomes being built here! The home owners in Redwood City that share a fence should have been informed by Atherton, I just heard about this from other neighbors.

While we support increasing housing density statewide to allow for more affordable housing for local populations, we have several concerns with the current proposal for the Town of Atherton. Among the 9 proposed properties for rezoning, the only property that is proposed with a 16 units/acre density is the property at 23 Oakwood Blvd. This creates an opportunity for a developer to construct up to 26 townhomes on this ~1.5-acre site. The remaining proposed sites for increased housing density are proposed as 6 units/acre or 8 units/acre. We are concerned that singling-out of this property to have **more than double** the density compared to all the other Atherton sites is not considering important topics, including the following:

- The townhomes will be constructed with lot sizes out of proportion with the local community (where lots are mostly 8,000+ sq.ft.)
- These 26 townhomes (with likely 50+ additional cars) will create a significant traffic impact on a non-major thoroughfare (Oakwood Blvd). Given no sidewalks in the area and a busy walking area for local residents, this adds significant safety hazards to the area.
- A significant impact on local parking constraints with new residents and their guests potentially now parking on East and West Oakwood Blvd and Selby Lane.
- Inequity with the singling out of the denser home construction ONLY on the site bordering the lower socioeconomic status and higher diversity of Redwood City.
- (other points that you have to add) I've heard:
 - Not good urban planning. Multifamily housing should be located at places zoned for higher density already or on larger streets not in small residential areas that cannot accommodate the traffic, or are not connected to public transportation hubs, etc.
 - The original plan did not include 23 Oakwood but it was added due to an owner request (haphazard, self-servicing to increase a particular property's value, and bad policy process overall)

We believe that the current proposal has not considered these impacts adequately and strongly suggest that the density of new construction should at the **very least** be equitable across regions. Further, we suggest that proper evaluation of traffic impacts, safety impacts, and property value impacts to local communities should be performed before agreeing on a proposal.

Sincerely,

Stephanie Sargent homeowner at

6/23/22

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While we support increasing housing density statewide to allow for more affordable housing for local populations, we have several concerns with the current proposal for the Town of Atherton. Among the 9 proposed properties for rezoning, the only property that is proposed with a 16 units/acre density is the property at 23 Oakwood Blvd. This creates an opportunity for a developer to construct up to 26 townhomes on this ~1.5-acre site. The remaining proposed sites for increased housing density are proposed as 6 units/acre or 8 units/acre. We are concerned that singling-out of this property to have **more than double** the density compared to all the other Atherton sites is not considering important topics, including the following:

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Sincerely,

Hanna Nassiri

6/22/22

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Sincerely,

Raquel Rosendin

Redwood City CA

6/23/22

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While we support increasing housing density statewide to allow for more affordable housing for local populations, we have several concerns with the current proposal for the Town of Atherton. Among the 9 proposed properties for rezoning, the only property that is proposed with a 16 units/acre density is the property at 23 Oakwood Blvd. This creates an opportunity for a developer to construct up to 26 townhomes on this ~1.5-acre site. The remaining proposed sites for increased housing density are proposed as 6 units/acre or 8 units/acre. We are concerned that singling-out of this property to have **more than double** the density compared to all the other Atherton sites is not considering important topics, including the following:

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Sincerely,

Anuj Gaggar MD PhD and Aracely Tamayo PhD

Redwood City CA 94061

6/22/22

To who it may concern,

I was just informed this morning that my neighbors of 60 plus years, the Arata Family, Don Arata, are looking to develop their property on 23 Oakwood/ East Oakwood Blvd . I am completely against this. I have lived next-door my entire life at 425 E. Oakwood Blvd., Redwood City CA 94061 my name is Stephanie Anne Marie Sargent and I am the homeowner. I'm assuming since my address is Redwood City I was not informed of this. Even though we share a good neighbor fence. I am afraid that building all these town houses would lower my property value and bring down the value of all the properties surrounding which include homes in Atherton and Redwood City. It would also cause major traffic delays. This property also shares a fence with the 30million dollar home sold recently on Selby Lane as well as with many multi million dollar homes. I feel I should've been given a chance to fight against this happening. Please let me know what else I am able to do to stop this.

Thank you,
Stephanie Sargent

Redwood City, ca 94061
6/23/22

Dear Council,

I have been informed of a proposed development of 32 townhomes at 170 Atherton Avenue. We are opposed to this and it is against the town code of 1 single family housing unit per acre. Additionally, Atherton Avenue has become a crowded thru way as a street. This development would result in traffic and undue stress and danger for the families that live on this street.

Please explain how this is even possible?

Best,

Nicole Lacob

6/8/22

Subject: 290 Polhemus Ave Zoning Overlay

We have lived at 99 Orchard Hills for over 15 years and are writing to strongly object to the zoning overlay change being proposed at 290 Polhemus Ave. We were shocked to learn that a zoning overlay plan for 40 multi-family units was submitted to the town and unanimously approved at the special meeting held on May 24th with no prior notice to surrounding residents and without full consideration of the significant impact a potential development would have on the neighborhood.

Objection to Zoning Overlay Proposal at 290 Polhemus

1. Misinformation at the time of consideration

The council was misinformed about owner interest in rezoning. Our understanding is that the owner has submitted a letter to the council in opposition to any zoning change which should immediately remove the property from consideration given the low probability of development in the state's required timeframe.

2. Sufficient alternatives to meet state requirements

*Atherton can meet state numbers through ADU construction, SB9, and **willing owners** with properties on the periphery in more dense neighborhoods unlike 290 Polhemus which is in Central Atherton.*

3. Property specific issues

Questions for the Council: When you voted to unanimously approve this parcel did you give any thought to the numerous logistical and safety issues of potentially developing 40 units at 290 Polhemus? The square, box shape of the property and upward sloping hill are not ideal building conditions. As homeowners on Orchard Hills, we know how expansive our soil is and how much is required under current codes to dig deeper and add more elements to building considerations.

4. Traffic and noise issues

I encourage you to take a walk to see it for yourselves and then drive in your car to try to make a left turn onto Alameda from Polhemus Ave at 8 am or 5 pm during the weekday rush hour. Polhemus unlike the other proposed zoning overlay locations is not a main artery and doesn't connect to El Camino Real. The traffic and related noise is already an issue and adding a potential 100 additional cars to the daily commute would cause traffic to grind to a halt.

5. Pedestrian and safety issues

Polhemus Ave is a concentrated area for walkers, joggers, bikers, dogs, kids, and many others on the road where there are no sidewalks. Our children often bike to school at Las Lomitas and La Entrada riding up and down the blind hill where there is no bike lane and then making the treacherous left turn onto Alameda. What will this look like when you add another 150 people and 100 cars? And what would happen in an emergency (earthquake, fire, etc.) where Polhemus was the only exit option. The safety concerns alone should exclude the property from the overlay consideration.

Given the severe negative impact of a potential development at 290 Polhemus and the numerous significant issues outlined above we strongly encourage the council to remove the property from any zoning overlay considerations.

Best,
Dana and Charles Carmel

6/14/22

> City Council and Ralph Robinson, Associate Planner, and City Council members,

>

> It has recently come to our attention that there is a proposed change to the Atherton City Housing Element 2023-2031 that will impact the people living in the Victoria Manor home owners association. The proposal in question is whether land adjacent to private schools in our area, namely Menlo School, Menlo College, and Sacred Heart, would be granted the right to convert lots zoned for single family homes in our area into multiple family housing in order to create more housing for students and faculty.

>

> We are sympathetic to the needs of students and faculty for adequate housing in the area, but to grant this right without suitable review and approval of the residences of the area impacted by this action is an infringement on the rights of property owners in our neighborhood. We have all purchased our homes with the understanding of the environment and character of the neighborhood, and we think that granting this zoning right to the schools will change the underlying stability of our neighborhood and thereby change the character of our historically stable and desirable environment.

>

> It is for this reason, we join our fellow members of the Victoria Manor Homeowners in opposing the proposed changes to the Atherton City House Element.

>

> Yours Truly,

>

> Donna and Gary Wada

> [REDACTED]

7/11/22

Hi has anyone thought that California has a water shortage (drought)

Alberta Delnevo
6/24/22

June 22, 2022

Dear Mr. Robinson,

We are writing regarding the recent notice from the Town of Atherton regarding the proposed rezoning of several properties in Atherton to increase housing density. My husband and I own the property that is immediately adjacent to 23 Oakwood Blvd, the only property targeted for a higher density of redevelopment.

While we support increasing housing density statewide to allow for more affordable housing for local populations, we have several concerns with the current proposal for the Town of Atherton. Among the 9 proposed properties for rezoning, the only property that is proposed with a 16 units/acre density is the property at 23 Oakwood Blvd. This creates an opportunity for a developer to construct up to 26 townhomes on this ~1.5-acre site. The remaining proposed sites for increased housing density are proposed as 6 units/acre or 8 units/acre. We are concerned that singling-out of this property to have more than double the density compared to all the other Atherton sites is not considering important topics, including the following:

The townhomes will be constructed with lot sizes out of proportion with the local community (where lots are mostly 8,000+ sq.ft.). This has a direct impact on our entire community.

These 26 townhomes (with likely 50+ additional cars) will create a significant traffic impact on a non-major thoroughfare (Oakwood Blvd). We have frequently raised concerns of the safety of increased traffic on our residential streets. Given no sidewalks in the area and a busy walking area for local residents, this adds significant safety hazards to the area, and a hazard to the many young families such as ours who frequently are outside.

A significant impact on local parking constraints with new residents and their guests potentially now parking on East and West Oakwood Blvd and Selby Lane.

It's also notable the inequity present with your proposal with the singling out of the denser home construction ONLY on the site bordering the lower socioeconomic status and higher diversity of Redwood City.

We believe that the current proposal has not considered these impacts adequately and strongly suggest that the density of new construction should at the very least be equitable across regions. Further, we suggest that proper evaluation of traffic impacts, safety impacts, and property value impacts to local communities should be performed before agreeing on a proposal.

Sincerely,
Stephanie Chenevert

My husband and I previously sent letters dated June 6 and June 8 to the City Council members, City Manager, and City Clerk registering our objections and concerns about the inclusion of 290 Polhemus, which is adjacent to our property, in the Multifamily Overlay list in the Draft Housing Element.

We had previously mentioned to four of the City Council members while driving them around our area that the hill on Polhemus near 290 presents a unique and significant safety issue because it creates blind stretches. A sign on Polhemus across the street from 290 alerts traffic that a blind intersection is ahead (where Orchard Hills St and Kilroy Way intersect Polhemus) (see photo in first attachment).

As mentioned during the drive arounds, the hill on Polhemus by Orchard Hills and Kilroy attracts kids with wheels (e.g., skateboards, rollerblades, bikes, scooters, and 3- or 4-wheel riding machines). **The kids on these can be all over the pavement on Polhemus, and cars coming over the hill on Polhemus (often at speeds in excess of the 25 mph limit) cannot see them much in advance because of the blind areas created by the hill.**

When I was out walking on Polhemus this morning at 9 am, a couple of kids were taking turns zooming down the hill on a 4-wheel riding machine, and I whipped out my iPhone and videoed one of them (see video in second attachment). (I do not know who the kids were or where they live.) It would be a mistake to think the Atherton police can control this situation. In fact, a patrol car cruised by as one of the kids was walking back up the hill carrying the riding machine to make another run. I recollect that, as a kid in the summer, I sought out sloping driveways and hills to bike and roller skate down, so I know first-hand a hill is an enduring magnet for kids with wheels. **The conclusion is inescapable that adding lots more vehicles on this stretch of Polhemus, as would be inevitable with a 40-unit housing development at 290, would be a very bad idea.**

Staff recommended at the June 15 City Council meeting that 290 Polhemus be removed from the Overlay. A vote to approve the Draft Housing Element, including a motion to remove Polhemus from the Overlay list, is expected at a meeting in July. Hopefully 290 Polhemus will be removed from the Overlay for a multitude of reasons including lack of owner consent, unsuitability of increasing traffic on the steep hill on Polhemus, and also the myriad of other issues mentioned in our prior letters.

Please confirm receipt of this message. Also, please let me know if I and others who submitted comments before the start of the 30-day comment period need to resubmit those now to you in order for them to part of the official record.

Sincerely,
Marianne Austin



6/21/22

Dear Atherton City Council and Mr. Robinson:

Me and my husband are homeowners of [REDACTED], about 800 ft (4 min walk) from 23 Oakwood Blvd in Atherton (border of Redwood City), the proposed rezoning site for 26 new townhomes on its 1.5 acre property currently under consideration by Atherton. I was only made aware of the proposed rezoning last week when I was taking my regular walk to Atherton heading towards the oval where 23 Oakwood is located, when a neighbor who shares the good neighbor fence with 23 Oakwood informed me of the proposal. We would like to express the following concerns regarding the proposed development and would appreciate Atherton City Council's reconsideration to develop elsewhere in Atherton where there are significantly more land and space.

1) Congestion - the area where 23 Oakwood Blvd is located at is an oval roundabout with only 2 narrow lanes in and out and no direct egress into a large road such as El Camino Real; the addition of 26 townhomes would mean min. 26 cars (one per home) to 52 cars (2 per home) added to the complex for residents, not to mention visitors.

2) Safety - This is an area where a number of our neighbors would take our daily walks, including parents with their children in strollers, and dogs. We cannot imagine having to dodge traffic with 50+ cars going thru the neighborhood, that would pose extreme danger to the residents of the neighborhood, and take away our joy of the daily walk.

3) Environmental & Resource Impact - We would surmise that a development with 26 townhomes with such high density would impact our environment, which is already dense enough, and will require significant amount of water resources, amongst other resources needed.

We look forward to your thoughts and kind considerations on our concerns; as well as the concerns of a large number of our neighbors in the vicinity.

Sincerely Yours,

Elaine Yu & Matt Rahmani

[REDACTED]
Redwood City, CA 94061

7/10/22

Subject: Copy of an email we sent to our neighbors in support to current proposal by City Council and Staff

Dear Lisa and Marymont Neighbors,

Thank you, Lisa, for starting the conversation on the Housing Element Update and the proposals for the overlay zone.

We would like to offer some additional thoughts and perhaps a more positive view of the proposed zoning changes.

The overlay zone would merely allow for more units of housing in the zone. It does not require that any specific project be built—or that any changes be made to any property at all. If the owner of a property in the zone does not want to do a project, it will not get done. The City simply will be required to consider a project consistent with the new zone.

Traffic and pedestrian safety are of course important considerations. We expect those issues will be addressed if and when an actual project is proposed, so that project-specific impacts can be evaluated. For example, a senior housing project may result in much less traffic than other types of housing. We trust that the Town, with input from the public, will ensure any new project is safe and functional.

Given the constraints of the Town's geography, we believe the City Council and planning staff made a good and sincere effort to locate higher density along transportation corridors and other infrastructure to minimize the negative impacts. Focusing the zoning changes to some specific, limited areas/lots, rather than rezoning entire, larger sections of the Town land looks to us a sensible approach.

We, too, love Atherton, and we believe there is plenty of room here to allow for some more housing to meet the needs of our community at large. High housing costs make it difficult for seniors to downsize and young families to find a home here—and even make it difficult for current residents to pass along our homes to the next generation. Allowing (not requiring) limited higher density in our town is a good step forward toward keeping the town and the Bay Area vibrant and allowing multiple generations of families to stay in Atherton.

So, we support the current City Council's proposal, including the overlay zone.
But we are very open to hear about alternative proposals or changes and improvements.

Let's continue this conversation.
Best regards,

Ellen E. Jamason
Giacomo Marini

6/14/22

Council members,

In the Town of Atherton 2023-2031 Housing Element Draft dated June 10, 2022 , The draft housing element update “flyer” dated June 23,2022 and the planning commission staff report dated June 23, 2022 has the property at 23 Oakwood Blvd Atherton listed at 1.62 acres. Accorded to public record the property is only 1.52 acres / 66,220 sq ft. When the math is done with the correct acreage it does not equal 26 townhomes. I would request a survey of the property done by an impartial party.

Sincerely,
Stephanie Sargent

6/26/22

Hi,

We heard that 170 Atherton and 290 Polhemus (at the corner of Polhemus and Alameda) have both been approved to develop high density townhomes of 30-40 units each. We live close to Polhemus and use Alameda and Atherton everyday to commute to school and work. Alameda and Atherton Ave are already very congested during rush hours. I can imagine the grid lock once we add 60+ families. In addition, how would parking work? If these units have guests and multiple cars, they may be parking everywhere. There are no sidewalk or parking spaces in Atherton. Everyone parks within their lots or along their own property currently. This will not be possible with these high density housing.

1. Will there be restrictions that they or their guests cannot park outside of their lot?
2. Are these developments going to have conditions tied to their approvals? If so, what are the conditions?
3. How can we get access to the mitigating conditions the town may be imposing on the developments?
4. What are the rules for additional lots that may seek the overlay approvals? Can any 1-acre lot request to convert their property into a 6-8 units townhouses? Can their neighbor object? If so, what is the likelihood of success?

Thanks,
Betty Ho

6/10/22

Dear Town Council and Town Manager:

I have lived in Atherton almost all my life (60+years). I am concerned that we are breaking a long-held tradition of a one-acre minimum here in Atherton. I don't like the idea of being forced into a corner by a mandate based on growth, when businesses (and populations) are leaving California for more business-friendly states. California population **declined** .3% between 2021 and 2022.

If we stall, I suspect the mandate will go away with a new political wind. In any case, 170 Atherton Ave should have no more than 8 houses on the 8 acres, unless you plan to end the minimum, in which case, we will all have a very different town.

Best, Tim Draper, life-long resident of Atherton.

6/22/22

Dear Council.

I am opposed to developing 170 Atherton Ave for SB9. I just want Atherton to change as little as possible and I understand there are better areas to convert. I know you are in a hard spot, but I didn't pay a lot of money to see our town go down the drain. And how are we going to supply even more water? I already have let 90% of my landscaping go. Weeds in front of my house seems to be the norm. Not a good look, but trying to conserve water.

Do any of you know an organization that is trying to get this on the ballot? Our neighborhood voice is one, but they don't seem to do a good job on their website. Only ask for money. Hard to reach them to see what they are doing. They don't return emails. There has to be a better way to get this on the ballot.

Thanks

Debra Holvick

7/8/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you.

Best regards,

Hope Chen

Atherton, CA 94027

6/24/22

Dear Council members,

The proposal to develop 32 units in 4 acres of 170 Atherton is a pure greed of the owner who would want to sell the vacant land for \$100M, but it did not secure a buyer because of the extraordinarily high price. Instead, the owner chose to collaborate with a developer to erect 32 units of high density townhouses to justify the high selling price at the expense of the neighbors and the entire city of Atherton.

Quite a few residents have been brought to the attention of this proposed project and they vigorously oppose it. The Atherton council

Should hear from them in due time.

Please pay attention to the underlying reasons for this project and your decision is important to maintaining the integrity of this lovely family-based town of ours. Thank you!

Best,

Ken

Kenneth Fong


6/9/22

Dear Mayor Degolia and Atherton Town Council Members,

The purpose of this communication is to express my concern about the proposed project to build 32 townhouses at 170 Atherton Avenue.

I recognize that you are under some pressure from various fronts – a family that very reasonably wishes to maximize the returns on its property, a builder hoping to create a fine and profitable project, state officials expecting compliance with their housing laws, and Atherton residents who wish to maintain the quality of their lifestyles in this lovely community.

I suspect you never bargained for this situation when you sought elected office. And I'm sure it is a significant challenge to balance the competing interests and expectations and arrive at a solution that satisfies all stakeholders.

By way of background, I have been an Atherton resident for more than 40 years, since 1980. My home is not next door to the proposed development on Atherton Avenue, it is on Adam Way. So my perspective is not driven by NIMBY considerations.

One of the most attractive features of Atherton is its open space and low-density character. This environment is fostered by the town's General Plan, which mandates minimum one acre home sites other than for grandfathered properties. High density residential development is not allowed.

I would hope and expect that you, as elected officials responsible for the integrity of our town's activities under the town's laws and regulations, to go through a general planning process if you wished to allow high density housing. And I would hope that you would allow plenty of time for public commentary, and would not modify the General Plan by approving high density housing by fiat. Once you take a step like approving high density housing at 170 Atherton Avenue, I am concerned that you may do so elsewhere in Atherton, over time changing the attractive nature of our town.

I listened carefully to your discussions at the Town Council meeting recently, and attended a meeting of Atherton residents at the home of Jeff and Missy Morris. From those sessions, I have a few impressions I would like to share with you, and ask you to consider. Perhaps I have the facts wrong, and I ask you to excuse me if that is true.

1. The state is requiring Atherton to build 348 new housing units between 2023 and 2031. But there are already more housing units than that (I believe more than 400) in the planning process, without the proposed 32 units at 170 Atherton Avenue. If true, you do not need to include those units in the Housing Element.
2. Atherton is fairly early in the negotiation process with the state. And we may wish to take a conservative negotiating position before anything becomes set in stone. I share your concern that we do not want you or Atherton to become a focal point for state pressure or rage against wealthy communities. I would suggest you consider a couple of issues:
 - a. Number of Housing Units proposed to the State
It is my understanding, as set forth above, that we are proposing more new housing units than the state is requiring. I suggest that, as a negotiating position, we offer LESS than what they require, negotiate for a number less than their current requirement. That will lessen the need for change in our town.
 - b. Timing
It seems that other cities (e.g. Los Angeles) are much farther along the process with the state than we are. If I understand it correctly, L.A. is 8-9 months out of compliance. I would suggest that we spend some time in the negotiating process with the state, and not rush to fulfill the state's requirements until we get a sense of the down side of noncompliance by seeing what happens with Los Angeles and other cities that fail to comply with state requirements.

I thank you for considering my views, and wish you the best in evaluating the best course of action to maintain the character and great quality of life in Atherton.

Sincerely yours,
William G. Friedman

████████████████████
Atherton, CA 94027
6/24/22

Dear Mayor Degolia and Members of the Atherton Town Council,

I am opposed to the proposed project at [170 Atherton Avenue](#) which would include the development of 32 townhouses. Please remove [170 Atherton Avenue](#) from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.

Sincerely,

Jim Ahn

Atherton, CA 94027

6/23/22

Dear Mayor Degolia and Members of the Atherton Town Council,

I am opposed to the proposed project at [170 Atherton Avenue](#) which would include the development of 32 townhouses. Please remove [170 Atherton Avenue](#) from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.

Sincerely,

Nikesh Arora


6/24/22

Dear Atherton Town Council and Mayor DeGolia -

I wanted to let you know that I am very concerned about the proposed townhouse developments in Atherton at Santiago, Polhemus and Atherton Avenue.

There seems to have been almost no consultation or any thought given to the local environment (traffic, removal of trees, light and noise pollution) or schooling needs - or whether this will actually solve any low cost housing issues the town has, as the properties will presumably still be very expensive.

So I would like Atherton Town Council to remove all multifamily overlay zoning projects from the Housing Element which will be submitted to the state in July. Multifamily development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process. This should include extensive community outreach, participation and comment - none of which has happened to date.

Rachel Whetstone ([REDACTED])

6/26/22

Dear Council Members

My wife and I are totally opposed to the development of 34 multiple development units at 170 Atherton Avenue. The proposal makes absolutely no sense:

It is in the middle of, and totally inconsistent with, a low density one acre minimum residential area.

The housing units are nowhere close to mass transit facilities.

Atherton Avenue traffic is already over-burdened and this development will just exacerbate the problem

There are many other more suitable sites for such a development (e.g., the El Camino corridor)

We urge you to reject this proposal in its entirety.

Robert & Evelyn Ferris


6/22/22

Dear Mayor Degolia and Members of the Atherton Town Council,

As a resident of Atherton for 21 years and homeowner for 11 years, I am concerned about the proposed project that includes so many townhomes at 170 Atherton Avenue.

Multi-family development is prohibited in the Atherton General Plan and not consistent with the Municipal Zoning Code. I also feel there are other more suitable properties for consideration, as well as existing carriage houses that could be deemed ADUs to help meet the state goals.

Please remove this property from the Multifamily zoning overlay.

Best,
Regan Avery

6/22/22

Dear Mayor Degolia and Members of the Atherton
Town Council,

I am opposed to the proposed project at 170 Atherton Avenue
which would include the development of 32 townhouses. Please
remove 170 Atherton Avenue from the list of possible
properties listed in the Multi-Family Overlay Zone section of
the Housing Element that is submitted to the State.

Thank you,
Sharon Schafer
William Epperly

████████████████████ Atherton, CA 94027

6/24/22

Dear Mayor Degolia and Members of the Atherton Town Council,

I have just learned of the proposed project at 170 Atherton Avenue which would include the development of 32 townhouses. The General Plan clearly states: Land uses which diminish the open space character of the Town, such as commercial and high density residential uses, shall be prohibited. All Atherton residents, regardless of address, should be properly notified by the Town of Atherton and given the opportunity to voice their opinions before undertaking any type of development of this nature.

We have four young children and I am extremely concerned about the safety of children, pedestrians and bicyclists due to the increased traffic on Atherton Avenue, and surrounding streets created from the proposed multi-family development.

I feel that the Town of Atherton residents were not properly notified of the inclusion of 170 Atherton Avenue being considered on the list of properties in the Housing Element Update and were not given the opportunity to voice our opinions. The proposed project has been rushed through the Housing Element Process and I respectfully request that you remove 170 Atherton Avenue from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.

Sincerely,

Stephen Luczo

Atherton, CA 94027

6/27/22

To the esteemed members of the Atherton Town Council and fellow Atherton citizens,

We write today with a sense of urgency as 31 year residents of 99 Coghlan Lane. My husband Tim and I want to strongly voice our opposition to the potential development of 32 townhomes on the property located at 170 Atherton Avenue and the zoning overlay that would be required to build the townhomes. We understand the Town is working toward fulfilling the SB9 requirements put forth by the State of California for Atherton but building a multi unit complex in the heart of Atherton does not make good sense for numerous reasons. These reasons are:

1. Traffic. We have watched the traffic steadily increase on both Atherton Avenue and Barry Lane. The literal rebuilding of Atherton has taken a toll on traffic and the traffic studies done by the Town bear this out.
2. Access to Public amenities. There are literally none nearby to this location. The owners of these 32 townhomes will be in their cars heading to the grocery store, post office, schools and such constantly.
3. Quality of life. We respect the right of property owners to improve their properties with the building of or the extensive remodeling of a home. We ourselves built a new home on our property in 1998. We built our house in 18 months from start to finish. Home construction now routinely takes three years or more. Our small streets are filled with construction related cars from 7am to 5pm.

We implore the council to further study additional options for fulfilling the SB9 requirements.

Respectfully,

Sally and Tim Howard

6/16/22

Dear Atherton town council,

Our family has lived at [REDACTED] for 17 years and we have experienced countless neighborhood construction projects during that time, including our own. A few of the biggest lessons we have learned, and would take into serious consideration should we do another project, is to take things very slowly and do plenty of research over a long period of time before delving into anything new or making any changes. There are several immediate concerns we have with the potential 190 Polhemus project including the severe traffic impact on both Alameda and Polhemus and the incredible danger that developing more properties around the Polhemus hill would cause. Alameda is already backed up several times a day from morning and evening work commutes, Woodside high school, and Las Lomas elementary. We can't fathom how much worse it would be if there were as many as 40 more properties contributing to that let alone the construction nightmare that would cause for several years during building. Before living on Fletcher we lived on Gordon Avenue in Menlo Park during the window of time that Lulu's on the Alameda was being built. At the time, a neighbor asked us to sign a petition to prevent the restaurant from going in, but we were quite naive and young and thought it would be nice to add another small neighborhood restaurant to the area. What a crazy change that small restaurant has added not only to Gordon but also to the entire neighborhood. The residents on Gordon Ave have been negatively impacted long term. We recognize the necessity of complying with zoning laws but really hope the town council will reconsider the 190 Polhemus option.

Sincerely,

Drew & Cynthia Norris

[REDACTED]
Atherton, CA 94027
650-561-0016

6/13/22

Dear Council et al,

I too am in disfavor of down zoning our town via SB9 and 10. It is going to ruin our town as we see already happening at 290 Polhemus.

Please add my email and phone number to your contacts on how to oppose the abomination.

The only permanent solution is to get this in the voters ballot. Please advise

Thank you

Debra Holvick

6/10/22

June 13, 2022

RE: Objection to City Council Approval on May 24, 2022, to include a Parcel at 290 Polhemus Avenue within a Townhouse Overlay Zone in the Draft Housing Element

Dear Council Members and Staff,

We are long-term residents of Atherton and have lived at [REDACTED]

It would be an understatement to say that we were shocked when we heard about the Town's interest in building 40 units at 290 Polhemus. We had recently reviewed an article in a local paper referencing a couple of potential addresses being considered for sub-division to help comply with the State edict. Polhemus was not referenced. We certainly had never been notified by the Town of its consideration.

Until we saw the Draft Housing Elements, we would also have never imagined the Town considering such lot density on any site.

We are sympathetic to the challenges faced by the Town. However, it seems that what resulted from the May 24, 2022, meeting is a "brute force" solution. Rather than carefully developing a plan to increase density incrementally by dividing lots in half or by a quarter in locations where such changes would naturally fit, selecting a couple of larger lots to rapidly add many units violates a core Atherton principle of large home lots. It seems very unwise and punitive. Certainly, of the publicly proposed sites, 23 Oakwood is a good example where increased density would be more easily absorbed in terms of aesthetics as it sits right at the Atherton perimeter. Eight units per acre in the middle of West Atherton with only 1+ acre lots in the vicinity is jarring.

It is our understanding that Atherton has eight years in order to reach State compliance. We understand that putting 40 units on 290 Polhemus would accelerate accomplishing the objective, but at what cost? The challenge for the Town Council and staff is presumably to navigate the State requirements, while minimizing the disruption and change to Atherton's community. What is proposed at Polhemus seems hurried and would result in serious harm to those Atherton residents affected, of which there would be many. We also wondered if a possibility exists for the State to amend its directive to the County level? Forcing each town, including those without commercial properties, to comply while its neighbors such as Redwood City have recently added tremendous capacity is capricious.

The traffic along the Alameda is already congested around school hours. Traffic backs up beyond Karen Way and even past Polhemus in the mornings. There is also little to no street parking available in the area. Under the proposed mapping for 290 Polhemus, the market values for properties near this dense housing would be materially negatively impacted.

We request that you send notices to us relating to the housing element before submitting the draft revision to the HCD.

Best Regards,

Jeffrey and Rebecca Berry
[REDACTED]

Hello Mr. Rodericks,

As residents since 1972, my husband and I enjoy Atherton's rural character and large lots. The rezoning and construction of multi-story apartments/townhouses is of concern to us.

I have a thought on the affordable housing requirement imposed on the town. Is it possible that the requirement could be met if all owners of residential properties were asked or required to disclose complying structures on their residential lots? I have a hunch that a number of heretofore undisclosed granny flats, guest houses, pool houses, etc. might go a long way toward achieving compliance with the requirement.

If you would like to discuss this further, please give me a call.

Sincerely,
Judy McKibben

7/12/22

From: Shirley and Edward Wes, [REDACTED], 2022

We oppose the Townhouse Overlay Zoning (referred to as Overlay in this document) at 290 Polhemus Ave. Our home is on Fletcher Drive which is directly across from the Polhemus property and we border the Alameda de las Pulgas.

Our concerns are:

- 1) The additional traffic and the safety of pedestrians and bikers on Alameda de las Pulgas.
- 2) The Overlay properties should be spread to all areas in Atherton, not just to a couple of large lots which overburden the neighbors.
- 3) Query the Atherton residents if they would like to be zoned with an Overlay now or in the future.

Here are some comments and observations:

- * The Polhemus Overlay will not only impact our neighbors, but anyone that uses the overburdened section of Alameda de las Pulgas located by Polhemus and Fletcher to access schools, commuters, pedestrians and bicyclists, etc.
 - * Increased cars from the Overlay on Polhemus will add to speeding, collisions and the safety of pedestrians and bicyclist on the Alameda. We appreciate the efforts of the Atherton Police to ticket speeding motorist. However, the minute they leave, the motorist speed up. More cars coming off Polhemus will exasperate this.
 - * Pedestrians, bicyclist and cars already have a difficult time trying to cross the Alameda to and from Polhemus and Fletcher. Waiting for a traffic break can take a long time and requires careful consideration to time it just right.
 - * Traffic is terrible during the commute hours with cars coming from Stockbridge Ave and Woodside Rd. Adding more cars from the Overlay on Polhemus will make it even worse.
- 4) Parents and students driving to Woodside High School add to the traffic. Our Fletcher Drive students had the option of attending Woodside High School. Perhaps Polhemus high school students will have that opportunity too. Again, more cars and traffic.

Recap:

Traffic on the Alameda is already horrendous and adding more units clustered together at 290 Polhemus will impose an even bigger burden to our neighbors and anyone that uses the Alameda.

We'd like to see overlay units located all over Atherton, not just clustered in one area like 290 Polhemus which will negatively impact neighborhoods and traffic.

Possibly query Atherton residents for interest is Overlaying their properties now or in the future.

We appreciate your efforts to make decisions for Atherton and thank you for your dedication and service.

Sincerely,
Shirley and Ed Wes

Hi Bill,
Thanks for getting back to me so quickly.

You asked me basically, what would I do?

Unfortunately, I don't know enough to answer your question. As far as I can tell, many of my neighbors don't know the answers either.

Many of us were taken by surprise and just learned of the proposal and the short decision timeframe. I know that all the residents of Atherton would like to know what this is all about, especially since it effects our property rights.

I'm sure that many residents would appreciate a writeup that describes the issues, requirements by the State, requirements by Atherton, consequences if we don't meet the 350 number, the timeline and what other solutions the Council has considered? What have other cities done? Many homes already have 2nd structures on them. Can that help? Would renting those 2nd structures help?

You mentioned submitting public comment next week. I thought that my letter below would go into the public record. I've copied the City of Council on this email response so that it can be included in the public record.

I'll be out of town next week. However, I can read and hopefully get a better understanding of the issues.

Thank you and the Council for working on this very difficult and complicated project.

Sincerely,
Shirley Wes

6/9/22

Dear Mayor Degolia and Members of the Atherton Town Council,

I am opposed to the proposed project at [170 Atherton Avenue](#) which would include the development of 32 townhouses. Please remove [170 Atherton Avenue](#) from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.

Sincerely,
Cathy Duane


Atherton, CA 94027

6/22/22

Members of Atherton Town Council;

My wife and I were shocked to learn that there is a possibility of developing as many as 32 town houses on the property at 170 Atherton Ave. Information regarding this possible project was not received by us or many of our numerous neighbors until it was disclosed in a relatively small article almost hidden with 8-10 other possible projects. To begin with we should have received more than this one short briefing because it is a major departure from the zoning rules of our community and in complete contrast with the spirit of our relatively small town.

It is apparent that we are working to implement the rules of SB 9 and we agree with that intent. However there are numerous other roads and projects available to comply with it rather than this major building project which is precisely right in the heart of our town.

There are numerous reasons not to do the major development at 170 Atherton Ave:

We have already met the SB9 rule for our community without this project.

Existing pool houses and guest houses (including the one already on my property) can be rented as ADU's. In fact that has been the case with our guest house due to an emergency situation in our family and we can verify that. It can be utilized in that same manner in the future.

Properties in more peripheral parts of Atherton including Bay Road, Ringwood and Bear Gulch Reservoir can be used for future development and owners of these properties as well as the Menlo School and college areas have expressed an interest in further development.

It is an obvious logical area to develop along the El Camino corridor in the future without changing the nature and spirit of this community.

Atherton Avenue is a relatively small two lane road with limited areas of roadside space for parking and pedestrian traffic. Barry Lane is a tiny curving LANE with areas of absolutely no parking or areas for pedestrians to walk. It would dead end directly into this project. I just can't imagine the traffic snarls created especially during commuting hours or when the 5 locals schools (Sacred Heart, St Josephs, Hillview, St Raymonds, Menlo School and College) start classes in the 7:30-8:30 AM time zone or the 2:30 to 5PM when classes end. Simply go on Atherton Ave toward the red-light area at El Camino during the afternoon commute hours and you will already notice that traffic winds as far back as Stevenson Lane. I can forsee a steady line of traffic all the way from the El Camino traffic light back almost to the Alameda. We are talking central Atherton—the heart of town!

Certainly with foresight our town council can find many other areas and projects to comply with SB9 without taking the heart out of our treasured community.

Thank you,
George L. Paris M.D.
Mary Anne Paris

6/26/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Anthony and Rosina Sun - [REDACTED]

Timothy and Annie Sun - [REDACTED]

6/25/22

To Whom It Concerns

Our family live on Douglass Way, a narrow winding street in the small Atherton neighborhood tucked in between Menlo School and Menlo College. Our family chose Atherton for the sole reason of living in a low density neighborhood. Allowing schools to purchase adjacent lots for multi unit use would make 25% of the properties in this neighborhood a potential target for re-zoning and high density housing. Even worse, if private schools are allowed to make these lots into rental units they even have a financial incentive to do so, regardless of their own needs.

While it is obvious that this would change the fabric of our neighborhood forever, it would also make it fundamentally unsafe as these roads were never meant to sustain higher density than the 10 houses we have currently. Full development could from what is presented in the report potentially allow another 20 units at the end of Douglass Way, and a total of 80 units in the neighborhood, depending on zoning use, increasing traffic seven fold, all with limited parking on a road that lacks sidewalks and proper sight lines. No one who moved here obviously signed on for this, and many are families with children. This neighborhood also have a very problematic situation with entry and exit from it's only access point on Valparaiso, about 30 feet from an intense El Camino Real / Valparaiso crossing.

What is even more astonishing is that, even if traffic was redirected inwards the schools (how on earth that would work?), our own town proposes that random houses on our quaint streets could be picked one by one over time and just disappear into a school campus backdrop. What kind of suburban planning is this, where no one has any idea how the neighborhood will look in the next 8 years? It is one thing that private schools buys houses in the neighborhood just like anyone else, but something completely different that they can rezone these for different uses by right.

We all understand the need for increased housing, and realize that we are privileged to be able to live in the area we do, but everyone have their own history and situation, and it is unreasonable to have residents investing in a home for their family where a neighboring property could suddenly and randomly change from a single family residence to zoning with a 40' tall multi unit rental building or dorm.

The state requirements is obviously not going away, but as residents we urge the town to give this more thought. No neighborhood wants this kind of change, but reason has to prevail and it should be clear to most that small cul-de-sac roads should not be the target for such extreme increase in housing density. As shown on the plan, between the ADU's, town house overlays, on campus housing, & new Bear Gulch housing, the town has come up with sufficient housing to meet the state's requirements. Even more importantly, the anticipated gain of 34 units from schools are not in proportion to the potential damage such an open-ended expansion freedom would allow. School rezoning in existing neighborhoods should at minimum be heavily restricted and neighbors within a certain radius should be allowed veto, or majority vote rights, and setbacks towards single family residences should be maintained as is, with extensive screening requirements both for sound and sight. All rental by a school in Atherton should really be exclusively for faculty and staff, and in those cases it should be via a Conditional Use Permit and not by right. Removing the CUP is a careless approach to streamlining a process that if anything require even more scrutiny, as the potential effect on these neighborhoods is devastating.

I think we all get what is really going on, these private schools wants to expand and the town is desperate to find solutions to meet state requirements and sees a potential opportunity. What I fail to see is how removing due process will do anything but wreck havoc. It would perhaps make more sense to allow these schools to build higher and even more efficiently on campus, and thereby allow their own organic growth in order to solve their own problem long term, as opposed to having these possibly well-funded private schools killing off neighborhoods one by one, by picking up random single family residences and re-zoning them, potentially for profit, encouraged by town planning.

Yours Sincerely,

The Persson Family on [REDACTED]

7/11/22

Dear Mayor DeGolia and Honorable Council Members,

I have recently become aware that the Town of Atherton is considering significant changes to our zoning, that would fundamentally change the nature of our Town. As a nearly 60 year resident of Atherton, I am writing to voice my opposition to the proposed overlay zoning changes. I am supportive of the addition of ADUs to accommodate our housing mandates from the state. Our family has hosted in my home over 40 students/interns/recent graduates for periods ranging from 6 months to 3 years at no charge. Everyone of these would not have been able to live in our Town had we not provided this rent free opportunity. The state needs to consider this largesse as they evaluate the Town's ability to satisfy the State's mandates, as I know many other families in Atherton who have contributed towards easing the state's housing issues in this way.

Increasing density on select parcels and potentially rezoning parcels for multi-family housing is incompatible with the single family residential nature of our community. I am writing to voice my strong opposition to this.

I understand that the Town is required to comply with certain State housing mandates. I am asking that the Town:

1. If required, submit a plan to the State, using Accessory Dwelling Units to meet the minimum statutory requirements, and without the use of any overlay zoning designations.
2. Table any discussion on rezoning or Housing Element changes until it can be thoughtfully and carefully considered by the community at large, and residents can be given ample opportunity to participate and comment. This is not possible in July, when a large portion of our residents are away on vacation.
3. Any zoning discussions should be done in a prudent and thoughtful manner, not on an ad hoc basis. They should incorporate Infrastructure considerations and the planning effort should focus on developing a logical and consistent rationale for zoning change.
4. Vigorously defend against State or Regional mandates which may alter characteristics of the Town of Atherton that make it such a desirable home for our family.

Additionally, I would like to be kept informed on this matter. Please notify me of any meetings or reports (formal or informal) that discuss this very important subject.

Sincerely,

Sonia S. McLellan

7/11/22

Dear Mayor DeGolia and Atherton Town Council Members,

I would like to request that the council remove 170 Atherton as part of the overlay zone consideration as this was approved by a 3 to 2 vote on May 24. In communication with neighbors in around the Atherton ave area, I must say that a good majority of whom are unhappy about the decision.

From my research and communication with some informed Atherton residents, I believe the city should be able to satisfy the HCD requirement of 348 housing units in the next 8 years (Housing Element period). 170 Atherton Ave is at the center of Atherton with heavy traffic at times and not only would it cause bottleneck in traffic, the character of our town would also be altered with 32 townhomes being built there.

I have noticed that you all worked exceedingly hard on this HCD issue and we are eternally grateful for your services in this small but unique town of ours. I have been in this town for perhaps more than 23 years, I do want to leave behind a town that has retained its original character for future generations of residents to wonder and admire.

Thank you for your attention,

Respectfully,

Kenneth Fong


6/26/22

Dear Atherton Town Council and Mayor DeGolia,

I have an objection to the creation of multi-family overlay zones in Atherton.

As I understand it, multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process.

That would include significant community outreach, participation and comment.

I am asking you to please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Your Name
Joyce Hanna

6/24/22

Dear Mayor Degolia and Members of the Atherton Town Council,

My name is Marianne Jason Walters. My husband and I have lived at 23 Fairview Ave for 39 years. I was born and lived on Irving Ave in Lindenwood and grew up on Atherton Ave. I am a third generation resident of Atherton and have resided here for 70 years. My grandparents had a “farm” on Isabella and actually donated their riding fields to Menlo College and their summer home to Holbrook Palmer Park in the 60’s. I love everything about Atherton: the size, the residents, the responsive police department, our diligent Town Council and the feeling that we live in the “country”.

We realize that “times have changed” and we must move forward as a town. We are not opposed to some change but feel we must proceed with caution trying to satisfy the state requirements and not make hasty decisions. I am not going to go into details about all the properties under discussion with the exception of 170 Atherton Avenue.

We are opposed to the proposed project at 170 Atherton Avenue which would include the development of 32 townhomes. Please remove said property from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing element that is submitted to the state. Developing a four acre parcel is far different than developing multiple one acre parcels that can be “absorbed” into the landscape instead of looking like a mini-city was built in the middle of Atherton.

I read the article in the Almanac yesterday and was glad to see some pushback on the Polhemus property for all the reasons mentioned. I hope that in identifying properties you are mindful of the perimeters of the Atherton General Plan and land use.

Serving on the Town Council is an important job. We do appreciate your governance and oversight. We all know you can’t please everyone but we also can’t lose sight of what living in Atherton means to the all of us as residents. We are fortunate to live here and hope you find a balance between the State, the Town and the Residents. Thank you for your service.

Best,

Marianne Jason Walters & Frank Walters


6/22/22

Mimi

Here is some information i got from George the city manager.

There is a link to send your letter to all city council members.

There is also a link on the city website with a group emails and individual emails.

<https://www.ci.atherton.ca.us/135/City-Council>

Also here are some points you may want to consider:

1. Potential rezoning poses a significant impact to current and future property ownership. Specifically: if a property such as 170 Atherton Avenue is rezoned to allow higher density “in fill” housing, will the current or future owners be obligated to develop the land to include the higher density development?
2. What is the potential impact to the Environmental Impact Reviews (EIR) associated with development re: auto, bicycle and pedestrian traffic, the Town’s net zero water runoff requirements and pollution?
3. Will the proposed larger “buildable footprint” allow heritage trees to be removed, which would not have been allowed in a single residence concept. We suspect most developers will not be concerned about the loss of trees or the long term impact to the Town.
4. Proposed overlay properties are inconsistent with City Council stated principles of locating overlays on periphery of town near other high density zoning.
5. Atherton would not be doing this except for the possibly illegal state mandate. Therefore this should be treated as a negotiation with the state, and Atherton should do its utmost to minimize changes to existing zoning and philosophy.

From George. Thanks for the chance to chat today about the Town’s Housing Element and the challenges inherent in trying to move that through the State to approval. Thank you also for attending Tuesday’s meeting.

Here is the link to the [Town’s website where the Draft Housing Element](#) will be placed for public comment. In addition to the various documents related to the Element, the page also includes a sign-up for communication regarding the Housing Element. We are in for a long and challenging process with the State to get our local element approved so it will be good to stay in the loop.

At the May 24 meeting, the Council finalized the list of overlay properties - a total of 9 properties. Below is the list with the maximum density for each.

- 5 Properties fronting Bay Road - 6 units per acre
- 999 Ringwood, 264 Bay, 296 Bay, 318 Bay, 352 Bay - these properties average 0.9 acres each
- 23 Oakwood - 16 units per acre (1.52 acre property)
- 170 Atherton Avenue - 8 units per acre (4 acre property)
- 290 Polhemus - 8 units per acre (5.27 acre property)
- 97 Santiago - 6 units per acre (1.42 acre property)

To send an email to the entire City Council, you can use the following email: council@ci.atherton.ca.us. You may, of course, send individual emails or speak with individual members of the Council directly. Minutes of the May 24 meeting and May 18 meeting should be on the June 18 Regular Meeting Agenda for approval. The Housing Element should be publicly released for its 30-day comment period this week or beginning of next.

Mike Child



Mireille Thaire
6/14/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

Our family has lived at 318 Selby Lane for ~15 years and previous to that around the corner on Stockbridge for several years. Our three kids, two of whom are now in college at the University of Virginia, all attended Sacred Heart from pre-school until graduation, and I served on the SHS Board for most of a decade. We are members at the Circus Club, Sharon Heights, etc.

I am writing this letter to communicate our very strong objection to the creation of multi-family overlay zones in Atherton. As I understand it (as an ex-lawyer myself), multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July. In nearly two decades as a local resident, we have never felt more strongly about a local issue that we do about this one now, and I am intent to throw our engagement and resources alongside our neighbors in challenging where this is going.

I attended the Zoom call yesterday hosted by the planning committee, which was well done, I thought. I've never attended a community meeting before – which maybe says something about the importance of this situation to us. But I was also shocked by some of the things that I heard:

- That the idea of “town planning” was for members of the planning committee to randomly drive around looking for “development locations”
- That all of this is in reaction to the state initiatives that have been passed recently but could very well be challenged, changed, altered or revoked in upcoming elections/ballots while development initiatives are irreversible and affect the community permanently
- That the town is already well above/within the line of meeting the current requirements so in fact any additional development is not even required or needed on paper

Several of the specific situations are so outrageous on so many levels that I am dumbfounded that they were not dismissed out of hand – namely 23 Oakwood and 170 Atherton Avenue. I listened to our neighbors on the call yesterday about the Oakwood situation and then drove down there after the call. Are you kidding me?? Jamming 26 units into a bit more than an acre on the corner of that tight neighborhood at 23 Oakwood is nothing less that outrageous. I won't bother to recite the obvious points so politely made by several of the justifiably shocked neighbors on that call.

Similarly, the proposal for 170 Atherton Avenue is absurd. There really isn't any other way to describe it. Think about the absurdity of a California State regulation/initiative whose laudable purpose is to encourage communities with extremely unaffordable housing situations to add capacity for families who would otherwise struggle or find it impossible to live in our community. That's a goal that I applaud. But instead with 170 Atherton, you have a billionaire family – the Fishers of GAP fame – using this CA state initiative designed for families that struggle to live paycheck to paycheck to sell to potentially one of the wealthiest developers in the area who will build up to 32 multi-million dollar townhomes that they will sell to millionaire buyers, thereby pocketing millions in profits, all while destroying the character and optics of the surrounding neighborhood, not to mention substantially impacting traffic and safety for bikers and walkers given the proximity to the nearby schools and the Circus Club. It's just the type of story that the Wall Street Journal would love to get a hold of and put in the middle column of the front pages to point out how a State effort to help families in need gets turned on its head by the wealthy in the richest zip code in the country. We should be embarrassed by this.

I hope you will think twice about the direction of some of these specific proposals and do everything you can to have them shut down.

Thank you,

Dave Burke

Dear Mayor Degolia and Members of the Atherton Town Council,

I am extremely disappointed and upset about the proposal to convert the property located at 170 Atherton Avenue into a multi-family community.

I am opposed to the proposed project at [170 Atherton Avenue](#) which would include the development of 32 townhouses. Please remove [170 Atherton Avenue](#) from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.

Use your good judgment and preserve the community we have grown up admiring and so proud to be a resident of.

Sincerely,

Howard Hassen

A black rectangular redaction box covering the signature of Howard Hassen.

6/22/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Marcelo A. Gumucio

A black rectangular redaction box covering the signature of Marcelo A. Gumucio.

6/25/22

John and Lynette aitken 50 year residents would prefer what ever come closest to preserving what we have grown up with . Warmly be strong

7/10/22

Dear Mayor DeGolia and Honorable Council Members,

I have recently become aware that the Town of Atherton is considering significant changes to our zoning, that would fundamentally change the nature of our Town. Increasing density on select parcels and potentially rezoning parcels for multi-family housing is incompatible with the single family residential nature of our community. I am writing to voice my strong opposition to this.

I understand that the Town is required to comply with certain State housing mandates. I am asking that the Town:

1. If required, submit a plan to the State, using Accessory Dwelling Units to meet the minimum statutory requirements, and without the use of any overlay zoning designations.
2. Table any discussion on rezoning or Housing Element changes until it can be thoughtfully and carefully considered by the community at large, and residents can be given ample opportunity to participate and comment. This is not possible in July, when a large portion of our residents are away on vacation.
3. Any zoning discussions should be done in a prudent and thoughtful manner, not on an ad hoc basis. They should incorporate Infrastructure considerations and the planning effort should focus on developing a logical and consistent rationale for zoning change.
4. Vigorously defend against State or Regional mandates which may alter characteristics of the Town of Atherton that make it such a desirable home for our family.

Additionally, I would like to be kept informed on this matter. Please notify me of any meetings or reports (formal or informal) that discuss this very important subject.

Respectfully,

Laurie Shepard

7/8/22

Dear Mr. Rodericks,

Thanks for continuing to take on contentious issues. We would like to send you our position on the Housing Element and private school building of density housing on purchased lots.

Under the RHNA, Atherton needs to create 348 new housing units over the next 8 years. Apparently adequate housing options have been identified by the city. Nonetheless, Menlo School and College and Sacred Heart Schools have taken this opportunity to bring up an additional proposal. It is our understanding that these private schools may already purchase homesites or land adjacent to their property. They now propose to be allowed, without applying for a conditional use permit, to build density housing on these purchased homesites, for school housing, or for rentals to enhance school revenue streams.

It should be noted that the Menlo schools are built on 62 acres of land and Sacred Heart schools on 63 acres of land. As a comparison, Menlo Atherton High School is built on just 36.5 acres. Even more interesting, Menlo College and School have about 1700 students combined, on 62 acres, while Sacred Heart has about 1200 students combined (K-12), on 63 acres. In comparison, MA has 2400 students on its 36.5 acres. Clearly the Menlo and Sacred Heart schools could fulfill their core missions on far less land than they currently occupy and use. MA does so with 60% of either Menlo or Sacred Heart's land.

This leads us to wonder if Menlo and Sacred Heart have put in the hard work and priority-setting necessary to create housing within their current footprints. First, as noted, these schools already have far more land than MA, with far fewer students. Second, the schools' large grassy, bushy, and treed areas could be allocated to housing, and/or their athletic activities. Their present athletic fields could be reconfigured, and/or rescheduled for multi uses, and/or moved. The footprint of their large parking lots could be diminished by building multi-level lots. The land recovered from these efforts could be utilized for density housing, if the schools choose, and if then town approves. Some may think it would be a shame for the schools to lose broad grassy and tree areas. Well, hundreds of adjacent neighbors would hate to lose their serenity and their trees, either.

It is also upsetting that there is a proposal that Menlo and Sacred Heart could buy adjacent lots and build density housing, without conditional use permit discussions, that could be rented out to provide a revenue stream to the schools. Neighbors would be asked to subsidize the schools' revenue generation and rise in land values, while themselves suffering a drop in their own land values, not to mention serenity and even safety and health, due to the traffic, noise, and pollution, other negative consequences. It is difficult to even image back-designing the narrow and windy roads in areas such as Victoria Manor to accommodate the traffic of high-density housing.

While we doubt it is the case, this proposal by private schools could be viewed as a land grab to build density housing, without use permits and town overview, at the expense of their neighbors. We urge the schools to withdraw support of these proposals out of respect for the town as a whole, and for neighbors who have given support to your operations for years, frequently to our own detriment. We also urge the city to withdraw this proposal from consideration.

Due to health issues, we cannot attend any public meetings for the next few months. We will be glad to chat with anyone by telephone, email, or text concerning this issue. Thank you for considering our input.

Chris and Phil Brosterhous

7/11/22

Dear council members,

I read the article in the Almanac regarding the towns affordable housing sites.

It is ridiculous to think it is appropriate to place five of the sites in one block on the very edge of Atherton.

Atherton needs to get over its self and spread the housing out over the town.

Will housing bring traffic? Yes. But that is only fair. The five sites that are proposed are in an area that is already impacted with traffic. The infrastructure can not support the proposal.

Will the density bring crime? No. Affordable housing income requirements are very high for this area. Most likely these who qualify are educated, employed individuals. Affordable housing in this area is not “ the projects”.

Reconsider placing where the housing is FAIR to Atherton's surrounding cities. The five sites are wrong and NIMBY.

Sincerely,

Carolyn Ordonez

Menlo Park

6/22/22

Dear Mayor and Councilmembers:

My name is Jerry Finch and my wife Judi and I have lived at [REDACTED]

I know the time, energy, and commitment that it takes to serve our Community as members of the Town Council. I do not take that commitment lightly and I appreciate your efforts on our behalf.

I have a great deal of experience related to General Plans and Residential Development. I have been a licensed Real Estate Broker and a licensed General Contractor for 50+ years. I have developed and built over 15,000 for sale houses (single family detached, townhouses, and condominiums), primarily in large subdivisions. I have built 7 "tear downs" in Menlo Park and Atherton. In addition, I have developed and built in excess of 5,000 multifamily rental units. I would be happy to assist any of you and/or the Town's staff in any way that you might request. Simply ask.

Regarding the proposed housing plan, I have the following comments. Given the lack of approved plans in Southern California and the lack of any significant action by the State of California, I would not worry about possible Draconian actions. I believe that the Town of Atherton should not offer up any multifamily overlays. I think that multifamily overlays would be a mistake and would change the nature of our Town forever. With one acre lots, it should be simple to argue that SB 9 and ADU's will more than fulfill any housing requirements. No matter what you propose to the state, your plan will be rejected (so what?). I think that it is imperative for the Town of Atherton to "keep some powder dry". Present a SB 9 and ADU proposal and sell it hard and don't back down. See what happens in Southern California. See what happens in the Courts. Play a "long game" rather than rushing forward and trying to win a "Gold Star".

You have requested that citizens suggest where new housing should/could go. I am a big believer in SB 9 and ADU's. The Town should make those processes as simple and developer friendly as possible. I also believe that the Menlo School, Menlo College, and Sacred Heart Prep should be "strongly" encouraged to build housing for their teachers. The Town could waive fees and make the approval, zoning, and process as simple as possible. The Town could also utilize "the Stick" approach with the schools in the sense that if they ever want to build new buildings, expand their student population, etc. they need to produce housing (look at what Menlo Park and Palo Alto required from Facebook). Look at part of Holbrook Palmer Park for townhouse or condominium housing for Atherton Police and Firemen. What about allowing Podium Style housing over the new Town Center parking lots for firemen and police officers? More importantly why not take a lesson from San Carlos, Belmont, Redwood City, Menlo Park and Palo Alto and zone the El Camino/railroad track area for density housing (20 to 30 units to the acre). With density zoning of 20 to 30 units to the acre, it should be relatively simple to do significant assemblages along El Camino.

I believe that you should start looking at a General Plan Review which may result in an update/amendment that will address some of the potential long term housing requirements. A really thorough update should probably take 24 months with lots of community involvement. We should get going on this process (certainly during the next 3 to 5 years) so that the Town Council in 2031 is not rushing around having to make snap decisions without having any good alternatives.

Thank you for your work and your consideration.

Sincerely,

Jerry Finch
[REDACTED]

Atherton, CA 94027

6/20/22

Dear Council Members -

I have met most of you, and know some better than others. My husband and I have lived at [REDACTED] years. I am writing about the housing proposal that would allow multi family housing adjacent to schools (Menlo College, Menlo School, Sacred Heart).

I filled out the housing feedback form, urging the Town not to rezone our small, tight neighborhood called Victoria Manor with an overlay zone program or PFS.

The Town already has ADUs, on campus housing, and the new Bear Gulch housing as a plan, which is adequate to meet state requirements.

The proposal to include adjacent property to schools would alter our small, beautiful, tree-filled neighborhood in many negative ways.

A view next door could suddenly become a 40 foot building. This neighborhood of 3 cul de sacs has been organized as Victoria Manor Homeowners (VMH) for over 20 years. We could face increased foot traffic, as well as significant vehicle traffic, increased noise and pollution that would come with more dense housing.

Parking, ingress and egress at our one opening at Valparaiso would be impactful issues, as would home values. Safety, such an important part of our goals as VMH would become a huge concern as well. We have fought for our safety in the past; getting onto Valparaiso remains difficult. As Elizabeth, you know, we work with Chief Steve McCulley to keep our hood safe. We have been one of the very first organized for emergency neighborhoods through our work with ADAPT, and used as an example.

My husband and I both spent our careers teaching in this area. We want teachers to have housing, but feel it should be the schools' job to provide on campus possibilities, or some way that doesn't impact their neighbors. While we know there is no current plan to buy in place, this proposal would facilitate ramifications we would ask you to consider.

Please do not rezone our neighborhood, changing it's nature forever. Thank you for your kind consideration.

Sincerely,
Janet and Jim MacKenzie
7/11/22

We are writing today to express our strong opposition to the rezoning of parcels within the town of Atherton without neighbor's input. We recently learned of a proposal to build 32 townhouses at 170 Atherton Avenue, which is currently zoned for 4 single family units. We do not believe that a high-density development within a residential neighborhood is the proper solution. Traffic and safety are certainly major areas of concern. Atherton Avenue is used by many children who walk or ride their bikes to school, and speeding is already a problem on this street. It is our understanding that Atherton can meet the housing mandates without using the zoning overlays, and can instead use ADU's, SB9 lot splits, projected units at schools and facility sites and develop vacant sites to meet the state requirements.

Thank you,
Ned and Carol Spieker

████████████████████

6/13/22

Dear Mayor Degolia and Members of the Atherton Town Council,

I am opposed to the proposed project at 170 Atherton Avenue which would include the development of 32 townhouses. Please remove 170 Atherton Avenue from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.

Sincerely,

Anne Harrison [REDACTED], Atherton CA

6/26/22

Dear Mayor DeGolia and Members of the Atherton Town Council,
I am writing this letter to communicate our IMMENSE objection to the creation of multifamily overlay zones in Atherton. Multifamily development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.
Please IMMEDIATELY REMOVE all multifamily overlay zoning projects from the Housing Element which will be submitted to the state in July. They will MASSIVELY decrease our home values, the quality of life of ourselves and our neighbors and IMMENSELY increase the noise pollution and traffic.

Thank you,
Laura Arrillaga-Andreessen and Marc Andreessen
[REDACTED]
4 Properties on Tuscaloosa

6/25/22

Dear Council Members,

My family lives on Atherton Ave and is very close to the proposed multi-family zoning site (170 Atherton Ave). I understand the town is working hard to meet the California housing mandates but I don't think that site is appropriate for multiple units per acre. Atherton Ave is already a busy street and with children riding bicycle to school, I am afraid adding 30 more units to this section of the street will make traffic much more congested and dangerous, especially at the Atherton Ave / Barry Lane intersection.

I hope the town will explore other options like more ADUs or faculty housing on Menlo College campus to satisfy the state housing requirements.

Thank you,

Delvin Yuk

6/10/22

Dear Mayor DeGolia and Town Council Members,

I want to followup on my previous letter and expand my concerns to the overall multifamily plan in Atherton. Introduction of multifamily units should be a well thought out process involving all neighbors and one month of public comments is no way adequate for community outreach to amend the Atherton General Plan.

I understand updating The Housing Element is a very complex process but I am requesting the town to remove the multifamily zoning from the plan to be submitted to the state in July.

Sincerely,

Delvin Yuk

Atherton

6/25/22

Dear Atherton City Council,

I am writhing about your proposed high density housing plan at 23 Oakwood. As a Redwood Oaks neighbor, I would like to formally log a complaint against the proposal. I have no problem with adding housing to towns on the Peninsula and am proud that Redwood City done our part by adding a large amount of high density housing in the last decade.

My main objection to the Atherton proposal is the density you have assigned to 23 Oakwood. This development could add more than 50 vehicles to the already busy streets. The very last thing our neighborhood needs is more traffic. East and West Oakwood Bl. are very unique because of the historic oval "racetrack" shape of the street. Therefore, we get an inordinate number of walkers. Additionally, these streets are a direct line to Selby Lane for students to walk to school.

Please rethink the plan to consider the safety of pedestrians and to be more fair to your Redwood City neighbors.

Sincerely,

Kathy Klebe

7/5/22

Ron. We have a small pool house with a bathroom, kitchen and separate living space. Have we done an inventory of those facilities available in Atherton, and will they count, and under what circumstances will they count toward any imposed additional living facilities within the town. Dick Elkus.

7/11/22

I have been a resident for over 50 years, and feel so fortunate to live in this lovely town. We have a rental unit on our property, as do many of our neighbors. My concern about multiple housing units is that Atherton has no open space, and no services like grocery stores, pharmacies, etc...traffic would increase...additional police, fire, schools to accommodate additional people living here. The original concept of the town would be totally violated. I hope the council will find a solution less destructive.

Thanks, Florence Wall, [REDACTED]

7/9/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Cathy Duane


Atherton, CA

6/24/22

Dear Mayor DeGolia and Members of the Atherton Town Council,
This email represents 6 Voters in Atherton. The extended Avery family began its tenure in Atherton in 1958 with Burt & Marion Avery's renovation of the Flood Estate barn at 2 Larch Drive in Lindenwood, Burt Avery working by himself on nights & weekends to restore the historical structure. Several Avery's remain in the area.

We are writing this letter to communicate our objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered:

- (1) after a thoughtful General Plan amendment process;
- (2) and a process that includes significant community outreach; and
- (3) a process that includes robust citizen participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Respectfully submitted,
Brian & Tracey Avery
Galen Avery
Alex Avery
Amanda Avery
Meg Avery



6/27/22

Dear Mayor DeGolia and Members of the Atherton Town Council,
I am writing this letter to communicate my objection to the creation of multifamily overlay zones in Atherton. Multifamily development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.
Please remove all multifamily overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,
Lisa and Jack (John) Brennan
[REDACTED]
Atherton CA 94027

6/25/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate our objections to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

We request that you remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Atherton is a wholesome, peaceful, and relatively safe community. The proposed multi-family dwellings are contrary to the environment which all of us have strived for and paid for in Atherton. Many of us are proud of and enjoy this beautiful town. We ask that you not endorse any plans to destroy that which we have spent years creating.

Thank you,
Danelle Storm Rosati
Mario Rosati

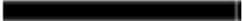
6/27/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state this month.

Thank you,

Greg Stanger


7/7/22

Dear Mayor Degolia and Members of the Atherton Town Council,

We are a group of four families in Atherton and we are writing this letter to communicate our collective objection to the creation of multi-family overlay zones in Atherton. Please see below the list of reasons for our objections.

1. The Town of Atherton since its incorporation in 1923 has been a residential community. The General Plan states: Land uses which diminish the open space character of the Town, such as commercial and high-density residential uses, shall be prohibited.
2. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.
3. Many residents are extremely concerned about safety for children, pedestrians and bicyclists. The traffic created from the multi-family development will be unacceptable. There are many noise and infrastructure questions that concern residents.
4. Any future project should comply with our existing zoning rules and regulations. In addition, there will need to be a full CEQA review of any proposed development that does not comply with the General Plan and Municipal Zoning Code.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Sincerely,
Wang family, : [REDACTED]
Wu family, [REDACTED]
Chen family, [REDACTED]
Xu family, [REDACTED]

6/24/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing to you in regards to the development plan on Atherton Avenue for multi family housing, I do not agree with that location and feel that a study and proper traffic plan should be formed in order to go forward with planning of multi-family housing plans in our town.

I am also writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state this month.

Thank you,

Jennifer Jeffries


Atherton

7/11/22

I am writing this as a 90 year old person who has resided in Atherton for a long time. Atherton is a beautiful place which is an oasis for most of us. Now you want to have multifamily/town house overlay rezonings. that we do not need to meet our required mandate of 348 units. Look at El Camino and all its empty buildings waiting for people to occupy them. Why do we have to add even more than our 348 required units to the density of the area. This is a big mistake. Has the community voted on this or have just a few made a decision to change the Atherton General Plan amendment process?

Please remove all multifamily zoning projects which will be submitted to the state in July.

Thank you,
Rosalie Warren

████████████████████

7/5/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

sue valeriotte



6/24/22

Dear councilman,

We have been notified a potential major multi dwelling units are being partitioned or planned on 170 Atherton Ave. I like to inform you of my strong objection of this proposal. I hope you take this into more serious consideration. Thank you.

Anthony and Rosina Sun
[REDACTED]

Timothy and Annie Sun
[REDACTED]

6/9/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you very much for your time and consideration!

Sincerely,

James Kitch

████████████████████
Atherton, CA 94027

7/2/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

We are writing this letter to communicate our strong objection to the creation of multifamily overlay zones at 170 Atherton Avenue, 290 Polhemus and 97 Santiago. We do not need the housing units created by these rezonings to meet our required mandate of 348 units and multifamily development is prohibited in the Atherton General Plan. Any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process that includes significant community outreach, participation, and comment.

One of our main concerns about the proposed project plan is the resulting increase in noise and traffic, as well as the infrastructure needed to support it.

Please remove the multifamily overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Ann and Dave Stevens

6/25/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Steve Stern

████████████████████

Atherton, CA 94027

6/24/22

Atherton Town Council,

Thank you all for the significant time that you have put into the Housing Element. I have met in person with several of you and have spoken at the town hall meeting and city planning meeting.

I want to express in writing what I have previously verbally spoken to you. I am against the creation of multi-family overlay zones in Atherton. It is my understanding that an outsourced third party contractor proposed multi-family overlay zones to Atherton and it is not required by the state of California. Given that multi-family development is prohibited by the Atherton General Plan and that the state does not require it, I urge the Atherton town council to remove all multi-family overlay zones from the Housing Element.

As the council knows, California is requiring Atherton to build 348 new dwelling units in the 8-year period of 2023 to 2031. When you remove the multi-family overlay, Atherton will still be over 400 new units in the plan which is significantly more than the state is requiring.

Thank you,
James Greene

████████████████████

7/11/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Michelle Ma


6/24/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process. That process should include significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,
Ann Morriscal

████████████████████

6/27/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Carole Gumucio


Atherton CA 94027

6/24/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate our objections to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

We request that you remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Atherton is a wholesome, peaceful, and relatively safe community. The proposed multi-family dwellings are contrary to the environment which all of us have strived for and paid for in Atherton. Many of us are proud of and enjoy this beautiful town. We ask that you not endorse any plans to destroy that which we have spent years creating.

Robert E. Patterson

Christina B. Patterson

████████████████████

Atherton, CA 94027

6/29/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

We are writing this letter to communicate our objection to creating multi-family overlay zones in Atherton, including those proposed at 170 Atherton Avenue and 290 Polhemus. Multi-family development is prohibited in the Atherton General Plan. Therefore, any zoning and land-use rules change should only be considered after a thoughtful General Plan amendment process that includes significant community outreach, participation, and comment.

Please remove all multi-family overlay zoning projects from the Housing Element, which will be submitted to the state this month.

Thank you,

Debra and Jim McLean

████████████████████
Atherton, CA. 94027

7/11/22

We all realize the difficult position you are put in and truly appreciate your understanding of the multiple negative ramifications this development would cause.

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Christine Kitch


Atherton, CA 94027

7/2/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

We are writing this letter to communicate our objection to the proposed multi-family overlay zones in Atherton. Any change in the Atherton General Plan related to state mandated multi - family development, including zoning and land use rules, should only be considered after a very thoughtful and careful General Plan amendment process, significant community outreach, participation and comment. Many of the short term and long term opinions and solutions stated in Rick DeGolia's May 15 letter to Atherton residents should be explored further. To the best of our knowledge we did not receive any brochure explaining how SB9 invalidated the Atherton General Plan.

Please remove all multi-family overlay zoning projects which may include 170 Atherton Avenue, 97 Santiago and 290 Polhemus from the Housing Element which will be submitted to the state in July. We are adamant about this!

Thank you,

Marsha and Jim Hannay



6/30/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Judith and Henry Blommer



7/4/22

Dear Mayor DeGolia and Members of the Atherton Town Council,
I am writing this letter to communicate my objection to the creation of multifamily overlay zones in Atherton. Multifamily development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.
Please remove all multifamily overlay zoning projects from the Housing Element which will be submitted to the state in July.

Ping Li Fong



6/25/22

Dear Mayor DeGolia and Members of the Atherton Town Council,
I am writing this letter to communicate my objection to the creation of multifamily overlay zones in Atherton. Multifamily development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.
Please remove all multifamily overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Chrissy and Tianqiao Chen

████████████████████

6/25/22

Dear Mayor DeGolia and Members of the Atherton City Council,

We are writing this letter to communicate our objection to the creation of the multifamily overlay zones in Atherton. Multifamily development is prohibited in the Atherton General Plan and any change in zoning and land-use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation, and comment.

Please remove all multifamily overlay zoning projects from the Housing Element which will be submitted to the state in July.

Sincerely,

Richard Barry and Martha O'Neill



6/27/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton.

We have been residents of Atherton for nearly two decades having lived in on Flood Circle in Lindenwood, and in Central Atherton on Atherton Avenue and now on Tuscaloosa. We have chosen Atherton for its unique Zoning which prioritizes large, single family properties. Every community has a primary character and this has been the character of Atherton for over 100 years.

I believe the proposed project at 170 Atherton Avenue will seriously change the character of the Atherton community. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

I strongly recommend you remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Ron Johnson

A thick black horizontal bar redacting the signature of Ron Johnson.

6/25/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Karen Johnson


6/24/22

Letter to Atherton City Council, June 12, 2022

RE: Objection to City Council Approval on May 24, 2022, to include a Parcel at 290 Polhemus Avenue in a Townhouse Overlay Zone in the Draft Housing Element

Dear Atherton City Council,

We were shocked and dismayed to learn last week of the unanimous approval to include 290 Polhemus Avenue in a Townhouse Overlay Zone. Building 40 townhouses on this property would have a terrible negative impact on our neighborhood and community which we so love.

We purchased our home at 338 Fletcher Drive in 2003 and have invested significantly in improvements to our house and garden. We raised (and are still raising) our four children here. We feel very connected to our community and the neighbors around us on both sides of Alameda de las Pulgas. We and our children have friends on both sides of Alameda and we often walk or ride bikes to see each other.

If 290 Polhemus were to be developed with a 40 unit townhouse complex with 80+ cars, our neighborhood and community as we know it would be destroyed. Alameda is already highly impacted by traffic and it would become so much worse. Traffic lights would certainly become necessary at Alameda and Fletcher Drive, Stockbridge and Atherton Avenues. The walking and biking that we now enjoy on Atherton's sidewalkless streets would become increasingly dangerous, especially on Polhemus where there is already so much construction traffic and a blindspot due to the hill. Fletcher Drive would be constantly lined with parked cars due to all the construction and later with visitors to the townhouses.

It is our understanding that properties chosen for the Townhouse Overlay Zone were supposed to meet the following criteria: 1) the periphery of Atherton, 2) areas which already have higher density, and 3) properties with developer interest in building and owner interest in selling. 290 Polhemus meets none of this criteria. The property is surrounded on all sides by single family homes in the town of Atherton. The owner has no interest in selling or subdividing her land and there is no developer to build.

We are also angry at the way this Townhouse Overlay decision has come about with no apparent notification of affected parties and no request for input until after it was voted on by the City Council. Everyone we know has found out about this through concerned friends and neighbors and not by any effort from the town. Even the date and time of the June 23rd meeting makes it seem like the City Council hopes that this decision will slip under the radar of affected residents as many are on vacation at that time.

We do understand that something needs to be done to increase affordable housing in our area, but we think it unfair to place almost all of the burden on one neighborhood in the town. Is there a property that actually borders Redwood City or Menlo Park where some townhouses could be built? Perhaps more smaller townhouse developments would help to divide the impact among current residents. If it were near a very major thoroughfare like El Camino or the railroad tracks it would not divide a community in half as there are already divisions there. Can we not meet these requirements with promoting building new ADUs even further? We are not sure what the answer is here, but developing 290 Polhemus in this way is not the solution.

Sincerely,
Pamela and Eric Stang

Dear Mayor Degolia and members of the Atherton Town Council,

I was surprised to receive an email from a neighbor announcing the proposed project at 170 Atherton Avenue for multiple housing units since that property was clearly left off the public announcement that went out to residents weeks ago. And why isn't the 1pm meeting today on the town calendar - no public notice for residents to attend. Are you trying to hide this?

As an Atherton resident for over 20 years, I strongly oppose the 170 Atherton Avenue project not only because I live close by on Atherton Avenue but also for these reasons:

1. Multi-family development is prohibited in the Atherton General Plan and is not consistent with the Municipal Zoning Code
2. What faith do residents have in the Town Council in the future to represent the best interest of their residents and the city if they do not have to adhere to zoning laws or notify residents of dramatic changes.
3. The current minimum density in Atherton is one residence per acre. 32 townhouses on 4 acres is not even in the vicinity of the current structure of the neighborhood and is a complete disregard for the neighbors and residents who purchased property in this city with prices based on those zoning agreements.
4. The project at 170 Atherton Avenue has been rushed through the Housing Element Process. Environmental, traffic and safety studies have not been done.
5. Neighbors did not receive notice from the Town of Atherton about 170 Atherton Avenue being considered for inclusion in the list of properties in the Housing Element Update before the May vote was taken by the Town Council. You voted on something of this magnitude without notifying residents - let that sink in.

This project would fundamentally change central Atherton permanently. Atherton Avenue will have heavy traffic and therefore street lights will need to be added. Atherton as we know it will be gone and only you have the power to stop that from happening if you care about our city.

Sincerely,

Hilary and Erik Charlton

6/23/22

WE ARE OPPOSED TO THIS DEVELOPMENT!!!!

As homeowners at 134 Tuscaloosa, Atherton, we are very concerned about this development and the traffic and change in our neighborhood.

Lisa and Jack (John) Brennan



6/9/22

Dear Town Council.

I live at [REDACTED] and I am VERY opposed to the development at 170 Atherton Avenue, Atherton. I have spoke to several of you by phone, but wanted to formally register my opposition after readying your report online.

While I understand the Town's need to comply with the State's housing requirements, based on the draft list dated June 10, 2022, Atherton has a surplus without 170 Atherton Avenue. Additionally, the project at 170 Atherton Ave has been rushed through the Housing Element Process and neighbors were not even notified prior to the May vote.

We have a daughter who bikes and walks to school along Atherton Avenue and we recently had to stop this as the traffic along Atherton Avenue has gotten so fast and congested and a few distracted drivers nearly hit her. I spoke to Rick Degolia by phone and one of his arguments in favor of the project was that "170 Atherton Ave will increase traffic along the street, thus cars will have to slow down."

This project seems to fail to honor the original goals of the Town of Atherton's development and is directly in conflict with the General Plan. The goals and policies of the General Plan are NOT consistent with the draft Housing Element update.

The including of 170 Atherton Avenue seems to be very rushed and without adequate consideration and thought. Any development of 170 Atherton Ave must comply with our existing zoning rules and regulations, plus, there needs to be a full CEQA review of any proposed development that doesn't comply with the General Plan and Municipal Zoning Codes.

Lastly, I find it very disappointing that our elected leaders have so quickly tried to rush this through the approval process. I understand the immense pressure your Council is on as you face this additional burden put upon you by the State, however, this plan seems to defy your obligation to your constituents and rushes through a project that will anger many more than it will please.

When I spoke to both Elizabeth Lewis and Rick Degolia, both advocated a similar message — that it's exciting/a great opportunity to offer a housing option for those wanting to downsize, I take great offense at that argument in favor of the project. Personally, I have been an Atherton resident for more than 30 years (and I'm 43 years old), and I have been through the process of relocating parents and in-laws who left their larger Atherton properties and moved nearby to smaller properties locally. It is NOT our job as a Town to provide a 'downsizing option' for our residents and that should NOT be considered as a valid argument over the many other negative ones.

Thank you for your time and consideration,

Courtney Charney

6/22/22

Dear Ladies and Gentlemen:

We are writing to you in support of Alan and Marianne Austin's letter to you, dated June 6, 2022. We think that they have well-articulated the problems with the proposal to include 290 Polhemus Ave. within a Townhouse Overlay Zone in the Draft Housing Element. We are opposed to including 290 Polhemus Ave. in the Overlay Zone.

We bought our lot of [REDACTED] in 1999, and, like the Austins, built our dream home here. We have loved our time in Atherton, and our especially tight knit neighborhood that includes the Austins.

We agree that a townhouse development of 40 units on only 5 acres at the end of Fletcher Dr. will unfairly and significantly impact our community. As their letter stated, many of our neighbors (including us) often walk up Polhemus, Orchard Hills and other side streets on the east side of Alameda. We have noted the safety issues on Polhemus that Marianne Austin referenced in the addendum that she sent today.

The traffic on Alameda is backed up for a couple of hours every weekday morning and afternoon from commuters coming and going to Stanford and other locations, in addition to the hours when Woodside High and Las Lomitas have students coming and going. It is extremely difficult to turn left and even right during these hours on both Fletcher and Stockbridge. Adding 80+ cars to that location will only greatly exacerbate the problem.

We also agree that a 40 -unit town house development plopped down only 1 block from our home in a place that housed a lovely vineyard, surrounded by the homes of our friends and neighbors would change the character of our neighborhood. With that much density, the town would need to install traffic lights at Polhemus and Alameda and Fletcher and Alameda. Additionally, sidewalks would need to be installed on Fletcher, Alameda and Polhemus to keep pedestrians safe. There is no parking on Alameda de las Pulgas, so Polhemus and Fletcher Dr. would be permanently congested with cars servicing the town homes, even if each unit had 2 parking spaces per unit on site.

The Austins' point that Atherton's core principles for meeting these housing requirements have been ignored seems accurate. The principles require targeting (1) the periphery, (2) areas which already have higher density, and (3) properties with developer interest in building and owner interest in selling. 290 Polhemus and Fletcher Drive are not on the periphery. ALL of the lots on both sides of Alameda de las Puglas, in this area are .95 acres or larger and ALL are single family homes, so NOT higher in density, and the longtime current homeowner of 290 Polhemus is strongly opposed to the rezoning of her property.

We know that the law requires that we increase the town's housing stock, but we think that the burden should be shared across Atherton, not just in a few locations. This property could potentially already allow 20 additional units, since it is 5 acres. Increasing this to 40 units seems unfair to the Austins and the neighborhood.

We know that any change you propose will be fought by those most affected. No one wants the town to change, but if we have to, it should be done where ALL share the pain equally.

Sincerely,

Michael and Christine Curry,

[REDACTED]

6/8/22

June 22, 2022

Dear Mayor Degolia and Members of the Atherton Town Council,

I am opposed to the proposed project at [170 Atherton Avenue](#) which would include the development of 32 townhouses. Please remove [170 Atherton Avenue](#) from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.

I am opposed for many reasons including:

1. 170 Atherton Avenue is not necessary to be included on the list of properties submitted to the state. Atherton has a surplus of properties on the draft list, dated June 10, 2022, and there are many other properties that could be added to the list.
2. Multi-family development is prohibited in the Atherton General Plan and not consistent with the Municipal Zoning Code.
3. The Town of Atherton since its incorporation in 1923 has been a residential community. The General Plan states: Land uses which diminish the open space character of the Town, such as commercial and high-density residential uses, shall be prohibited.
4. Atherton needs to slow down and do a formal General Plan Amendment as it relates to what types of development projects can be approved in the future.
5. The current minimum density in Atherton is one residence per acre. The maximum Floor Area Ratio of 18%.
6. State law requires that all elements of the General Plan be consistent with each other. The goals and policies in the General Plan do not appear to be consistent with the draft Housing Element update.
7. The project at 170 Atherton Avenue has been rushed through the Housing Element Process.
8. Neighbors did not receive notice from the Town of Atherton about 170 Atherton Avenue being considered for inclusion in the list of properties in the Housing Element Update before the May vote was taken by the Town Council.
9. There are several environmental factors in the General Plan which the project does not comply which would require an extensive review.
10. I am extremely concerned about safety for children, pedestrians and bicyclists. The traffic created from the multi-family development will be unacceptable. There are many noise and infrastructure questions that concern residents.
11. Atherton Avenue is already a very busy street and lots of traffic spills off to side streets.
12. Residents also want to maintain the character of Atherton and our quality of life.
13. Any development of 170 Atherton Avenue should comply with our existing zoning rules and regulations. In addition, there will need to be a full CEQA review of any proposed development that does not comply with the General Plan and Municipal Zoning Code.

Sincerely,
Shannon Fallon



Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation, and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Gary Swart


6/27/22

Dear Mayor Degolia & Atherton Town Council -

We are vehemently opposed to the proposed plan to allow the construction of 32 townhomes on a four acre parcel located at 170 Atherton Avenue. We sincerely hope that you will take the time necessary to think though all of the implications and adverse affects of this drastic and extreme proposal.

We have lived on Coghlan Lane for the past 18 years. We love it. It is beautiful in every way. However: have you ever travelled on Selby Lane headed towards Atherton Avenue between 7:30am -9:00 am on a weekday during the school year? The traffic on Selby Lane backs up for the corner where Selby meets Atherton Avenue....passed Polhemus... it could take 10-15 minutes to turn right or left onto Atherton Avenue during morning rush hour. For children who bike to school, it is a dangerous journey at best. Allowing the construction 32 units on Atherton Avenue would make travel, which is already unmanageable in this part of Atherton, infinitely worse. 32 units would amount to likely at least 2 vehicles per townhome which translates to at minimum 64 vehicles residing at the development plus babysitters, housekeepers, visitors , etc. This would add hundreds , probably thousands of trips in and out of that area each day. The traffic is already out of control one block away at the corner of Selby and Atherton. Has anyone seriously considered the traffic and safety implications?

As we understand it, the state mandate is aimed at providing affordable housing. The Atherton Avenue plan as proposed would most certainly not achieve this objective. The developer who would like to develop the 32 units on the 4 acres of land, valued at \$50 million dollars, would list each unit in the multi- million dollar range. This is not solving an affordable housing issue. Our teachers and firefighters and doctors and librarians do not have salaries to support owning one of these townhomes. The only people that benefit from this plan are the seller of the property and the developer. The proposed plan is at the expense of existing Atherton residents. Quality of life, property values, etc would be irreparably damaged.

A more sensible approach to meeting the state mandate would be to build high density housing units in areas that can support a higher density. Areas that can access bus lines and trains. Areas with traffic lights and roads with more lanes. More affordable apartments could be constructed along El Camino Real...on parcels like the one where the Zink hair salon now sits vacant or where Cindy's Nail Spa is. A three or four story building on a smaller lot close to El Camino could satisfy more of the state housing mandate requirements with a fraction of the negative impacts. Menlo Park is developing it's El Camino Real corridor in an exemplary way.

The current plan has not been well communicated to residents of the town. This is unacceptable. Furthermore, the plan seems like it is being rushed through to get completed without giving residents time to provide feedback, and without enough time to explore the downsides and explore alternate possibilities.

170 Atherton Avenue can not accommodate dense development without inflicting severe traffic implications on the entire community as well as the degradation of our town's own Land Use Element Goal " to preserve the Town's character as a scenic , semi-rural, thickly wooded, residential area with open space". Please do not rush to approve this project without taking time for a thorough review of these multi-unit development plans.

Sincerely-

Kathy & Gary Swart



6/14/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I wanted to reiterate my firm objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation, and comment.

I sincerely hope that the Town Council will slow down, take the time needed to collaborate with residents and engage in sensible, comprehensive, and thoughtful, long term city planning.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Kathy Swart

A thick black horizontal bar redacting the signature of Kathy Swart.

7/6/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Shannon Fallon



6/24/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Riley Fallon



6/27/22

Dear Mayor Degolia and Members of the Atherton Town Council,

We are opposed to the proposed project at 170 Atherton Avenue which would include the development of 32 townhouses. Please remove 170 Atherton Avenue from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.

- Multi-family development is prohibited in the Atherton General Plan and not consistent with the Municipal Zoning Code.
- The Town of Atherton since its incorporation in 1923 has been a residential community. The General Plan states: Land uses which diminish the open space character of the Town, such as commercial and high-density residential uses, shall be prohibited.
- State law requires that all elements of the General Plan be consistent with each other. The goals and policies in the General Plan do not appear to be consistent with the draft Housing Element update.
- The project at 170 Atherton Avenue is not needed for the Town to comply with the state housing requirements. The 420 units above without 170 Atherton Avenue is a surplus of 72 dwelling units which provides a buffer of 20% above our RHNA number. The Housing Element Draft dated June 10, 2022 does not currently include properties which could be possible sources of new housing units in the next 8 years.
- There are other lots and options that can be considered for Housing Element like Atherton Corproation Yard or Menlo College, allowing guest houses or exisitng structures to be rental ADUs

Please stop the overdevelopment ruining the character of Atherton

Sincerely,
Yang Family



6/24/22

Dear Mayor Degolia and Members of the Atherton Town Council,

We are opposed to the proposed project at 170 Atherton Avenue which would include the development of 32 townhouses. State law requires that all elements of the General Plan be consistent with each other. The goals and policies in the General Plan do not appear to be consistent with the draft Housing Element update. Please remove 170 Atherton Avenue from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.

Sincerely,
Peter and Stephanie Oshman

████████████████████

6/23/22

Dear Mayor Degolia and Members of the Atherton Town Council,

We are opposed to the proposed project at 170 Atherton Avenue which would include the development of 32 townhouses. Please remove 170 Atherton Avenue from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.

Sincerely,

Connie and Robert Loarie



6/23/22

Dear Mayor Degolia and Members of the Atherton Town Council,

We are opposed to the proposed project at 170 Atherton Avenue which would include the development of 32 townhouses.

Please remove 170 Atherton Avenue from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.

There are many other options that would be more appropriate for our town. Please take the time to consider the opinions of the homeowners here, many like ourselves who have lived in Atherton our entire lives and want to

preserve this town as much as possible. This is being rushed and unlike other nearby towns such as Woodside and

Portola Valley, this process has NOT been transparent and many homeowners here are completely unaware of what is being proposed and hastily pushed through.

Sincerely,

Mark and Liz Daschbach



6/23/22

Dear Mayor Degolia and Atherton Town Council,

My name is Pat Briscoe - my husband Larry and I have lived in Atherton since 1983 - almost 40 years. We moved from the City to raise our children and to enjoy the casual atmosphere of Atherton - rural, open spaces, peaceful.

We are completely opposed to the Overlay plan being mandated by the state and urge you to not acquiesce. The suggestion to change the zoning, allowing 8 units per one-acre property, will alter the entire culture of our quiet bedroom community.

I believe there are 3 major issues to address: density, traffic and safety and they all tie together

TRAFFIC - My home is on the north/ south portion of Selby Lane. In the morning and afternoon, WAYS diverts Woodside Road traffic to Selby Lane - that traffic feeds onto Atherton Avenue - which gives drivers access to El Camino and the Alameda.

On any given morning, there can be as many as 15 cars backed up on Selby Lane trying to make a left turn - many of those cars then turn on Barry Lane or Elena to drop children off at Sacred Heart, Menlo School or Saint Raymond. Adding 32 units on Atherton Avenue will make traffic intolerable.

SAFETY - Most cars ignore the 25mph speed limit - morning traffic makes it extremely dangerous for children biking to the above schools from this part of Atherton - more traffic only exacerbates the issue.

DENSITY - Adding an additional 32 units on Atherton Avenue will further increase traffic, make it more dangerous for our children and make Atherton Avenue a major thoroughfare.

This mandate is NOT about affordable housing. It is about more density - in Atherton, any proposed development will meet current housing prices - building costs are now between \$750-\$850 per sq ft (per PPG custom building costs). What is the mandate accomplishing?

You have been elected to represent ALL citizens of Atherton, yet very few residents know about this proposal. I urge the Council to "wait and see" what other communities are doing. If the majority of municipalities throughout the state are in non-compliance, why not form an alliance and approach the State Legislature? This issue should have been put before the citizens of California for a vote.

After thought - I understand the former library is now empty - why not build a multi-story building in that location? It is close to downtown and public transportation.

Consider what you are doing - not just for today but for years to come. Atherton is "the jewel" of the Peninsula - help us protect it.

Best,
Pat Briscoe
6/23/22

Dear Council Members,

I just found out that Atherton wants to have a "multifamily overlay" at 170 Atherton Avenue....and further that the overlay concept has been attempted in the past and likely will be used in the future. I understand the General Plan prohibits multifamily housing, so it seems to me that you should go through the process of amending the General Plan if you are intent on establishing multifamily units.

Rick Fluegel

██████████

6/24/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

Thank you for your continued work on the housing issues in Atherton. I very much appreciate your efforts to respond to the State but feel that the creation of multi-family overlay zones in Atherton is a very serious mistake.

Multi-family development is prohibited in the Atherton General Plan, and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you for your consideration,

Jim Barnett

6/24/22

Mayor DeGolia and Atherton Council,

Thank you for your time in meeting with concerned Atherton residents. As a resident, I am writing to you today to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan. Any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process that would include significant community outreach and participation. Many in the community, including our family, are willing to help come up with alternative options.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,
Nicole Lacob



7/5/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

Please recognize that I appreciate all of your efforts on behalf of the City of Atherton and its residents. The issue of increased housing that is before us is a challenging one requiring a most thoughtful response in order not to damage the character of our community while meeting the State's requirements. Recent discussions at the Council level have been concerning with respect to placement of multi-family residences in the heart of the city and therefore I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. As you are aware, multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the State in July, and continue the thoughtful discussion on alternative ways to meet the State's mandate while insuring that the community we all enjoy retains its character.

Thank you,

Bruce and Margaret Madding



6/24/22

To the Atherton Town Council:

We understand that a new state law requires municipalities to provide low-cost housing. In Atherton, developers want to buy the property at 170 Atherton Avenue and the vacant property on the corner of Polhemus and The Alameda for this purpose. We are opposed. There is no convenient public transportation, and the traffic problems would be horrendous. Barry Lane, Elena, and Selby Lane (near 170 Atherton Ave) are already a problem. We have seen traffic backed up from the Selby/Atherton Ave stop sign all the way to the Polhemus/Alameda intersection. We have seen the traffic backed up from The Atherton Ave/Alameda stop sign almost to Woodside High. Any such development in this area would be disastrous.

A better compromise would be along The El Camino, a major thorough fare, and close to public transportation.

Sincerely, Diana and Barry Bryan

6/8/22

Dear Mayor Degolia and Members of the Atherton Town Council,

First of all, thank you for your service. It is wonderful to have dedicated citizens like you involved in helping to make sure our community develops and thrives. We know the job comes with many downsides and not a lot of upsides. So far, we have had no complaints with your service and are very grateful for it.

However, we are writing this letter to communicate our objection to the creation of multi-family overlay zones in Atherton. We believe multi-family developments are prohibited in the Atherton General Plan and any change in the zoning and/ or land use rules are supposed to only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment. We do not believe that process has been followed appropriately. Therefore, we kindly request that you remove all multi-family overlay zoning projects from the Housing Element which is to be submitted to the state in July. We need more time as a community to review the plans.

With deepest gratitude,

Gisel and Omid Kordestani

A thick black horizontal bar redacting the signature of Gisel and Omid Kordestani.

7/8/22

Dear Mayor DeGolia and Members of the Atherton Town Council:

We are writing to express our dismay at the proposed plan to create multi-family overlay zones in Atherton. As you well know, such zones are prohibited in the Atherton General Plan and for good reason; inclusion of such zones would significantly damage the ambiance and atmosphere that makes Atherton such a special place. In addition, the homes that would be added are not needed to meet the goals imposed by the state. We strongly recommend that multi-family overlay zones be removed from this proposal.

We moved to Atherton in 1973, and we have been delighted to be members of this community for almost 50 years. Atherton is unique, a place of great beauty populated by fine citizens who deeply care about maintaining the special nature of the town. It has been efficiently and effectively run by town staff and well overseen by the city council and mayor's office. We have felt lucky to live in such a great place among so many friends and associates. Please do not do irreparable harm to Atherton by including multi-family overlap zones in your proposal.

Just so you know, we are not complainers, and this is the first time we have ever objected to a proposed change to the General Plan. However, this proposal is a bad idea that we must vigorously oppose.

Best regards

William E. And Jan S. Mitchell



6/17/22

Hi Folks,

We have just learned about the proposed housing units at 170 Atherton Avenue.

As an Atherton resident, I would like to state my concerns and objection to the plan.

Whilst recognizing the need for housing to satisfy CA housing mandates, I feel that the building in the middle of Atherton Avenue is not the ideal situation. As your traffic studies have shown historically, Atherton Avenue is a bottleneck for cars and commercial vehicles during rush hour, and increasingly frequently, during the day, also. As it is, I often have to wait for 10 minutes before I can exit my driveway onto Atherton Avenue, due to the constant stream of traffic, hurtling down the road, often taking the shortcut from 101 to 280. It is unpleasant, to say in the least. Your proposal to build an enormous structure would increase traffic manifold times, and not just small cars and trucks, but large concrete mixers, and the associated vehicles that come with a frankly huge construction project. We have seen the mayhem caused by the recent construction in Menlo park, where 3 lanes are available on each side of the road. Imagine how unsustainable it will be with just one lane each way. We often see carnage on Atherton Avenue when a large truck has to turn around with a tree for a landscaping project. Traffic is frequently held up for 20 minutes at a time, backing up along Selby Lane and the other feeders, the police have to end up being called, and traffic is directed until the problem is solved. In the meantime, children are late for school, people are late for their office meetings, fire trucks and ambulances are delayed, and this is one tree! Building 32 housing units on a small, busy street is going to make life miserable for the people who you are supposed to be representing, and I feel, will make living in Atherton intolerable for how long - at least 5 years for a project of this size?

I can understand the logic of building on the lot of Polhemus, for example, or near El camino, where smaller, less arterial roads can be accessed without impeding the main flow of traffic, but in the middle of Atherton Avenue? That is a terrible, ill-conceived idea.

Anyway, that's my opinion, take from it what you will,

Thank you for your time,

Peter Davis

6/10/22

Dear Mayor Degolia and Members of the Atherton Town Council,

I am opposed to the proposed project at 170 Atherton Avenue which would include the development of 32 townhouses. Please remove 170 Atherton Avenue from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.

Sincerely,

Steve Stern



6/23/22

Dear Mayor DeGolia and Members of the Atherton Town Council:

Being an ATHERTON resident since 1955.... I am incredibly uncomfortable with the creation of multifamily overlay zones in the middle of Atherton. Multifamily development which is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment comment.

Please remove all multifamily overlay zoning projects from the Housing Element which will be submitted to the state in July.

I purchased my current home in 1978 at [REDACTED] (44 years ago) and am especially concerned at the 170 Atherton Ave proposal. It's in the middle of nowhere for "low income families" and not near any bus line or services. Traffic on Atherton Ave is already at the limit due to "drive through non-residents" and now could reach intolerable levels with the prospect of multifamily housing and construction in the heart of Atherton going on for years.

When I first purchased my current home in 1978 there was rarely a car driving on Atherton Avenue. Now I cannot get out of my driveway in a timely manner during certain times of the day.

There are many Atherton addresses facing El Camino which would be much more appropriate for multi family units and near bus stops.

I understand the State requirements but have no doubt that with a combination of multifamily units ON THE OUTSKIRTS OF ATHERTON, ADU'S , SCHOOL UNITS FOR FACULTY AND EMPLOYEE HOUSING, the the State demands can be readily met.

Sincerely,

Patricia Young · [REDACTED]

7/11/22

Dear Mayor DeGolia and Honorable Council Members,

I have just become aware of the proposed zoning changes in the Town of Atherton due to the State's mandated affordable housing goals. While I am aware of the desperate need for affordable housing for California's population, I feel there should be a rational plan for fulfilling this need. It seems that the rezoning plan has not been brought to the attention of most of the citizens of our community and that a meeting to inform our townspeople has not been widely publicized. It has been planned for July 20, a time in mid-summer when many residents are not in town or are otherwise unable to attend.

As new houses replace the original homes in our town, trees and shrubs have been steadily removed to accommodate huge homes that fill the mostly large lots. While these homes may be beautiful, they do not leave much room for additional building, even for the ADU's which would apparently fulfill some of the housing needs.

Additional living units will be a source of increased traffic. Can our already overused streets take care of that? Traffic cutting through Atherton's residential streets to get to freeways 280 or 101 has increased; plus there is additional traffic created by all of the construction trucks and workers. Our neighborhoods no longer maintain the rural feel that many of us moved here to enjoy.

If a meeting is to be held, as it should be, to address the problem of rezoning and all that it implies, it should be held at such time that all residents, who wish to, could attend and voice their opinions and ideas, pro or con, regarding rezoning and the State's mandate for more affordable housing. Decisions that will impact the future of our community's way of life should be made only after the citizens of the community have heard what that impact might be. Schedule a meeting for everyone in the fall and publicize it. Keep the residents of the Town of Atherton informed!

Sincerely,
Marguerite L. Johnson



7/11/22

Dear Town Council Members:

Thank you for serving on the Town Council of Atherton. We know that you are trying to lead Atherton to a well thought out housing plan. But, like many residents here, we are stunned by the proposed housing plan that does not pay adequate attention to smart growth policies.

We support the idea that we should develop more housing units in Atherton. So we support the concept of splitting a small number of lots into two roughly equal size lots, the addition of more ADUs, building on the Cal Water Bear Gulch Reservoir site and building teacher housing on school sites like Menlo College and Menlo School. But we do not support the idea of building 8 housing units on an acre of land.

As Atherton land, especially West of El Camino sells for more than \$8 million per acre, how could one build affordable housing with a \$1 million per unit land cost? And what effect would that subdivision have on all of the nearby homeowners? A key concept for affordable housing in Atherton would be to create it close to major transportation corridors like El Camino Real, Marsh Road, Bay Road etc. The idea of affordable housing on Atherton Avenue and similar streets makes neither economic sense nor does it take into account the character of the Town. It has the feel of a plan developed by people who have no familiarity with Atherton.

In all events, this proposed plan has not been subject to community input in the way we have normally operated. While we want to meet our state obligations, this plan, and alternatives to it, have not been adequately considered. We must take the time to do that.

Thanks and please let us know how to register our concerns and help the process.

Maddy and Isaac Stein

6/21/22

To whom it may concern,

We are writing to you regarding the proposal of development of 32 townhouses at 170 Atherton Avenue.

We understand that this development is part of Atherton's proposed plan to meet CA housing mandates. However, as the residents in town, the biggest concern that we have is the traffic issue in this area. Atherton Avenue is a residential street, which is not originally designed for heavy traffic flow. It is already facing the traffic problem during peak time nowadays. It's not difficult to imagine how bad the traffic will be around Atherton Avenue after building 32 units. Besides, cycling around this area is quite common and popular. Terrible traffic will also cause more road safety issues for cyclists.

Therefore, we do hope the City Council could take into consideration of above mentioned issues and figure out other options to meet the state mandate.

We appreciate your attention.

Yours sincerely,

Bo and Yang

6/10/22

Dear Mayor Degolia and Members of the Atherton Town Council,

I am opposed to the proposed project at 170 Atherton Avenue which would include the development of 32 townhouses.

Please remove 170 Atherton Avenue from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.

This is entirely contrary to the development and planning guidelines for this part of Atherton.

Clearly the nature of the town would be changed.

Clearly the resulting traffic would be consequential.

Please consider all aspects and remove 170 Atherton Avenue from the list of possible properties.

Thank you for your good judgement and deep consideration.

Sincerely,

Larry Kubal



6/23/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

In following up on my letter objecting to the proposed townhouse project on Atherton Avenue, I want to reinforce my objection to the broader creation of multi-family overlay zones in Atherton.

Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,

Regan Avery



6/27/22

Traffic and safety to pedestrians are more important than Townhouses which would definitely clog up the artery around Polhemus and Alameda causing more problems of traffic mess, and, of course, importantly, safety.

Keeping a little area of open space is also important to an already crowded town and street. This should not be happening.

Sincerely,

Joyce Castellino

6/12/22

Shame on you all for quickly passing the re-zoning to townhouses on Ann Ramsey's property without any notice or input from surrounding neighbors. Furthermore, you outright lied that you had the support of Ann Ramsey. This is not government for or by the people. You should all be prosecuted, and you probably will be, for your lies, misinformation and failure to duly notify the public. At the very least, none of you will be re-elected.

S. Kahn

6/11/22

Dear Council Members, It is our understanding that Atherton has a plan to meet the state requirement for 348 units of low-cost housing. Converting the properties on Atherton Ave, Polhemus and Santiago is unacceptable on multiple fronts, including what would create egregious traffic issues and destroy the general atmosphere of our community. We are seriously opposed.

Sincerely, Diana and Barry Bryan 

6/25/22

Dear Mayor DeGolia and Members of the Atherton Town Council,
I am writing to communicate my support of the letter below rendered by other Atherton residents. My wife and I are incredibly uncomfortable with the creation of multifamily overlay zones in Atherton. Multifamily development which is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment comment. Please remove all multifamily overlay zoning projects from the Housing Element which will be submitted to the state in July.

We live at 120 Atherton and are especially concerned at the 170 Atherton Ave proposal. Traffic on Atherton Ave is already at the limit which will reach intolerable levels with the prospect of multifamily housing and construction in the heart of Atherton going on for years.

I appreciate the State requirements but have no doubt that with a combination of multifamily units ON THE OUTSKIRTS OF ATHERTON, ADU'S , SCHOOL UNITS FOR FACULTY AND EMPLOYEE HOUSING, the the State demands can be readily met.

Thank you,
Barry and Sally Karlin

7/2/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I am writing this letter to communicate my objection to the creation of multi-family overlay zones in Atherton. Multi-family development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multi-family overlay zoning projects from the Housing Element which will be submitted to the state in July.

As the council knows, California is requiring Atherton to build 348 new dwelling units in the 8-year period of 2023 to 2031. When you remove the multi-family overlay, Atherton will still have over 400 new units in the plan, which is significantly more than the state is requiring.

Thank you,

Nathaniel Taylor

A thick black horizontal bar redacting the signature of Nathaniel Taylor.

7/11/22

Dear Mayor and council members

This e mail is in reference to the new proposed zoning laws of Atherton.

My wife Swati (CCed) and I have been living in Atherton for the past 20 years. When we relocated to the Bay Area we had option to live in Hillsboro, Los Altos Hills or Atherton. We specifically chose our home at 484 Walsh Rd due to the character and density of the town. We were attracted by the 100 year old rural nature of the town . We are now surprised to hear about the proposed change allowing the state housing authority (HCD) requiring Atherton to add 348 additional dwelling units to the Town's existing 2,500 residences over the next eight years. This would be a 375% increase over the last Housing Element requirements.

Via this e mail we would like to submit our strong objection to this proposal.

Happy to discuss this further.

Best

Swati and Vijay Advani

[Redacted signature]

7/11/22

Dear Councilmembers,

I am a part-time resident of Woodside Heights - the neighbor directly across The Alameda from the Polhemus property being re-zoned. We have owned [REDACTED] since 2007, and use the roads of our neighborhood to drive to The Alameda on errands in Menlo Park & Palo Alto. So, we've very familiar with the traffic patterns.

We firmly believe that adding a high density housing unit would be very detrimental to both traffic patterns/congestion, safety for children crossing the road and generally be an odd eyesore in what is a single family area since the beginning. We would highly recommend against doing this and would hope that council members do the traffic and safety research for The Alameda in that area and the impact on traffic within the adjacent & beautiful Polhemus neighborhood.

We are definitely sympathetic to the need for additional and lower cost housing in the area but the selection of 290 Polhemus is not optimal, and we would suggest that other potential locations be considered.

Thank you for your consideration of those who are impacted by this important decision.

Thank you,
Mark & Yvonne Templeton

6/12/22

Dear Town Council,

I support the concept of the update to the general housing plan for Atherton and the Town's responsibility to conform to the State's housing mandate. I too appreciate our town 's current environment but also understand that circumstances require us to rethink long held traditions and support combined needs of California's communities and population's housing needs. What I have seen of the Council's approach to this issue so far seems reasonable to me.

Thanks for your work in balancing a diverse ste of needs and opnions.

Julie MacLean

██████████

7/11/22

Dear City Council Members.

First, thank you for the work you are doing on trying to formulate a Housing Element Plan to comply with an arbitrary and potentially illegal state mandate.

My wife and I have lived at [REDACTED] for over 35 years where we have raised our 5 children and where we now enjoy visits from our 5 (soon to be 6) grandchildren. We moved here from Menlo Park, where I grew up, so we could enjoy the lower density and quieter streets of Atherton. Please do not take actions that would change the character of our unique Town, particularly on properties that are in the center of the Town.

We are strongly OPPOSED to the proposed upzoning of the Polhemus, Atherton Avenue, and Santiago properties for many reasons which we can enumerate in a future communication. After listening to council deliberations, it seems clear to us that you and the Town can submit a reasonable plan without including these specific properties, in what is a negotiation with the state, and we urge you to do so.

Thank you for your consideration, and good luck.

Mike Child

Renee Child

[REDACTED]

6/15/22

Atherton Council,

I believe this is misplaced effort to make 32 units in a 4 acre lot on Atherton Ave.

I would instead build 4-8 houses here and give 30 ADU permits by encouraging the existing homeowners to build ADUs. Currently, the Town is at best a roadblock to get any ADU construction completed. For example, I had requested for an ADU permit and at every step, the team at the Town office has slowed us down. It has been 6 months from start of permit process, and we are in the final stages, but there is no organized effort to increase ADU's – in fact, there is every incentive to slow it down.

Thanks

Rajeev Madhavan

6/10/22

We are writing to you today regarding a proposed development of 32 townhouses at 170 Atherton Avenue (Atherton Avenue across from Barry Lane). This development is part of Atherton's proposed plan to meet CA housing mandates. This development would allow 32 new units to be constructed on 4 acres, which is currently zoned for 4 single family units. As noted in the most recent Town Council Meeting, the owner of 170 Atherton Avenue has agreed to this plan and has identified a developer.

If you have concerns about this proposal, we urge you to contact your City Council members now. To contact all members of the Council, please email council@ci.atherton.ca.us; To email individual council members, please see [Atherton City Council](#) listing.

The town is finalizing its plan NOW. Once the plan is published, there will be a 30 day comment period and then the plan will be submitted to the CA Department of Housing and Community Development. (The town website states this will happen between June and September.)

There are several other options to meet the state mandate of 348 units over the next 8 years, including Atherton's commitment to authorize 35 ADUs (Accessory Dwelling Units) per year (yield 280 units), SB9 lot splits, townhomes in higher density areas (El Camino corridor), and faculty housing on the Menlo College campus. For more information about the proposed developments, please see the attached articles explaining the town's plan.

This is a very time sensitive matter.

Thank you.

Elizabeth and John Kerrigan
[REDACTED]

Carley and Paul Rydberg
[REDACTED]

6/10/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

We recently learned of the proposed multi-family development that is being considered in Atherton via an overlay of zones in Atherton. In moving to Atherton and specifically to Atherton Avenue in 2015 one of our main concerns was whether the town had ample infrastructure to support the tremendous growth in the neighboring communities and the associated pressure it creates on roads, services and facilities generally. In studying the town's governance it has been our understanding that any changes to the zoning would require a change to the General Plan which has a thorough and thoughtful process with input from many constituencies. We do not think the Atherton road structure and design nor the police support among other factors is adequate to scale to the increased needs of more families and greater density created by adding multi-family housing to the town. The roads are already congested such that it takes 3x as long as it should to travel across Atherton Avenue to the two perpendicular multi lane high ways during busy hours of 8-10 and 4-6. Not to mention the significant level of robberies and larceny that take place each week. The crime has become so bad many families are employing private security including our family. To be clear we are writing this letter to communicate our objection to the creation of multifamily overlay zones in Atherton. Multifamily development is prohibited in the Atherton General Plan and any change in zoning and land use rules should only be considered after a thoughtful General Plan amendment process, that includes significant community outreach, participation and comment.

Please remove all multifamily overlay zoning projects from the Housing Element which will be submitted to the state in July.

Thank you,
Anthony Noto

--

Anthony Noto

Hello,

I am a local resident and I just learned of the zoning initiative for the corner of Alameda de Las Pulgas and Polhemus Ave. I am very concerned about the housing initiative that is on the table to add 40 Town homes on the 5 acre lot on this corner.

My children attend school in Atherton and we drive this route daily. I have huge concerns regarding Safety and Traffic issues that would result if this initiative passes. We also need to preserve the open land that we have wherever possible. Maybe this space could be used as a protected park for the town of Atherton. My husband, Bill Makris, and I both oppose this re-zoning initiative.

Sophie C Makris

6/13/22

Dear Council Members,

Atherton was founded 100 years ago as a low density, residential community, committed to preserving the scenic, rural and open space character of the Town. Our General Plan specifically prohibits any type of high density or commercial development. Any type of rezoning that could allow high density development would inalterably change the character of our community. My husband Wyn and I have been residents since 1967 and we are against any zoning that will negatively affect the spacious feel of our town among the oak trees with its high land to building ratio. As our elected representatives, it is your duty to sustain these characteristics. Thank you for your service to us.

Rita Wachhorst and Wyn Wachhorst

[REDACTED]

7/11/22

Ralph,

My family moved to 349 Fletcher in 2017 and have thoroughly enjoyed the neighborhood and getting to know the wonderful residents nearby. Our two kids have attended Menlo Park and Atherton schools (Las Lomitas and La Entrada) and enjoyed taking the bus that stopped right in front of our house. We are currently building our dream home and expect to complete it by the end of 2022. One of the things that attracted us to the neighborhood was how walkable the streets were and the relative lack of car traffic on Fletcher.

We have just heard about the town's plans to build a 40 unit townhome complex at 290 Polhemus. It is very disappointing that we are just hearing about this and were given no opportunity to comment. We vigorously object to this plan for several reasons:

1. **Traffic escalation.**

The traffic pre-Covid in our area was already beginning to escalate with back to back cars on Alameda stretching from Woodside Road to about Camino Al Lago in both directions during the morning and afternoon commute. Because of this significant back-up, what started to happen is that cars would turn on Fletcher to drive around the loop to get to Atherton Ave, clearly in a rush and breaking the speed limit and speed by our driveway (we are basically on a blind curve). There were several times when these cars nearly hit our children either waiting for the bus or as they were walking around the street in the early evening. Now that we are "post" Covid it is clear that traffic has already reverted back to the volume we experienced in 2019. This townhome complex would significantly exacerbate this issue. We left our prior home exactly for this reason and this was one of the main advantages of living on Fletcher.

2. **Parking congestion.**

We walk regularly around Fletcher and also cross Alameda to Polhemus. There have already been several times when we have almost been hit by cars on Fletcher or Alameda. Adding all of these units means more cars, which means Fletcher will be littered with parked cars. This presents a further hazard for residents that have to walk around these cars, since there are no sidewalks on Fletcher or Alameda.

3. **Centrality.**

290 Polhemus is not, in our opinion, "on the periphery". If that's the case then are we not considered true Atherton residents? 290 Polhemus is surrounded by Atherton residents on all sides.

Thank you for your consideration,

Dave and Katya Chen


6/12/22

Mr. Robinson,

My name is Katie Snow and I am the House Manager at 28 Selby Lane. Although I wish it was, it is no secret who owns the house where I work five days a week. It is also no secret that this property backs up directly to 23 Oakwood where the town's current Housing Element proposal is showing the addition of three-story buildings, totaling 26 units.

I know residents of both Redwood City and Atherton have brought up many concerns with this particular development, so I will not repeat them here. What may be less understood and what I can speak to is the impact this proposal will certainly have on the family's privacy and safety.

They have already had to move from one Atherton home after a greedy developer talked with the Press and made it so that a simple Google search revealed their previous address.

This privacy breach left them vulnerable to unannounced strangers stopping by at all hours of the day, the children being harassed through the gate, and a literal stalker who followed members of the family leaving the home.

Even after all this, the family still believed that Atherton could provide the safest place to raise their children in peace and hopes to make [REDACTED] their forever home.

After a year at their current residence with no public address leaks, just the IDEA of townhomes has compromised that. The community is abuzz about the location of the family's property and what they think of the proposal. Multiple residents of the Town and neighboring cities have written letters regarding the Housing Element to their personal residence with the homeowners' real names on the envelopes - unknowingly putting the family at risk. (We use an offsite mailbox for anything with their real names on it and aliases for anything sent to their personal residence.) Imagine the safety issues of a three-story building overlooking their backyard.

Considering the impact on this family who only has access to privacy and security within the gates of their Atherton home, we respectfully ask that the 23 Oakwood development be removed from the Housing Element submission on July 27, 2022.

Sincerely,
Katie Snow
House Manager

7/11/22

Hello,

Please note that we are opposed to the proposed project at 170 Atherton Avenue which would include the development of 32 townhouses. Please remove 170 Atherton Avenue from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.

The Town of Atherton since its incorporation in 1923 has been a residential community. The General Plan states: Land uses which diminish the open space character of the Town, such as commercial and high-density residential uses, shall be prohibited.

Sincerely,

Norm & Jill Fogelsong



6/22/22

Dear Mr. Robinson:

We are writing regarding the recent notice from the Town of Atherton regarding the proposed rezoning of several properties in Atherton to increase housing density.

While we support increasing housing density statewide to allow for more affordable housing for local populations, we have several concerns with the current proposal for the Town of Atherton. Among the 9 proposed properties for rezoning, the only property that is proposed with a 16 units/acre density is the property at 23 Oakwood Blvd. This creates an opportunity for a developer to construct up to 26 townhomes on this ~1.5-acre site. The remaining proposed sites for increased housing density are proposed as 6 units/acre or 8 units/acre. We are concerned that singling-out of this property to have **more than double** the density compared to all the other Atherton sites is not considering important topics, including the following:

- The townhomes will be constructed with lot sizes out of proportion with the local community (where lots are mostly 8,000+ sq.ft.)
- These 26 townhomes (with likely 50+ additional cars) will create a significant traffic impact on a non-major thoroughfare (Oakwood Blvd). Given no sidewalks in the area and a busy walking area for local residents, this adds significant safety hazards to the area.
- A significant impact on local parking constraints with new residents and their guests potentially now parking on East and West Oakwood Blvd and Selby Lane.
- Inequity with the singling out of the denser home construction **ONLY** on the site bordering the lower socioeconomic status and higher diversity of Redwood City.
- (other points that you have to add) I've heard:
 - Not good urban planning. Multifamily housing should be located at places zoned for higher density
 - already on larger streets not in small residential areas that cannot accommodate the traffic, or are not connected to public transportation hubs, etc.
 - The original plan did not include 23 Oakwood but it was added due to an owner request (haphazard, self-servicing to increase a particular property's value, and bad policy process overall)

We believe that the current proposal has not considered these impacts adequately and strongly suggest that the density of new construction should at the **very least** be equitable across regions. Further, we suggest that proper evaluation of traffic impacts, safety impacts, and property value impacts to local communities should be performed before agreeing on a proposal.

Sincerely,

Anuj Gaggar MD PhD and Aracely Tamayo PhD



6/24/22

Dear Mr. Robinson:

We are writing regarding the recent notice from the Town of Atherton regarding the proposed rezoning of several properties in Atherton to increase housing density.

While we support increasing housing density statewide to allow for more affordable housing for local populations, we have several concerns with the current proposal for the Town of Atherton. Among the 9 proposed properties for rezoning, the only property that is proposed with a 16 units/acre density is the property at 23 Oakwood Blvd. This creates an opportunity for a developer to construct up to 26 townhomes on this ~1.5-acre site. The remaining proposed sites for increased housing density are proposed as 6 units/acre or 8 units/acre. We are concerned that singling-out of this property to have **more than double** the density compared to all the other Atherton sites is not considering important topics, including the following:

- The townhomes will be constructed with lot sizes out of proportion with the local community (where lots are mostly 8,000+ sq.ft.)
- These 26 townhomes (with likely 50+ additional cars) will create a significant traffic impact on a non-major thoroughfare (Oakwood Blvd). Given no sidewalks in the area and a busy walking area for local residents, this adds significant safety hazards to the area.
- A significant impact on local parking constraints with new residents and their guests potentially now parking on East and West Oakwood Blvd and Selby Lane.
- Inequity with the singling out of the denser home construction **ONLY** on the site bordering the lower socioeconomic status and higher diversity of Redwood City.
- The proposal represents poor urban planning. Multifamily housing should be located at places specifically zoned for higher density already or on larger streets that can accommodate for the increased traffic or connected to public transportation and transportation hubs.
- Please note that the original plan did not include 23 Oakwood but was subsequently added only upon owners' request. This motion is self-serving to increase property value and does not consider the compromised safety (from added traffic, cars, people, etc) and other consequences.

We believe that the current proposal has not considered these impacts adequately and strongly suggest that the density of new construction should at the **very least** be equitable across regions. Further, we suggest that proper evaluation of traffic impacts, safety impacts, and property value impacts to local communities should be performed before agreeing on a proposal.

Regards,

Julia Maltzman


6/22/22

Dear Mr. Robinson:

We are writing regarding the recent notice from the Town of Atherton regarding the proposed rezoning of several properties in Atherton to increase housing density.

While we support increasing housing density statewide to allow for more affordable housing for local populations, we have several concerns with the current proposal for the Town of Atherton. Among the 9 proposed properties for rezoning, the only property that is proposed with a 16 units/acre density is the property at 23 Oakwood Blvd. This creates an opportunity for a developer to construct up to 26 townhomes on this ~1.5-acre site. The remaining proposed sites for increased housing density are proposed as 6 units/acre or 8 units/acre. We are concerned that singling-out of this property to have **more than double** the density compared to all the other Atherton sites is not considering important topics, including the following:

- The townhomes will be constructed with lot sizes out of proportion with the local community (where lots are mostly 8,000+ sq.ft.)
- These 26 townhomes (with likely 50+ additional cars) will create a significant traffic impact on a non-major thoroughfare (Oakwood Blvd). Given no sidewalks in the area and a busy walking area for local residents, this adds significant safety hazards to the area.
- A significant impact on local parking constraints with new residents and their guests potentially now parking on East and West Oakwood Blvd and Selby Lane.
- Inequity with the singling out of the denser home construction ONLY on the site bordering the lower socioeconomic status and higher diversity of Redwood City.
- (other points that you have to add) I've heard:
 - Not good urban planning. Multifamily housing should be located at places zoned for higher density
 - already on larger streets not in small residential areas that cannot accommodate the traffic, or are not connected to public transportation hubs, etc.
 - The original plan did not include 23 Oakwood but it was added due to an owner request (haphazard, self-servicing to increase a particular property's value, and bad policy process overall)

We believe that the current proposal has not considered these impacts adequately and strongly suggest that the density of new construction should at the **very least** be equitable across regions. Further, we suggest that proper evaluation of traffic impacts, safety impacts, and property value impacts to local communities should be performed before agreeing on a proposal.

Sincerely,

Paul and Jasmin Limbrey



6/22/22

June 22, 2022

Dear Mr. Robinson:

We are writing in response to the recent notice from the Town of Atherton regarding the proposed rezoning of several properties in Atherton to increase housing density. In particular, we are writing in regard to 23 Oakwood Blvd, which is close to our home—but beyond the 500 feet to have received a notification from Atherton.

We do indeed support the statewide mandate to increase housing density to allow for more affordable housing for local populations, and we have several concerns with the current proposal for the Town of Atherton's proposal for 23 Oakwood Blvd. Listed below are our concerns, which we respectfully request you to consider.

1. Of the 9 proposed properties for rezoning, the only property that is proposed with a 16 units/acre density is the property at 23 Oakwood Blvd. All the other properties are proposed for 6 -8 units/acre. Please address why Atherton has selected one parcel for a much higher density than the other units, even though the access road is limited.
2. The current Atherton zoning proposal would allow a developer to construct up to 26 townhomes on this ~1.5-acre site. This is more than double the density compared to the other Atherton sites, despite them all being in similar residential areas.
3. The proposed development of 26 townhomes will create a significant traffic impact on Oakwood Blvd. Assuming each household has two cars, this will be an additional 50+ cars using a road that is already overly used as a cut through to the traffic light onto El Camino and to Woodside Road.
4. In addition, the roads are used as part of the bicycle route and for pedestrians (including children walking to school), but the roads do not have sidewalks. We respectfully request Atherton to address this safety hazard that would be created by a large development on Oakwood Blvd. Finally, during morning rush hour, Oakwood Blvd already backs up significantly due to the high density of traffic on Selby Lane. How will the developer and Atherton address the increased number of cars needing to access Selby Lane during rush hour?
4. The 23 Oakwood Blvd lot is long and narrow. Please address how you will ensure emergency vehicles will be able to access the roads. Given the recent fire in Emerald Hills, we all need to be vigilant that firefighters can access all areas quickly and safely.
5. In the past ten years, the west side of Oakwood Blvd has already added two small lanes with an additional six homes. The circle was not designed to become a major thoroughfare but is already becoming so. We request that you consider requiring any developer near Oakwood Blvd address traffic flow and management with remedies such as but not limited to a traffic light at Selby Lane and El Camino Real, funding for sidewalks on the Oakwood Blvd circle, and a stop sign (with appropriate traffic studies) at the the intersection of Oakwood and Oakwood.
4. The impact of an increased population on our schools and community recreation centers. Currently, these children would need to cross El Camino to access their local school, unless they attend Selby Lane School. Where will the children play? Will there be recreational opportunities on the property? Knowing that the children will be on the border of two communities but in the same school, can the developer open the recreational areas to the larger community?
4. The 23 Oakwood Blvd area has a significant amount of flooding during the rainy season. How will Atherton address stormwater management? What remedies will be taken to ensure that flooding issues will be diminished, rather than exacerbated?
5. 23 Oakwood Blvd has beautiful trees on the property. How will Atherton ensure that any heritage trees and other plants that provide shade, thus reducing warming, will be protected during construction?
4. Finally, we ask that you expand your communication circle to include all of Oakwood Blvd and not just the 500 feet beyond 23 Oakwood Blvd. Oakwood Blvd is a welcoming community that supports diversity and compassion—we hope that Atherton will extend that courtesy to its neighbors as it works to address the state mandate.

Sincerely,
Albert T Cheung, MD and Jennifer Pollock Cheung

Bill,

Thank you for getting back to me so quickly. I have known Don and David Arata my entire life, 43 years, and my family has been neighbors with the Aratas for 60+ years. Don nor David have NEVER mentioned this to myself or my mother, Pam. My property, [REDACTED] in my name and has been since it left my grandmother's trust. The house has never been in my mothers name. The town of Atherton has never informed me about this rezoning or development, even though the entire length of my property runs along 23 Oakwood and will be GREATLY affected. I believe since I am a property owner in Redwood City and would be the MOST affected I've been overlooked on purpose by both the Aratas and the town of Atherton. Also, I have personally spoken to several properties that border and share a good neighbor fence with 23 Oakwood and as of 6/23/22 had never heard from the Arata's about any of this and heard for the first time yesterday (6/23.) I understand notices were sent to residences of Atherton but nothing to any residences of Redwood City, as far as I have discovered, even though they may be affected. I spoke to the home owners at 28 Selby Ln, Steph and Ayesha Curry, and they said they were only learning about this yesterday. 23 Oakwood is the length of their entire backyard opposite of my side yard. Knowing they paid over 30 million for their home I'm sure they don't want years of construction dust and noise, and scores of townhouses in their backyard. I also spoke to Don and Alberta Delnevo, the owners at 63 Cebalo Ln. Atherton, CA 94027, whom also share a good neighbor fence with the Arata's. They are fiercely opposed to this as well and the Aratas never spoke to them either. I have asked them to email and call with their feelings. The owners at 435 and 437 E Oakwood were also not notified by the Aratas or the town of Atherton. These properties also share a good neighbor fence with 23 Oakwood. I have spoken to them and they have sent in letters already in opposition. I have heard the Wylie family at 22 Oakwood is very opposed to the rezoning of 23 Oakwood. The property at 15 Oakwood would also be overwhelmed by townhouses, similarly to me, given their side yard borders 23 Oakwood. I plan on speaking to them this week. Allowing these multi family homes would create massive construction dust and noise for years then shadows and windows and large buildings lining and ruining my entire home and beautiful backyard as well as looming over the 28 Selby Lane property, 435 and 437 E Oakwood, 15 Oakwood, and 63 Cebalo Ln properties. No doubt 28 Selby Ln does not want 2 story townhouses looking into their private backyard so Atherton can meet a mandate. Also, numerous heritage trees line and cover the Arata property, to cut those down would be horrifying. My property is by far the most affected or at least equal to 28 Selby Ln and 15 Oakwood yet I have not been contacted or taken into any consideration. If I had known about this sooner than yesterday, believe me, you would have known and heard from me immediately. I'm sure you can look back and see if I have been sent anything from the town to verify my exclusion of notification. To allow 26 townhouses to be built in a small quaint neighborhood is devastating and a ridiculous idea. The fact that Don brought this to you guys is unbelievable to me and so greedy and money hungry to do this to his mother Evelyn's beautiful property and neighborhood- she would be appalled by his behavior and concept. Evelyn was one of my favorite neighbors growing up. When my dad passed away unexpectedly in 2006, it was Evelyn who added a prayer for him to be said at mass every Sunday for a year. She was an amazing woman and would never want any of this!

I understand possibly splitting the property into two and making two beautiful homes, but to build 26 multi family units is absolutely insane. You stated that Don had planned to speak to the neighbors again or in many cases for the first time ever, when did he plan on doing this? Thank you again. I plea to you not to vote for this rezoning of multi family homes at 23 Oakwood and to encourage the council to vote against it also. What about the polo fields you could build something large enough to cover the increase the state is requiring or ask residents to donate to Menlo Collage to build bigger housing there? Or just keep fighting against the mandate? Once 26 townhouses are built we can never take them away!! I know 23 Oakwood checks off a box for the town on numbers for the mandate but what about your residents and neighbors and how it affects them? I hope and pray you can find another solution and stop any multi family rezoning of 23 Oakwood located in this small quiet neighborhood. This is not just a "border of town" where you can stick 26 homes that don't belong because it's easy, and the Arata's are money hungry- This is my and Steph and Ayesha Curry's complete length of side and back yards respectively!! This is not just my and many long term resident's homes, but our sanctuaries and even livelihoods. Please fight for me and my neighbors and find somewhere more dense that calls for so many homes, for instance along the El Camino or Alameda. Thank you for your time and consideration. Please let me know your thoughts and any advice on how to stop this would be greatly appreciated!

Best Wishes,
Stephanie Sargent

6/24/22

Hello Ralph & Stephanie,

My name is Aquiles Alvarez, [REDACTED]

I appreciate the outreach on your proposed process of obtaining your RHNA numbers required by the State. The number of units required is substantial just as it is for all other cities and towns that must comply. I received this information from a neighbor that is within your 500ft radius requirement.

I know this is not an easy process for you since your zoning is basically R1-A, and R1-B. You don't have the scaled higher density zoning districts, as other cities, and towns do, and I don't believe you have the time to create them by the end of the year. These types of districts would have been more helpful for you. But you are under a time crunch and selecting properties to densify from what I see that you have selected, is purely random. Further, to choose 23 Oakwood Dr as your highest density zoning feels discriminatory and unlawful, since this property is contiguous to Redwood City, and therefore why not shove this density at that border. Redwood City is a lesser valued city anyway. This is just as random as picking the 4-acre parcel, 170 Atherton Ave, part of the Fisher Family's 8-acre estate. Why didn't you consider one of the largest parcels in West Atherton along with its 2 contiguous parcels to the west that border Monte Vista and Atherton Ave, that are under the same ownership- 237 Atherton Ave? These properties in total are approximately 12.25 acres, along with the fact that they are basically vacant lots. Or for that matter the balance of the Fisher Estate, the 2 contiguous 2-acre parcels to 170 Atherton Ave?

I believe your Town should consider in the immediate future, implementing a plan that creates higher density districts. This should look like your neighboring cities where the highest density is located with your El Camino properties and then zoning tapers in density as you go further east or west. How you define the boundaries and sizes of these new zones is sensitive and should be respectfully considered. Also having higher density by City Hall, at Hollbrook-Palmer Park, and your other public entities should be a given. For example, the properties that are clustered around Menlo Atherton High School; 212 to 246 Oak Grove Ave, 12 homes approximately 1-acre each, or the east end of Hollbrook-Palmer Park- the parking lot and field, that appears very feasible to densify. But as I said, I don't see how you can properly do this by the end of this year, to fully consider your predicament. These choices for properties need to be carefully thought of, and vetted through a more transparent and public process and not just a 500ft radius for communications either. This affects your whole town as well as those in Menlo Park and Redwood City. This emergency type of approach effects our lives forever with this pressure you have and forcing a quick decision on all of us.

I truly hope you consider the long term implications of your actions, and not just hastily fulfill the 348 required RHNA units for the next 8 year cycle. When the next cycle comes up, what will your approach be then? Another selection of random properties? Do the right thing, create the density zoning districts as others have done. Atherton does need to change a little, but it can change in a way that you will be proud of and that your residents will be thankful to have you as leaders of their community. I, of course, will know that Atherton is truly a leader in making the right change that not only benefits their Town but also cares about their neighbors. It won't be easy but who said that it would be? Projects like this are worth the process. I am certain of that. I am honored to have such a town as a neighbor and for all the right reasons.

Please acknowledge receipt of this email- thank you.

I wish you well,
Aquiles Alvarez

6/23/22

June 23, 2022

Dear Mr. Robinson:

I am writing regarding the recent notice from the Town of Atherton regarding the proposed rezoning of several properties in Atherton to increase housing density.

I am in favor of greater housing density, but have some concerns about the 23 Oakwood proposal of 26 townhomes. My main concern is whether or not the surrounding infrastructure would be able to keep up. This will potentially significantly increase the traffic on Oakwood and also the number of cars trying to park on the streets around there. Will the proposal include enough parking on the site for all the residents and most of their guests? There is already some competition for parking in the area on trash days in particular.

I also know that this is a major walking, biking and running route for folks (including myself who bikes it as my primary form of commute). Increasing the car traffic here may make it more dangerous. I think if sidewalks and/or bike lanes were also added it would be very beneficial. If wishes were fishes I would also love a sidewalk/bike lane on the Atherton stretch of El Camino, it feels very scary to bike there.

Sincerely,

Tynan Smith



Atherton City Council Members, City Manager Rodericks and City Planner Lisa-Costa Sanders,

I am Dan Alberti, a long-time Atherton resident. My wife, Gail Alberti, and I have lived at [REDACTED] for 36 years, raising our children here, while participating in community activities from coaching Little League, to volunteering on various Town and School committees, including my work on the Atherton Heritage Tree Committee with Sally Bentz, where I used my 45 years of experience as a litigation attorney to work on the foundational rules and regulations which ultimately evolved into the Atherton Heritage Tree Ordinance.

As will be seen below in Exhibit 1, I first became aware of the relatively secretive decision by the City Council to include 290 Polhemus within the overdue Draft Housing Element Update when I read about it on 6/2/2022 in the Almanac Online. Again, as described in Exhibit 1, I immediately reviewed every bit of information on the Atherton website relating to the Housing Element Update, including a painstaking review of videos of every City Council meeting that dealt in any way with the Draft Housing Element Update before it was hurriedly published on 6/10/2022. As I am sure the Council is aware of by now that Town residents are furious about the Council's unilateral decision to not communicate with them about 290 Polhemus Avenue before voting to include this property in the Draft Housing Element Update.

My comments and objections outlined below, pursuant to the California Government Code, are to be included in any submission by Atherton to the California Department of Housing and Community Development (HCD) if 290 Polhemus is actually included within the Housing Element Update that Atherton must submit to HCD after the 30 day comment period. I also intend to directly present HCD with my comments and objections, which are based on critical factual and legal problems with the inclusion of 290 Polhemus in the Atherton Draft Housing Element Update.

As Melinda Coy, an HCD Land Use and Planning Manager stated, "During the housing element review process, we really appreciate third-party comments that give us that on-the-ground perspective on sites."

1) CALIFORNIA'S ENACTMENT OF SIGNIFICANT CHANGES IN ITS HOUSING LAWS BEGINNING IN 2017 NOW REQUIRES ATHERTON, AND OTHER CALIFORNIA CITIES, TO PROVE THAT A SITE REFLECTED IN THIS CURRENT HOUSING ELEMENT PROCESS IS TRULY AVAILABLE, THAT IS IT HAS A REALISTIC AND DEMONSTRATED POTENTIAL FOR REDEVELOPMENT DURING THE PLANNING PERIOD TO MEET THE LOCALITY'S HOUSING NEEDS FOR A DESIGNATED INCOME LEVEL. – Gov. Code section -65583, subd.(a)(3)

In the past California cities got away with submitting Housing Element reports that did not have any requirement to prove to the HCD that the Inventory of allegedly suitable sites described in their Housing Element Updates had any realistic potential to be available for development during the Housing Element's eight year planning period.

Under current California Housing law, The Government Code now specifies that if a City is relying on non-vacant sites (like 290 Polhemus – which is listed as a "non-vacant site" in the 2015-2023 Atherton Housing Element AND the current Draft Housing Element Update) when identifying parcels available for lower income housing development, it must prove that there is a realistic probability that the current use of the non-vacant property at issue will be discontinued, and not impede the proclaimed projection of residential development.

AB 1397, which formed the basis for the changes in California housing law in 2017, created a Presumption that an existing use will "impede additional residential development absent findings based on Substantial Evidence that the use is likely to be discontinued during the planning period." Gov. Code section 65583.2(g)(2).

The law now requires that an inventory of land described as "available" for residential development during a planning period must have a realistic and demonstrated potential for said redevelopment. Gov. Code. Section 65583 subd. (a)(3).

A careful review of what is NOT incorporated in the Draft Housing Element Update, along with some important facts- described below- that were also NOT included in the Draft Housing Element Update- makes it crystal clear that the City

ATTACHMENT 3

Council's attempt to shoe-horn 290 Polhemus into the Draft Housing Element Update violates the controlling California Housing Law outlined above. This action rightfully upset an untold number of long-time residents by the Council's "out of the blue", without ANY public participation prior to its decision at its 5/24/2022 Council meeting, to suddenly include 290 Polhemus as an available site to spawn 40 multi-family houses on property where one person currently lives! To be clear- this failure to engage with residents about 290 Polhemus until AFTER their decision is another violation of California law- see Gov. Code section 65583 subd.(c) (9).

2) FACTS THAT ARE RELEVANT AS TO WHY THE CITY COUNCIL IMPROPERLY AND UNLAWFULLY INCLUDED 290 POLHEMUS IN THE ATHERTON DRAFT HOUSING ELEMENT REPORT DATED 6/10/2022

290 Polhemus is owned by Ann Ramsay. The property was first purchased by Ms. Ramsay's grandparents in 1922. Ms. Ramsay grew up on the land which is now 290 Polhemus. She has lived there for many years. She has a human connection, and sincere respect for this property that has been in her family for 100 years. I understand that she is adamant about not allowing 290 Polhemus Avenue be used by the Town of Atherton in any submission to the HDC as an allegedly viable site for multi-unit housing during the next 8 years. In this regard I understand that Ms. Ramsay has made it clear IN WRITING to the Atherton City Council, yet the council persisted in including her property in the 6/10/2022 Draft Housing Element Update, that she:

- 1) Has NO intention of selling her property
- 2) Will not allow her property to be used for any purpose relating to multi-unit housing, including objecting to any attempt by the City Council to mislead the HDC that 290 Polhemus will be available for construction of 40 multi-unit houses between 2023 and 2031.
- 3) Is very upset by the City Council's outrageously arrogant position in which it continues to include her property in the Draft Housing Element Update, even after she made it clear that she is NOT going to sell her "non-vacant" property, over the next 8 years!

Looking at the facts above It doesn't take a legal scholar to conclude that the Atherton City Council is not going to be able to fulfill its legal duty under Gov Code section 65583.2(g)(2) to "evidence that the current use of 290 Polhemus (with Ms. Ramsay's continuing to live on her property) is going to be discontinued during the planning period." With this linkage of the relevant facts regarding Ms. Ramsay's ability to rightfully control the use of her property, and the law, outlined above, 290 Polhemus cannot legally be considered a viable "Available" site for inclusion in Atherton's Housing Element Update submission to HCD.

Under these circumstances attempting to pass 290 Polhemus off as a truly "available" site to be included in the Housing Element's available Site Inventory will cause HCD to rightfully be more aggressive in drilling down on all of the other segments in the Housing Element Update, with an assumption that if Atherton is bold enough, or desperate enough, to try to dupe HCD that Polhemus is available, there may be other issues in the Housing Element that need more focused review.

3) HCD REQUIRES THAT A LOCAL GOVERNMENT MUST MAKE A DILIGENT EFFORT TO ACHIEVE PUBLIC PARTICIPATION IN THEIR COMMUNITY IN THE DEVELOPMENT OF THE SITES TO BE USED IN A HOUSING ELEMENT--Gov. Code section 65583 subd. c(9)

Atherton's DRAFT Housing Element Update at pg. 89, section 3.900 proclaims "Extensive Public engagement is an essential component the housing element update process."

As seen in exhibit 1, below, on 6/3/2022 I raised my discontent with the City Council, directing the email to Mayor DeGolia, about my discovery of 290 Polhemus being voted on by the City Council at a meeting on 5/24/2022, by way of an after the fact article in the Almanac Online. To Mayor DeGolia's credit, he admitted the impropriety of Atherton not interacting with residents about 290 Polhemus before they voted on the matter on 5/24. I did not hear from any other council member or staff but, suffice it to say, by the Council including 290 Polhemus in the 6/10/2022 Housing Element

ATTACHMENT 3

Update, even in the face of numerous concerned, and outraged residents, causes one to wonder just what the Council thinks about its fundamental fiduciary duties to serve its residents

CONCLUSION-

With an understanding that this initial comment /submission just dealt with why 290 Polhemus should not be included in the Housing Element Update because it cannot be considered an "available" site under the law, I did not address the unsuitability issues of the property, which are numerous. If any recipient of this submission believes that 290 Polhemus is actually a legally available site after reviewing the facts and the law outlined above I would appreciate reviewing your analysis. Until that time, I will defer to other residents who I am sure will frame the obvious EIR based, traffic, infrastructure, etc. unsuitability issues that should be moot once the property is properly found to be "unavailable" under the law.

Respectfully submitted,

Dan Alberti

████████████████████

George,

I am requesting that you review the Menlo College section of the Housing Element with Lisa at Good City Company. It might be possible for Atherton to include Menlo College as a possible location for additional housing units in the Housing Element submitted to the state.

I met this morning with Steven Weiner, President of Menlo College. Menlo College is in the silent phase of \$100M Centennial Campaign which started in 2017 and ends in 2027. He is interested in building more faculty and staff housing on campus if the Menlo College can raise the money. This idea is not actionable today but is definitely a possibility in the next eight years.

The draft Housing Element states that Menlo College has a need for housing but funding has been a barrier to housing production. Menlo College is finishing a dorm for 288 students and raised over \$27M to fund this housing project. Unfortunately, the dorm does not satisfy the state requirements for inclusion in the Housing Element but shows that Menlo College is capable of raising money.

The Housing Element describes three locations on campus but these are not the likely locations. Menlo College has preliminary architectural plans for faculty and staff housing where four old homes face the O'Brian Parking Lot. The plan showed that the site could accommodate eighteen dwelling units in a two-story plan. Since Atherton will now permit a three-story building the location could accommodate more than eighteen units.

Exhibit A to my letter is a cut and paste below of pages 81 and 82 of the draft Housing Element relating to Menlo College and articles regarding the new dorm on campus.

Thank you for your consideration of my request.

Best wishes,

Jeff Morris

Exhibit A

Articles on the new dorm at Menlo College:

<https://www.almanacnews.com/news/2021/05/20/menlo-college-breaks-ground-on-housing-project>

<https://almanacnews.com/news/2020/06/25/atherton-city-council-greenlights-new-three-story-menlo-college-dormitory>

Housing Element: June 10, 2022 draft – Pages 81 and 82

Menlo College currently has 21 housing units for faculty and staff. Most of those housing units are rented at rates affordable to low- and moderate-income households. In recent discussions between the College President and senior Atherton Planning Staff, the President indicated that the College is very interested in providing additional housing on campus. He stated that there is always a demand for additional housing, that the existing units are almost always 100% occupied, and that shortage of affordable housing is a barrier to hiring. However, funding has been a barrier to housing production in the past.

Some possible ideas for faculty and staff housing on the Menlo College campus include:

ATTACHMENT 3

- Construction of new **library and dining hall buildings** (separate buildings) with podium parking at ground level, 1 or 2 levels for the library and dining hall, and 1 or 2 stories of **housing above**(maximum 3 stories over parking). The majority of the housing units would be set-aside for low- and moderate-income faculty and staff households.
- Construction of a multi-family housing project on the site of the **O'Brian Parking Lot** at the corner of El Camino Real and Alejandra Avenue. The building could have podium parking at ground level and 3 stories of housing above. Most of the housing units would be set-aside for low- and moderate-income faculty and staff households.
- Construction of a new classroom building on the site of the **existing Florence Moore Building** with podium parking at ground level and 2 stories of classrooms above and one story of housing on top. Most of the housing units would be set-aside for low- and moderate income faculty and staff households. To facilitate development of additional multi-family housing at public and private schools the Town proposes to amend the zoning ordinance as follows:
 - Amend the PFS Zoning District to increase the height limit from existing 34 feet to a maximum of three stories over parking where at least 33% of the habitable floor area is devoted to multi-family housing and at least 50% of the housing units are affordable to low- and moderate-income households.
 - Amend the PFS Zoning District to reduce the setback to 30 feet along State Highways and arterial streets where at least 33% of the habitable floor area is devoted to multi-family housing and at least 50% of the housing units are affordable to low- and moderate income households.
 - Amend the PFS Zoning District to remove the Conditional Use Permit requirement, allow housing by right and include objective design standards.
 - To facilitate development of multifamily housing on single family zoned properties adjacent to school sites, upon acquisition of property by a school, the Town will consider rezoning the property to PFS to accommodate multifamily housing.

6/29/22

#191

Marcy W. Elsbree

[REDACTED]
June 10, 2022

Town of Atherton City Council

Dear Members of the Atherton City Council,

I am sorry for you, as individuals and members of our representative City Council, that you have to deal with this difficult problem of a new housing Element established by the State of California.

I understand that additional housing must be available, in Atherton, beyond what is already provided. That is, of course, difficult considering that many of us, residents, purchased our properties with the knowledge that 1 acre was the minimum size for a lot, and we favored that additional space.

My recently deceased husband and I purchased our home on Fletcher Drive over 50 years ago...having lived the previous 10 years on Parker Avenue, also located in Atherton. So that would be 60 year residents of Atherton and mostly happy years in the Town.

Now we, the residents, as are you, Council members, are faced with complying with a new State Law. In order to comply, I understand that you need to seek properties within the Town upon which additional, new housing can be built.

There has been little mention of how the Council will comply to the new State law (SB9), and even less communication overall from the Council to the residents, especially those in the immediate area of 290 Polhemus, including the current owner of that property.

That is almost unbelievable to me...as if the Council is trying to exclude the Atherton residents from knowledge of the Council's recent unanimous vote. How could you do that?

I am deeply opposed to the placement of an Overlay (as I understand it) on the property located at 290 Polhemus. The possibility of a new

owner coming into possession of the property and the changes that would/could ensue with a new owner of that property may not be able to be controlled.

- 1.) The property borders the Alameda de las Pulgas, an extremely busy thoroughfare at the entrance of and through the Western portion of our Town. The traffic on the Alameda is already very dense, especially at certain times of day. Potentially adding to that traffic with additional residents, undoubtedly this congestion could increase the number of accidents, especially noting the large number of bicyclists and walkers in the area.
- 2.) Personally, I feel that the addition of 40 family living units in this small area, 290 Polhemus, would de-value the property of the existing home owners, especially those in the adjacent area. (Real Estate experts would have to be consulted here.)
- 3.) With a maximum? of 40 additional family units on that property, there undoubtedly would have to be several buildings. The height of those buildings would have to be seriously considered.
- 4.) Additional parking, access and egress all would have to be considered.
- 5.) Additional amenities: landscaping, upkeep, security all would be on the new owners list and increase traffic and access.

Again: the property located at 290 Polhemus should not be considered as part of this potential SB9 package. It is private land, which has been owned by the same family for many years, certainly as long as we have been here. It has intentionally not been developed by the current owners. I feel placing an Overlay on that property is rushed and shows poor judgement on the part of the Council.

Thank you very much.


Marcy W. Etsbree
marcywetsbree@gmail.com
650-854-0157

Dear Mayor and Council Members:

My name is Jerry Finch and my wife and I have lived at 302 Fletcher Drive for the last 35 years.

I want to express my extreme disappointment in the "Planning" that is currently taking place in Atherton for the following reasons:

1. An increase from 1 house per acre to 8 houses per acre is not consistent with the General Plan.
2. If such a major increase in density is of interest to the Council and the Town of Atherton, there should be a thorough General Plan review with sufficient time for discussion and review by all interested parties in numerous public forums and workshops.. This process often takes 12 months or more and usually requires a full EIR. After the process, wise and thoughtful decisions can be made.
3. I believe that a thorough General Plan Review would indicate that if Atherton wants a significant increase in density, that the density should take place along the periphery of the Town and more likely along El Camino Real and the train tracks which is what is taking place in Belmont, San Carlos, Redwood City, and Menlo Park.
4. Picking 2 properties out of all the properties in Atherton simply because they are larger and relatively vacant without any other considerations is not good planning. In fact, it is not planning at all.
5. I believe that there were 3 council meetings to discuss possible zoning overlays where interested parties were notified prior to the meetings. Apparently in the 4th Meeting 290 Polhemus was discussed for the first time and voted upon without any notice (my wife and I live directly across the Alameda from the property) to surrounding neighbors. I was told by a planning staff member that proper notice was not given because there wasn't sufficient time. I was also told by the City Manager that no notice was legally required even though there was a Formal Vote taken on the property and all of the previous properties discussed had received formal notice. Meeting legal requirements is different than providing transparency and doing the right thing. The Town did not do the "right" thing.

I believe that because of SB 9 and the existing ADU provisions that Atherton has the ability to add a minimum of 2 and often 3 new units to every parcel in the town. This has the potential of more than doubling the housing stock in the town. It makes no sense to me that the Staff and the Council would add 40 houses in the middle of a single neighborhood that would have a dramatic impact on the quality of life for hundreds of existing residents and reduce the property values for surrounding properties by \$1,000,000 or more per parcel for surrounding neighbors. I have been told that the Staff (who works for the Town and the Council as you know) is insisting that they want to see multifamily development included in the town's proposal to the state. I believe that over 95% of the municipalities in LA County and Orange County are not in compliance with State requirements and are "late" in meeting the accepted plan deadlines. As a minimum, I would hope that the Town would go in with a Plan that relies on SB 9 and ADU units while utilizing what the ultimate results in Southern California are as a reference point. There is no benefit for the Town to try to receive a Gold Star for its plan.

Now I would like to speak specifically about 290 Polhemus and why it should not receive an 8 units per acre zoning overlay.

1. The property has been in the same family for over 100 years and the current owner is adamantly 100% opposed to the overlay. There are plenty of property owners who would welcome 8 to the acre zoning and so it seems so wrong to me to force it upon a resident who is vehemently opposed. It also seems to be totally disingenuous to include the property in a plan to the State of California with the full knowledge that it is highly unlikely that the property would be developed to that density in the next 10 years if ever.
2. Traffic is already an extreme problem along the Alameda, Stockbridge, and Polhemus. Adding over 100 additional vehicles from apartments at 290 Polhemus will make a difficult situation much worse and more dangerous. I don't know how many of you. if any utilize this corridor on a regular basis. The Alameda backs up from Atherton Avenue past Fletcher Drive on a regular basis during the winter mornings between 7 AM and 9 AM (and it is dark at that time). It can be almost impossible to make a left turn onto the Alameda out of Fletcher Drive or from Polheums or Karen Way or Stivick during that time period. Some of the commuters then decide that it might be quicker (and they drive fast because they are in a hurry) to make a right turn onto Fletcher up to Ridgeview over to Atherton Avenue and then back down to the Alameda which can be extremely dangerous for children waiting for the Las Lomitas and La Entrada school buses in the dark and for walkers and neighbors driving out of their driveways.
3. Because of the hill on the Alameda and the houses that side up to it, it can be extremely dangerous to make a left turn (heading south) onto the Alameda from Stockbridge (give it a try at evening rush hour or at almost any time). The line of site and the speeding vehicles make a left turn extremely dangerous. I will not make that left turn. I drive up Stockbridge make a left on Marymont and a right on Polhemus to get to my home on Fletcher.

ATTACHMENT 3

4. I also request that you take a drive up and down Polhemus. Coming west on Polhemus from Selby Lane there is a long steep hill which makes it extremely difficult for drivers to see who might be coming out of 290 Polhemus. It is also a very short steep hill on Polhemus driving from the Alameda towards Selby Lane which would make a left turn into 290 Polhemus very dangerous. Obviously a potentially dangerous situation gets significantly worse if you add 100 vehicles and 400 or 500 trips per day from a dense development at 290 Polhemus.

I request that you remove 290 Polhemus from your 8 to the acre zoning overlay. The owner is adamantly opposed and it would be dangerous and add more congestion if you review the traffic implications. If the Town of Atherton and this City Council is committed to high density zoning, I believe that you should immediately start a General Plan review so that current and future decisions regarding zoning can be well thought out and not done in what appears to be a very haphazard manner.

Thank you for your consideration.

Sincerely,

Jerry Finch

6/13/22

City Council Members,

It has come to our attention that in response to the State mandated RHNA finding that Atherton needs to zone for 348 additional units for the next 8 years beginning in 2023. This is a 274% increase compared to the previous 8 year period which on its face seems like an egregious overreach on the part of state government. We understand that it is not unique to Atherton but that doesn't mean that you as our representatives shouldn't push back on this development, regardless of how challenging it may be.

But we understand that fighting Sacramento is unpleasant and may yield few results. And it will be worthwhile to take our time and see what the results are in Southern California. We also understand the desire to avoid becoming a "target", especially given what happened to Woodside and their ill fated attempt to avoid the implementation of SB9.

It seemed that in looking through the minutes of your meetings and watching the videos that the Council articulated guiding principles for the required 348 housing units, including 1) placing units in areas already immediately adjacent to density 2) looking at local schools to add faculty housing 3) placing units along main thoroughfares (adjacent to public transportation). This is in combination with a commitment to authorize 35 ADUs (Accessory Dwelling Units) per year (yield 280 units), SB9 lot splits, townhomes in higher density areas (El Camino corridor), and faculty housing on the Menlo College campus.

Then, for reasons that are not clear, a "special" meeting was held in late May to include properties on Oakwood Blvd, Polhemus Ave, Santiago Ave and Atherton Ave. Without any notification to neighbors, votes were held to include these properties for zoning overlays. At best, only the property at Oakwood Blvd corresponds to the guiding principles above. At worst, this feels like a lucrative backroom deal involving one family, PPG and specific council members.

The properties in question are not on the periphery of town, adjacent to other dense projects of close to public transportation. As a resident who lives on Atherton Ave, I will focus on 170 Atherton Ave but I would imagine that the residents who live on or near Polhemus, Santiago, Valparaiso and Park Lane may have their own comments.

Putting 32 multi-million dollar townhouses on the main artery of our town has significant negative consequences. For starters, it changes the character of our community and our town. Further, it will cause significant traffic congestion and make school traffic exceedingly difficult and potentially dangerous. It will significantly reduce bike safety and lead more parents to want to drive their children to school, making the problem worse. I understand that there is a desire to reduce speeding on Atherton Avenue. As a parent of three boys, I am part of that chorus but there are numerous ways to do so that don't involve creating 32 units on a four acre parcel halfway between El Camino Real and Alameda.

What we find frustrating is that you knew this and without any notification to neighbors, you brought this to a vote and approved it. We were only made aware of it by reading the Almanac. It seems that at least some of you had the decency to abstain on some of these properties to wait to hear from the neighbors first. But on others, you went ahead and approved them. It's difficult to determine which is more frustrating - the wrong headed idea to include these properties or the sneaky way in which they were approved.

We understand that the State has foisted this upon us and you. We understand that it's difficult to fight it without becoming a target and the reputational risk that being a target carries with it. But surely there are ways to oppose it such as a discussion with our representatives in Sacramento including Josh Becker. Also, there seems to be a desire to plan for more than the 348 units which is already too many. We don't understand how that is a negotiation tool. If anything, you should submit fewer not more as a way to negotiate. Perhaps you can explain. Also, using what is being done at the Firehouse and Menlo College should be included in the Plan. We understand that the State may

ATTACHMENT 3

push back but those dwellings significantly increase the supply of affordable housing. Townhouses on Atherton Ave will not.

Finally, it might be tempting for some of you to dismiss this and other communication you receive as "NIMBY". We would ask you to not take that simpleton approach. Including these properties (perhaps with the exception of Oakwood Blvd) flies in the face of what has been built for decades and your original guiding principles. Please reconsider the options you have to create a plan that makes sense for Atherton.

Please let us know if you'd like to discuss either collectively or individually.

Best,

Paul and Carley Rydberg, [REDACTED]

6/13/22

Dear Mayor DeGolia and Honorable Council Members,

I have learned that the Town of Atherton is contemplating significant changes to our zoning that will fundamentally change the nature of the Town. I understand that these changes have been initiated in response to the State of California's new housing mandates, which require cities and towns to increase housing stock and provide more affordable housing within our communities. These decisions should be discussed and made by the residents of the town after careful thoughtful discussion involving the majority of residents. A fundamental change in the zoning laws of the Town of Atherton will change the very nature of our community and is not supported by the vast majority of residents. Each resident should have a chance to review and vote on any proposed plans and not have decisions forced by the state, and should only be made with the support of the majority of residents. How can adjacent property owners have like properties, but different rights?

I agree with the suggestion provided by a number of residents summarized below.

The Town should take a path that does not fundamentally alter the nature of our community. This can and should be handled using accessory dwelling units. If needed, minor adjustments to the Town's rules could be made to satisfy the State's requirements. If this approach is not accepted by the State, we have many avenues that we could pursue – 1) further negotiations with the State, 2) litigating with the State, or 3) making minor adjustments to our submission.

The way in which this process has been handled has not and does not let the residents have a voice. Were residents notified about the Regional Housing Assessment Needs Plan in advance of the allocation? What representation did the Town have at the Regional level? Did the Town formally object to the plan within the required timeframe (for example using the basis above)? What were the results of the objection? What options do we have now?

As I understand it, the fear in Town Hall is that if we don't submit a compliant plan, we could have our planning authority taken over by the State. Well, it seems to me that the State requirement to supply new housing units in Atherton and the potential effects of SB9 has resulted in the State already commandeering our planning authority. What else would happen if the state took over? Do you really believe the state would exercise this authority? How could they possibly manage it? Alternatively, I understand the Town fears that the State may try to impose fines. A plain reading of CA Government Code Section 65585 provides many many steps that have to occur before a fine can be imposed. In fact, if the Town believes we have complied with the requirements of the Law, the town can, per 65585 (f)(2): "Adopt the draft element or draft amendment without changes. The legislative body shall include in its resolution of adoption written findings which explain the reasons the legislative body believes that the draft element or draft amendment substantially complies with this article despite the findings of the department." If the State Housing Department disagrees, they would have to provide a basis. Ultimately, it would have to be referred to the Attorney General, who would then decide whether to file suit. A court would then hear the issue and 2 determine the prevailing side. If the court finds against the Town, the Town would have time to comply before a fine could be applied. Even if a fine is levied, the residents may be willing to pay. Please confirm with the Town Attorney and let me know if this is incorrect.

As each of you knows well, the residents of Atherton do not pay close attention to the activities of Town Hall. The reason for this is simple; we lead busy lives and chose to reside in a town with limited services, restrictions and changes. Unfortunately, the Town provided contradictory messages about this project. On your website, through the June meeting it was clearly stated that there would be no land use changes: "It is important to note that no changes to any land uses are being proposed as a result of the update".

The Town did send out innocuous mailers that did not highlight or emphasize that the Town was considering fundamentally changing its land use nature. They were almost designed in a way to obtain the least amount of input possible. A better approach for such a dramatic change would be to actively solicit resident engagement by hosting neighborhood gatherings in which a clear description of the implications of the changes is made and honest feedback is

ATTACHMENT 3

received. I am willing to help organize several of these gatherings and are confident we will have excellent participation in the Fall. The proposal to Spot Zone various parcels (or Overlay zoning, if you prefer) is contrary to prudent and thoughtful planning. If, after close examination and much discussion with our residents, it is concluded that rezoning may actually be required, the planning effort should focus on developing a logical and consistent rationale for zoning changes. It should not be done on an ad hoc basis. Who will be able to request high density overlay zoning in the future? How will you tell adjacent property owners that they have like properties, but different rights? Unfortunately, once the type of zoning changes that were being contemplated for the State Housing submission are made, they become irreversible and set an untenable precedent. Atherton will be a much different Town as a result. Additionally, it appears the Town is required to include in its submission to the State that we will provide Emergency Shelters ("Homeless Shelters"). Where are you proposing these? Most importantly, these changes will require a modification to the General Plan. This plan was updated just 3 years ago in 2019 and was intended to guide the Town for the next 20 years. Could you please address how you intend to modify the General Plan to conform with your proposed Housing submission? Specifically, how would you modify the following? Goal LU-1: "To preserve the Town's character as a scenic, semi-rural, thickly-wooded residential area with abundant open space. Policy LU-1: "The development of high density and/or high-rise residential structures or commercial uses of any kind would destroy the scenic, semi-rural and open space character of the Town, and is, therefore, prohibited.

In summary, I respectfully request the following:

1. The Town Council take no action on the rezoning proposals until they have been thoughtfully discussed with engaged residents in the coming months.
2. If necessary, the Town Council submit a plan to the State that could meet the statutory requirements of State law and no more. This should be accomplished without rezoning and with the use of Accessory Dwelling Units.
3. The Town should carefully evaluate its current and future infrastructure needs and discuss with the residents their costs and benefits with a more extended planning process.
4. The Town should advocate vigorously with the State and Regional Authority to identify policies that are more compatible with our existing character and which won't fundamentally alter the nature of our community.

Please fight for us!

5. The Town respond to the many questions that have been raised in this correspondence to all of the residents.

Thank you,
Joe Donahue

[REDACTED]

7/10/22

Dear council members Widmer, Hawkins-Manuelian and Polito, (and Degolia and Lewis)

I'm writing to urge you to reject the portion of the 2023-2031 Housing Element Draft dated 6.10.2022 that is related to property adjacent to the private school campuses.

I originally sent the below email (please read) to Rick and Elizabeth, thinking all of you would see the separate message I submitted via the Ralph Robinson link on the town Website. However, I have since learned that that link actually sends comments to the state and not to you. (That is a separate issue that one of you should have the town address as I don't think many residents trying to share comments realize that, but that is not the focus of this email.)

In addition to sharing my thoughts in yesterday's email below (please read that first), I've had and seen additional communications with some of you.

I understand you're feeling pressure to submit a plan that will be accepted by the state as you don't want the town's zoning authority completely ceded to the State AND you're hearing from your planning contractors and seeing from the State's response to other cities' plans, that simply offering ADU's as a method to produce more housing isn't sufficient.

However, it seems to me the pressure being put on, and the fear being instilled in some of you may be causing you to consider sacrificing some of your residents' way of life unnecessarily, prematurely and recklessly. Please think through all the implications of the proposed changes, look carefully at the language the planning consultants have suggested, and think about whether there are ulterior motives.

Some points for you to think about:

What purpose does it serve to remove the Conditional Use Permit condition for schools to build on and adjacent to their campuses on newly acquired property? Who does this benefit (developers and private schools) and who does this harm (your residents).

Is it reasonable to allow the conversion, without restriction, of any newly purchased property adjacent to the schools to a PFS or overlay zone AND make those zones even more flexible than they already are when they could potentially be in small cul-de-sac filled neighborhoods right next to existing single family homes ?

Think about the impact these purchases will have on the county's property tax balance, which among other things supports our extremely important PUBLIC schools, if you allow the private schools to convert them into housing by RIGHT?

Think about the consequences of allowing only private schools to purchase existing single family homes, automatically be allowed to convert those lots to dense housing and to earn a revenue stream. Why should these private entities be given the opportunity for huge profits not available to residents or public schools? Is that even legal?

Based on the communication one council member had with another resident, it seems at least one of you doesn't even realize the extent of the changes being considered. This language is taken directly from various pages of the plan :

- Amend the PFS Zoning District to remove the Conditional Use Permit requirement, allow housing by right and include objective design standards.

"Should the school acquire adjacent parcels, the Town would strongly consider including those parcels within the newly created multifamily overlay zones. This would enable the schools to develop housing for teachers and staff, as well as for a revenue stream for the schools should the units be rented to the public.

In addition, **the overlay districts will allow heights up to 40 feet**, and adequate setbacks to accommodate the maximum density."

"No maximum density is specified in the PFS District for the multiple-family residential uses allowed in the zoning district"

"the Town proposes to amend the zoning ordinance to increase maximum heights, reduce setbacks, ..."

ATTACHMENT 3

Amend the PFS Zoning District to **reduce the setback to 30 feet along State Highways and arterial streets** where at least 33% of the habitable floor area is devoted to multi-family housing and at least 50% of the housing units are affordable to low- and moderate- income households.

As stated below, the existing draft plan of June 10th 2022 clearly includes sufficient housing to meet targets by including the ADU's, ON campus housing opportunities on **existing** campus property, the SB9 lot split opportunities, and Bear Gulch building. With these components it is NOT just an ADU plan.

If the state rejects the first draft of Atherton's plan and says they want to see more, then fine, incrementally add a little more. Based on teh state's interaction with other cities, it's ridiculous to think they are going to seize control of Atherton zoning after 1 draft submission. Offering up the wholesale conversion of all property adjacent to the town's private schools is an outrageous approach. Please realize that those suggesting this approach ("experts" from an outside planning firm) are not Atherton residents and likely have no idea what the potential consequences are to small tight-knit neighborhoods such as Victoria Manor.

Please don't rely on your understanding of what the schools are thinking now, what their current finances are, and what our housing market is currently like. This could all change. You need to think about the worst case scenarios this proposed plan could cause, not the best case scenarios. As mentioned below, even with no purchasing action by the schools, just the changes alone that are suggested in this plan could severely impact current residents financially.

Although the State officials and your planners don't want you to think about it this way, the reality is this is a negotiation with the State. Offering up all adjacent school property for dense housing is certainly not the approach someone with any business sense would take. Please stand up for the best interests of your residents. This is what we voted you in to do.

Thank you!

And I'd love to hear the thoughts from those I haven't heard from yet.

Kindly,

Andrea Luskin

[REDACTED]

7/10/22

Dear Mayor DeGolia and Members of the Atherton Town Council,

I want to express my support for eliminating the concept of multi-family overlay zoning from the Housing Element submitted to the state in July. It is important that the Housing Element should delete all references to the creation of multi-family overlay zoning and all references to new multi-family housing development.

The projects at 170 Atherton Avenue, 290 Polhemus, 97 Santiago and 23 Oakwood should all be removed from the Housing Element since it should no longer include any references to multi-family overlay zoning locations.

The Housing Element which will be submitted to the state is supposed to be approved at the Town Council meeting on July 27th. Residents should have access to the final draft of the revised Housing Element as soon as possible after Town Council meeting on July 20th.

If the Town Council wants to have further discussions about land use rules in Atherton it makes sense to wait until September when residents are back in town. The strong objections to the creation of multi-family overlay zones at 170 Atherton Avenue, 290 Polhemus, 97 Santiago and 23 Oakwood will not go away.

Atherton can present a credible Housing Element to the state without including multi-family overlay zones. Atherton is required to produce 348 dwelling units in the planning period for 2023-2031. The draft of the Housing Element dated June 10, 2022 includes 404 possible dwelling units after eliminating the 58 dwelling units which relied upon the concept of multi-family overlay zoning. The Housing Element submitted to the state will have a buffer of 56 dwelling units in excess of our RHNA requirement.

Atherton is fortunate to have Menlo College in town. Everyone should support its efforts to build faculty housing in the new eight-year cycle. The Housing Element should stress that Menlo College did a fantastic job in the last eight-year cycle by completing a new dorm on campus which will house 288 students. It is unfortunate that Atherton did not receive credit for the dorm in our RHNA numbers. However, the new dorm means that 288 people will not be searching for a room to rent next fall in the surrounding communities which frees up housing for many people.

I am optimistic that a three-story faculty housing project at Menlo College has a strong likelihood of happening in the next eight years given Menlo College's willingness to contribute land to a project. The faculty housing units at Menlo College should be included in our first round of comments in November/December since it is not possible to include these units in the draft submitted to the state in July.

The Atherton General Plan prohibits multi-family housing. Atherton residents have enjoyed a unique town with charming character since our incorporation in 1923. The Atherton General Plan, which is our "constitution", has clear goals, objectives, and policies. The minimum lot size in the R-1A zoning district is one

ATTACHMENT 3

acre and the maximum Floor Area Ratio is eighteen percent. These land use rules are important to Atherton residents.

Any change in land use policies and zoning rules should be the subject to the thoughtful process of a General Plan Amendment, with significant community participation and comment, and not an action of the Town Council as part of a housing element update. Any changes to our General Plan and zoning rules may also require a full CEQA review.

It is exciting to see so many Atherton residents engaged in the Housing Element discussion. This will undoubtedly lead to thoughtful discussions and long-range planning for more housing instead of ad hoc decisions and spot zoning.

I am concerned that the outside planner, Good City Company, may have submitted its resignation. If this is true, will Good City fight for Atherton or advocate making a quick deal with the state? Atherton town manager, George Rodericks, told me that Good City will not be involved after the second round of comments. This is troublesome since we may be in negotiations with the State for three or more rounds of comments based upon what has happened in Southern California. Please see a timeline below from the Piedmont website which shows atleast three cycles of review and revisions.

Atherton, and neighboring communities, might find that we are without a state certified Housing Element in mid-2023. Therefore, we need to get a new planner on board as soon as possible so we are not in a situation where we are without a planner to assist us in our final negotiations with the state.

Atherton should also consider retaining an experienced land use attorney to assist us in strategy and our negotiations with the state. This is a specialized area of law which may fall outside the area of expertise of our city attorney.

Atherton provides a significant amount of housing and does have any jobs in town. We need to stress the unique nature of our Town in discussions with the state. We do not have any commercial zoned properties, have very little city owned land, have no multi-family housing and we are essentially fully built out.

The extremely high land prices in Atherton coupled with increased construction costs make development of new housing incredibly challenging. We will need to get creative and explore best practices of other similar cities in the state.

Atherton may want to seek guidance from a non-profit affordable housing developer to provide ideas for more affordable housing. Non-profit developers have various sources of capital (tax credits, city, state and federal government grants and loans etc.) than a typical developer which allows them to build below market rate housing. Atherton should explore grants or subsidies which might be available from both the federal government and State of California to finance faculty housing. It might be possible that there could be rent subsidies for ADUs. Palo Alto has an Affordable Housing Fund which helps low-income households.

Neighboring cities such as Redwood City, Los Altos, Palo Alto and Stanford, have BMR programs which non-profit developer, ALTA Housing, administers for them (<https://altahousing.org/resources/los-altos/los-alto-bmr-rental-program/>). Atherton should explore if a BMR program could be of value to our town.

ATTACHMENT 3

The use of public land such as the corporation yard and Holbrook Palmer Park may also play a role in our final deal with the state in this cycle or next cycle. The Town should explore the availability of land controlled by CalTrans by the train station.

I am forming an Ad Hoc Committee of a diverse group of Atherton residents who are all interested in helping to solve the challenges created by the Housing Element. We want to be a sounding board for the Town Council to provide guidance for this Housing Element cycle and prepare for the next eight-year cycle in 2031.

Thank you for your consideration of my request to eliminate all references to the concept of multi-family overlay zoning from the Housing Element which is submitted to the State in late July.

Sincerely,

Jeff Morris

A black rectangular redaction box covering the signature of Jeff Morris.

7/11/22

Dear Mayor Degolia and Members of the Atherton Town Council,

I'm writing as an Atherton resident, who lives in an ADU or cottage on my parent's property at 182 Atherton Ave, because I vehemently oppose the multi-family proposal at 170 Atherton Avenue. Please remove the 170 Atherton Avenue project from the list of proposed projects that will be sent to the State of California to meet the State Housing Requirements that Atherton build 348 new dwelling units before 2031.

The first reason to remove 170 Atherton Avenue from the Housing Element Update page is that developing properties in Atherton for multi-family use is Prohibited by the Atherton General Plan because it is highly inconsistent with the Municipal Zoning Code. The General Plan states "land uses which diminish the open space character of the Town, such as commercial and high-density residential uses, shall be prohibited."

In my opinion it is untenable that the property owners would submit their property to any developer even for consideration of this proposal, especially because 170 Atherton Avenue is superfluous, on the proposed draft list dated June 10, 2022. And as I understand, there are many other properties that could be included on the draft list submitted to the state that don't require amending the Atherton General Plan. The 20% buffer is high whereas other towns and cities have proposed lower buffers. Even with meeting the 20% buffer 170 Atherton Avenue remains a surplus project!

While these two reasons alone should cause the Town Council to remove 170 Atherton Ave from the Housing Element page, there are many more compelling reasons such that ALL ATHERTON RESIDENTS should be considered if the town is proposing to open any property up to multi-family development. If our Town Council supports this idea, then it seems that the legal way to approach such a massive amendment affecting our entire community is to reasonably explore the environmental impacts, what the majority of the voters of Atherton would support, as well as, what the whole of Atherton sees for its future. Many if not most residents likely purchased property in Atherton BECAUSE it is rural and has open space, or better stated, because of the protections of the General Plan and zoning codes. If the proposed amendments are made, it absolutely changes the entire purpose people move to Atherton, which seems highly unethical to do without a majority vote and much deeper exploration in my opinion. This whole proposal has been unacceptably hastened.

Because the current minimum density in Atherton is one residence per acre and the maximum Floor Area Ratio is 18% there are concerns about the integrity of our zoning. It is very difficult to envision that going through all these necessary steps to develop 170 Atherton Avenue would even be approved based on traffic studies during the height of the school year, (not during summer months,) and environmental impact reports on traffic and safety alone! Atherton recently combined traffic lanes with bicycle lanes which are also shared with pedestrians and dog walkers, whose safety risk would be exponentially worsened by building multi-family housing at 170 Atherton Avenue.

I'd like to mention that 170 Atherton Avenue sits at a particularly busy area of Atherton Avenue, surely higher traffic than most of Atherton outside of Valparaiso and El Camino. This is because of the rate of travel from Selby Lane to Atherton Avenue to Barry Lane to Elena Way. As the private schools in Menlo Park have expanded, as has the construction all over Atherton, this specific corridor through Atherton has become extremely high impact. 170 Atherton Avenue had multiple taco trucks parked out front (for many years) and

ATTACHMENT 3

all the construction workers in the area came to pick up lunch, blocking off Atherton Avenue and creating traffic hazards at certain times of day. When the property went on sale, owners simultaneously decided to put these hideous rocks in front of the entirety of their property to block people from parking there. I'm uncertain if beyond any property's front fencing/gating to the street, the soft shoulder so to speak, even belongs to the property owner to block off with rocks? These rocks create other types of hazards and force people to park in front of other neighbors' houses. And the taco trucks still come and park in front of someone else's house. This was not very considerate of other neighbors in my opinion, especially because no one even lives at 170 Atherton Avenue at present.

Something that was shocking was in *NOT* knowing about these plans, which had been discussed, apparently since November of 2021, and voted on by Council in May of 2022, were not made available to Atherton Residents and particularly those homeowners closest to 170 Atherton Avenue, until AFTER that vote? I find it problematic that there had been City Council voting while many residents remained in the dark on such important issues as amending zoning and forever changing Atherton bylaws.

Furthermore, it is also highly problematic that the timing for the final decisions, votes and proposal to the state falls at or around the same time 3 City Council members are retiring or leaving the Council, for whatever reason. To vote on new Town Council members to replace those leaving at such a critical time, open the door to the potential upheaval for Atherton. The outgoing members will not be here to see through this massive project initiated by their own voting approval and all that would be required to make amendments to the General Plan which speaks directly to the heart of integrity and quality of life for Atherton Residents. In other words, start an avalanche and bail out by helicopter? Moving forward with 170 Atherton Avenue seems irresponsible to the very Town the exiting members made an oath to. This could be extremely destabilizing within and around our community. And how would new Council members in support of these changes be elected to the office if most of Atherton is opposed? It is distasteful to think that exiting members can walk away, wash their hands while residents near 170 Atherton Avenue quality of life and property values would be forever impacted. At its worst it seems unethical, at its best 170 is removed from the list and we move on with the State's Housing Requirements as a community, unharmed.

It is true we don't know this; however, it seems easy to envision its possibility. Particularly because the exiting council members may not be impacted by 170 Atherton Avenue or any other proposed multi-family development, the remaining council members as well as incoming members may be left with a troubling situation.

There is a growing body of research on how noise pollution is an underrated problem around the globe today, whose impacts are far reaching, burdening human and animal health. Any urbanized area will have more noise. Urbanizing a rural area or placing 32 multi-family units at 170 Atherton Avenue is guaranteed to bring in more noise pollution. Due to gas leaf blowers alone, which the Council has tabled until about the end of 2022 per the Almanac: <https://www.almanacnews.com/news/2022/03/17/environmental-committee-member-is-disheartened-atherton-tabled-ban-on-gas-powered-leaf-blowers#:~:text=daily%20Express%20newsletter,-.Environmental%20Committee%20member%20is%20'disheartened'%20Atherton%20tabled%20ban,on%20gas%2Dpowered%20leaf%20blowers&text=11%3A22%20am-,Atherton%20residents%20have%20conflicting%20opinions%20about%20limiting%20gas%2Dpowered%20equipment,impacts%20caused%20by%20the%20devices>

Construction noise, all man made noise, some things we cannot control for and some things we can address but haven't, in fact will have a major impact on Atherton. My question would be how the future noise

pollution in Atherton could be determined and how would the amount of new noise pollution be absorbed by the addition and density of 32 new units on just 4 acres?! This doesn't even address the multiple years of NOISE and TRAFFIC that would necessarily be an **extreme** nuisance for all residents surrounding 170 Atherton Ave.

This is the data that I have seen which makes me question if maintaining 170 Atherton Avenue, in the Housing Element Proposal would seem to be something of a political nature or special interest/arrangement rather than a necessary and reasonable approach to fulfilling the states new housing requirements.

Based on the Housing Element draft dated June 10, 2022 (available online) this is a summary of the proposed housing units (from page 71):

ADUs	280
Lot splits (SB9)	80
Vacant sites	10
Townhouse overlay	56
School and facility sites	34
Total	462
RHNA requirement	348
Amount in excess of RHNA	114

This is a summary of proposed housing unity WITHOUT 170 Atherton Avenue:

ADUs	280
Lot splits (SB9)	80
Vacant sites	10
Townhouse overlay	26
School and facility sites	24
Total	420
RHNA requirement	348
Amount in excess of RHNA	72

Therefore, it is obvious the 32 units at 170 Atherton Avenue are superfluous for Atherton to meet the state's requirements. The buffer of 20% above our RHNA number is still met with a surplus of 72 dwelling units, again, WITHOUT the inclusion of 170 Atherton Avenue. Further, the data reports there are many other properties that could be more easily and moreover, welcomed, in Atherton over the next 8 years.

Here is a list of other properties in Atherton which could be added to the list and should be considered instead of 170 Atherton Avenue in the Housing Element update submitted to the State of California:

- Menlo College: *has an interest* in providing housing on campus subject to funding
- Menlo School: *has an interest* in developing faculty housing
- El Camino corridor: this could be an area for development in the next 8 years.
- Bear Gulch Reservoir: CalWater *expressed an interest* in building 4 new housing units. Is it possible to increase that number over the 8 years?
- Holbrook Palmer Park: there is land for a few dwelling units

ATTACHMENT 3

- Atherton Corporation yard: the .75 acre site could be a future location for housing
- Bay Road: several options might be reviewed again
- Ringwood: several options might be reviewed again
- Pool houses and guest houses: Atherton can change the rental rules so that existing structures can be rented as ADUs.
- 170 Atherton Avenue: if this parcel plus the adjacent parcels were developed with single family homes on lots of one acre or more the Town could require the construction of ADUs. Therefore, development of the Fisher property could include up to eight ADUs

I argue that my argument is not a NIMBY argument as much as an argument that the proposal at 170 Atherton Avenue is simply incompatible, inappropriate and unacceptable.

My NIMBY argument is that my parents have lived in their home for 49 years. They purchased the property on hard earned money. They are retired now and so home regularly. Now they must spend their retirement coping with this noise and chaos when it's absolutely unnecessary? It's exactly like someone changing the rules to the game at the end of the game and you don't even get to vote on it. What's worse is THEY LOSE! All of our neighbors would be impacted similarly.

It's one thing to be near transportation or downtown where urbanization makes sense, but in the middle of a residential block in a rural area? This makes no sense! I am a former social worker, I agree that folks who work in their community should be able to live within or near their communities, however, this proposal at 170 Atherton Avenue doesn't meet that need. Not even close.

More NIMBY: After having tended to their property and been model citizens in their community for 49 years, IF my folks might want to sell their property and this proposal were to come to pass, simply based on construction dust alone, guess what? Who on earth would purchase their property facing years of construction and up to 32 additional FAMILIES living next-door? Also, we all know the reality that their property value would be forever severely lowered, every neighbor's property's value would be impacted. My dad is not a [dot.com](https://www.dot.com) or a tech giant. For Atherton, they have a modest house that would probably be torn down in all honesty, which my dad has worked way past retirement for.

It is shameful to think.

In summary, I'm imploring each Atherton Town Council member to remove 170 Atherton Avenue from the Housing Element Proposal. With all the above facts and without having done environmental impact studies, I'm certain not a one can disagree that this has been a needless debate.

Thank you for your time.

Wendy Holthaus

7/1/22

Dear Mayor DeGolia and Honorable Council Members,

I have learned through friends, that the Town of Atherton is contemplating significant changes to our zoning that may fundamentally change the nature of the Town. I understand that these changes have been initiated in response to the State of California's new housing mandates, which require cities and towns to increase housing stock and provide more affordable housing within our communities. This is a noble goal, but one that is best implemented through different approaches by different municipal entities.

A fundamental change in the zoning laws of the Town of Atherton will change the very nature of our community and is something that must be considered in a thoughtful manner. It should not, and cannot be considered at a meeting in July when a large proportion of our residents are on vacation. Everyone's voice needs to be heard. The early Fall is a much better time for resident engagement. As you have learned via the last meeting and voluminous correspondence, the vast majority of our residents oppose these changes.

As we understand it, Atherton needs to demonstrate to the State that it will provide 348 new housing units in the next eight years. This allocation is inappropriately burdensome to Atherton for the following reasons:

1. Atherton does not permit commercial establishments within its borders, and as a result, has not added to the growth of jobs or population in the State.
2. The population of Atherton has actually decreased since 1960 from 7,717 to 6,915 today, while the number of housing units has increased from 2,217 in 1960 to 2,530 in 2010 according to US Census.
3. The State and Town infrastructures are insufficient to accommodate this growth. We do not have the water, electricity, gas, sewer or transportation capacity to prudently add new housing units. Infrastructure increase needs to be addressed, before creating additional housing.

Unfortunately, the State mandate may require Atherton to consider identifying potential new units to avoid draconian actions. In this case, the Town should take the least intrusive path – one that does not fundamentally alter the nature of our community. In my view, this can and should be handled using accessory dwelling units. If needed, minor adjustments to the Town's rules could be made to satisfy the State's requirements. If this approach is not accepted by the State, we have many avenues that we could pursue – 1) further negotiations with the State, 2) litigating with the State, or 3) making minor adjustments to our submission.

It would be helpful to understand the process that went into establishing that Atherton should provide 348 units. Who participated in this process? Were residents noticed about the Regional Housing Assessment Needs Plan in advance of the allocation? What representation did the Town have at the Regional level? Did the Town formally object to the plan within the required timeframe (for example using the basis above)? What were the results of the objection? What options do we have now?

As I understand it, the fear in Town Hall is that if we don't submit a compliant plan, we could have our planning authority taken over by the State. Well, it seems to me that the State requirement to supply new housing units in Atherton and the potential effects of SB9 has resulted in the State already commandeering our planning authority. What else would happen if the state took over? Do you really believe the state would exercise this authority? How could they possibly manage it?

Alternatively, I understand the Town fears that the State may try to impose fines. A plain reading of CA Government Code Section 65585 provides many many steps that have to occur before a fine can be imposed. In fact, if the Town believes we have complied with the requirements of the Law, the town can, per 65585 (f)(2):

“Adopt the draft element or draft amendment without changes. The legislative body shall include in its resolution of adoption written findings which explain the reasons the legislative body believes that the draft element or draft amendment substantially complies with this article despite the findings of the department.”

If the State Housing Department disagrees, they would have to provide a basis. Ultimately, it would have to be referred to the Attorney General, who would then decide whether to file suit. A court would then hear the issue and determine the prevailing side. If the court finds against the Town, the Town would have time to comply before a fine could be applied. Please confirm with the Town Attorney and let me know if this is incorrect.

ATTACHMENT 3

As each of you knows well, the residents of Atherton do not pay close attention to the activities of Town Hall. The reason for this is simple; we lead busy lives and chose to reside in a town with limited services, restrictions and changes. Unfortunately, the Town provided contradictory messages about this project. On your website, through the June meeting it was clearly stated that there would be no land use changes:

“It is important to note the **no changes to any land uses** are being proposed as a result of the update”.

The Town did send out innocuous mailers that did not highlight or emphasize that the Town was considering fundamentally changing its land use nature. They were almost designed in a way to obtain the least amount of input possible. A better approach for such a dramatic change would be to actively solicit resident engagement by hosting neighborhood gatherings in which a clear description of the implications of the changes is made and honest feedback is received. To this end, my wife and I are willing to help organize several of these gatherings and are confident we will have excellent participation in the Fall.

The proposal to Spot Zone various parcels (or Overlay zoning, if you prefer) is contrary to prudent and thoughtful planning. If, after close examination and much discussion with our residents, it is concluded that rezoning may actually be required, the planning effort should focus on developing a logical and consistent rationale for zoning changes. It should not be done on an ad hoc basis. Who will be able to request high density overlay zoning in the future? How will you tell adjacent property owners that they have like properties, but different rights? Unfortunately, once the type of zoning changes that were being contemplated for the State Housing submission are made, they become irreversible and set an untenable precedent. Atherton will be a much different Town as a result.

Additionally, it appears the Town is required to include in its submission to the State that we will provide Emergency Shelters (“Homeless Shelters”). Where are you proposing these?

Most importantly, these changes will require a modification to the General Plan. This plan was updated just 3 years ago in 2019 and was intended to guide the Town for the next 20 years. Could you please address how you intend to modify the General Plan to conform with your proposed Housing submission? Specifically, how would you modify the following?

Goal LU-1: “To preserve the Town’s character as a scenic, semi-rural, thickly-wooded residential area with abundant open space.

Policy LU-1: “The development of high density and/or high-rise residential structures or commercial uses of any kind would destroy the scenic, semi-rural and open space character of the Town, and is, therefore, prohibited.

In summary, I respectfully request the following:

1. The Town Council take no action on the rezoning proposals until they have been thoughtfully discussed with engaged residents in the coming months.
2. If necessary, the Town Council submit a plan to the State that could meet the statutory requirements of State law and no more. This should be accomplished without rezoning and with the use of Accessory Dwelling Units.
3. The Town should carefully evaluate its current and future infrastructure needs and discuss with the residents their costs and benefits with a more extended planning process.
4. The Town should advocate vigorously with the State and Regional Authority to identify policies that are more compatible with our existing character and which won’t fundamentally alter the nature of our community. Please fight for us!
5. The Town respond to the many questions that have been raised in this correspondence.

Respectfully submitted,

Roderick W. Shepard

7/8/22

Letter to Atherton City Council, June 6, 2022

council@ci.atherton.ca.us

(email will be sent to ALL members of the City Council with copies to the City Clerk and City Manager)
June 6, 2022

Re: Objection to City Council Approval on May 24, 2022 to Include a Parcel at 290 Polhemus Avenue within a Townhouse Overlay Zone in the Draft Housing Element

Ladies & Gentlemen:

We are 32-year residents of Atherton who bought a vacant one-acre lot at 2 Orchard Hills Street (corner of Polhemus Avenue) in 1987. We built our “dream house” there and continue to reside in it. Our next-door neighbor at 290 Polhemus and good friend all these years is Ann Ramsay, who lives there in the house where she grew up.

As you well know, to meet a fairly new State law designed to create more housing, the Town is required to develop land use strategies that allow for the development of specific categories of housing **over the next eight years**. The Town plans to rely on the limited use of multi-family overlays as one way to meet the requirements. While the Town is under no requirement to construct the housing, it must zone for the housing and actively encourage it to be produced.

We have received no formal notifications of any proposal concerning changes to the zoning in our neighborhood. However, we read that, at a Special Meeting on May 24, 2022, the City Council approved including in the proposed Townhouse Overlay Zone in the Draft Housing Element a multifamily housing overlay for a five-acre parcel Ann owns at the corner of Polhemus and Alameda de las Pulgas (“the Overlay”). After visiting with Ann, in fact, we know she did not seek such Overlay nor did she know anything about it until she talked to the City Manager on the phone while out of State, after receiving a voicemail message he left her on May 19, 2022. **During that brief call, she told the City Manager (who spoke only of the two-acre former vineyard site) that she was and is not interested in subdividing her property at all and that in any event she would Never agree to anything without consulting with her attorneys.** The City Manager also told her he would be visiting with her about this matter at the June 2nd Town dinner event. He never approached her at all at this event. She is now the focus of unwanted and undeserved attention and is furious at the way the Town has taken advantage of her and taken her for granted. She is particularly upset at this irresponsible action after all her years of being a supportive Atherton resident.

We as Ann’s neighbors are also furious with the way Atherton has handled the Overlay. We understand that Atherton, like other cities, is under pressure to increase density somewhat. And we recognize that probably no one wants changes in their own neighborhood. Still, **we believe the Overlay is remarkably extreme, highly unfair, grossly unmindful of important realities, and was approved for inclusion in the Draft Housing Element with no analysis or meaningful discussion just six days after it was first mentioned in passing at a City Council meeting on May 18, 2022.**

Significant zoning increases like the multi-family housing overlays create benefits for the owner of the land in question due to greatly increased property value and also create burdens for neighboring owners

due to increased traffic, parking, noise, and so forth. The Town articulated core principles to follow in spreading these benefits and burdens throughout our community to meet legal requirements while preserving the character of the community. High on that list of priorities was targeting (1) the periphery, (2) areas which already have higher density, and (3) properties with developer interest in building and owner interest in selling. Traffic patterns and infrastructure needs were also to be taken into account. The first public mention of 290 Polhemus for a possible overlay was in passing at the City Council meeting on May 18, 2022. Yet at a special meeting on May 24, 2022, the City Council approved the inclusion of the Overlay in the Draft Housing Element with virtually no discussion other than to say the owner was willing (which was not true) and the property is on the periphery (also not true, as discussed below). In the six-day interim between these two meetings, the City Manager had one phone call with Ann in which he was ill-informed, but no other analysis or understanding of the implications is reflected in the discussion by the City Council on May 24, 2022. Yet even a cursory review shows 290 Polhemus is not a good candidate for a multifamily housing overlay for a myriad of reasons even beyond the lack of owner consent.

Location in central Atherton: A City Council member said in passing that 290 Polhemus is on the periphery. That is not the case. It is surrounded by Atherton residential neighborhoods in all directions, including to the west of the Alameda. Redwood City is to the north but not close. One of the signatories to this (Marianne) has been in a lunch group of women who reside on Fletcher Drive (on the other side of the Alameda) for 20 years. She walks at least a couple of days a week in the hills off Fletcher or Stockbridge Avenue (west of the Alameda). Many neighbors from the west side of the Alameda walk along Polhemus. There are so many pedestrians crossing the Alameda at Stockbridge that someone has put flags on each side to carry across in order to make that harrowing crossing safer.

Traffic: The Alameda is just two lanes with a 30 MPH speed limit and is already clogged during the morning and afternoon traffic periods, with long backups at Atherton Avenue going south in the morning and north in the afternoon. The backups are exacerbated by drop offs and pick-ups at Las Lomas School on the Alameda a few block south of Polhemus and by Woodside High School on the Alameda to the north. Turning on to the Alameda from, and getting to, Polhemus during these times can be difficult and would be made virtually impossible with the addition of so many more residents. Moreover, the people who enter the Alameda from other streets such as Fletcher Drive, Stevick Drive, Stockbridge Avenue, and Karen Way would find that very difficult as well. Obviously it would be essential to install traffic lights (or in the case of Polhemus possibly a three-way stop) as well as cross walks at both Polhemus and Atherton Avenue at a minimum. Further, Polhemus is particularly ill-suited to the Overlay because there are no cross streets to Atherton Avenue in the one-half mile between the Alameda and Selby Lane, making diversionary routes impracticable for those traveling south when traffic is already backed up on Polhemus with cars seeking to turn on to the Alameda. A full traffic study when Las Lomas School and Woodside High School are both in session would be essential and surely would highlight these problems.

Parking: The occupants of the 40 new units would have at least 80 vehicles, in addition to those of their guests. Where would these vehicles be parked? There is no parking along the Alameda. Polhemus has been plagued with construction parking for years, and as a result most residents have used rocks and

Letter to Atherton City Council, June 6, 2022

landscaping to preclude parking. Furthermore, extensive street parking is not in the character of Atherton.

Construction burden in the past and future: During the past five years many new homes have been built along Polhemus, including a large one on multiple acres served only by flag lot driveways. The disruption caused by construction traffic and construction vehicles parked at other properties along Polhemus has been very significant. We are among the many homeowners on Polhemus who have called the Town numerous times to report that construction vehicles were parked by our properties. What measures would be needed to avoid virtually untenable burdens on the neighborhood for yet another prolonged period if 40 new residences were being constructed at once pursuant to the Overlay? This prospect alone shows the unfairness of concentrating density increases in a particular neighborhood, especially one that is just coming out of five years of strain reflecting a lack of effective Town policies to protect the rights of property owners within half a mile of a construction site.

Configuration: The five-acre parcel subject to the Overlay is approximately square in shape. Especially with such high density (8 units per acre), it would be far preferable to put an overlay on five one-acre parcels that are in a line along a street. That way much less land would be taken up in accessing the street from the "flag" units.

Emergency access: How would fire and ambulance access be affected with the increased traffic and parking problems that would result from the development of 40 units at that location? The potential for disaster is obvious.

Pedestrian safety: Many people walk on Polhemus every day. Of course, this being Atherton, there are no sidewalks and few streetlights. A significant increase in vehicle traffic would be highly unsafe for pedestrians, at least without the addition of sidewalks and better lighting.

The conclusion is inescapable that 290 Polhemus should not be part of Atherton's proposed Townhouse Overlay Zone included within the Draft Housing Element Update to be submitted to the State Department of Housing and Community Development. In fact, query whether HCD will reject the Town's Housing Element if the Overlay is included. Ann has expressed her strong intention not to utilize it, and there are other property owners who would welcome having an overlay on their property because of the potential for financial gain. It is outrageous that such a significant project was ramrodded through in less than a week with no notice to neighbors, no analysis of the burdens that would be created, and no consent by the property owner.

We hereby request that, pursuant to law, you send notices to us relating to the housing element before submitting the draft revision to HCD.

Sincerely,

Alan and Marianne Austin



council@ci.atherton.ca.us

(email will be sent to ALL members of the City Council with copies to the City Clerk and City Manager)

June 8, 2022

Re: Addition to our letter dated June 6, 2022 regarding 290 Polhemus

We want to add to our letter dated June 6 a further comment regarding pedestrian safety. As mentioned, Polhemus is a very popular walking street. Its two paved lanes are relatively narrow, and there are many stretches with no shoulders at the edges of the pavement or where there are elevation changes between the pavement and a shoulder or where there is a steep drop off from the pavement to drainage culverts that haven't been tiled and filled in. Five years ago, Marianne broke her ankle while walking on Polhemus when she fell after stepping off the pavement to get clear of an oncoming car. Since there aren't shoulders to walk on, many people walk on the pavement (often with their backs to traffic), and drivers have to be careful to spot them and drive around them, which is particularly challenging when it is dark. Thus adding significantly more vehicle traffic to Polhemus would be particularly unsafe, at least without extensive capital improvements.

Alan and Marianne Austin

[REDACTED]

ATTACHMENT 3

Number	Date	Name	Address	Please provide your comments on the Draft Housing Element below.
201	6/12/22	Dave Chen	[REDACTED]	<p>To the City of Atherton:</p> <p>My family moved to 349 Fletcher in 2017 and have thoroughly enjoyed the neighborhood and getting to know the wonderful residents nearby. Our two kids have attended Menlo Park and Atherton schools (Las Lomas and La Entrada) and enjoyed taking the bus that stopped right in front of our house. We are currently building our dream home and expect to complete it by the end of 2022. One of the things that attracted us to the neighborhood was how walkable the streets were and the relative lack of car traffic on Fletcher.</p> <p>We have just heard about the town's plans to build a 40 unit townhome complex at 290 Polhemus. It is very disappointing that we are just hearing about this and were given no opportunity to comment. We vigorously object to this plan for several reasons:</p> <p>Traffic escalation. The traffic pre-Covid in our area was already beginning to escalate with back to back cars on Alameda stretching from Woodside Road to about Camino Al Lago in both directions during the morning and afternoon commute. Because of this significant back-up, what started to happen is that cars would turn on Fletcher to drive around the loop to get to Atherton Ave, clearly in a rush and breaking the speed limit and speed by our driveway (we are basically on a blind curve). There were several times when these cars nearly hit our children either waiting for the bus or as they were walking around the street in the early evening. Now that we are "post-Covid" it is clear that traffic has already reverted back to the volume we experienced in 2019. This townhome complex would significantly exacerbate this issue. We left our prior home exactly for this reason and this was one of the main advantages of living on Fletcher.</p> <p>Parking congestion. We walk regularly around Fletcher and also cross Alameda to Polhemus. There have already been several times when we have almost been hit by cars on Fletcher or Alameda. Adding all of these units means more cars, which means Fletcher will be littered with parked cars. This presents a further hazard for residents that have to walk around these cars, since there are no sidewalks on Fletcher or Alameda.</p> <p>Centrality. 290 Polhemus is not, in our opinion, "on the periphery" If that's the case then are we not considered true Atherton residents? 290 Polhemus is surrounded by Atherton residents on all sides.</p> <p>Thank you for your consideration,</p> <p>Dave and Katya Chen 349 Fletcher Drive, Atherton, CA</p>
202	6/13/22	Meagen and Michael Eisenberg	[REDACTED]	<p>We are Atherton residents since 2018 and live on Coghlan Lane. We are writing in response to the housing proposals on 170 Atherton and Polhemus/Alameda. We have concerns with both sites.</p> <p>Each project will result in a significant increase in traffic/congestion on a main artery of Atherton which will make school traffic a complete mess and bike safety a problem. We have three school age children who ride their bikes frequently. Each proposal would increase traffic on the streets that our children frequent.</p> <p>These projects also change the character of the town; it's in the middle of town where density is lowest, and there are many other, more viable options on the periphery of town. The town's own land use primary goal is "to preserve the Town's character as a scenic, semi-rural, thickly wooded, residential area with abundant open space."</p> <p>We've read the Town of Atherton 2023-2031 Housing Element Draft which clearly required a tremendous amount of research, time and thought. We do believe there are several better options than the 170 Atherton and Polhemus/Alameda proposals.</p>

<p>203</p>	<p>6/13/22</p>	<p>Bruce Chen and Xian Qin</p>		<p>Objection to to Include a Parcel at 290 Polhemus Avenue within a Townhouse Overlay Zone in the Draft Housing Element</p> <p>We recently moved in 333 Fletcher Drive with our new born Lucas, who is 8 weeks old. We have been loving the neighborhood, especially the fact that we can take Lucas for a walk in his stroller on Fletcher, Ridgeview, and the surrounding areas, as it's quiet, safe, with manageable amount of traffic.</p> <p>We just learned about the proposal to place a Townhouse overlay on 290 Polhemus, and are deeply concerned about it.</p> <p>This will greatly increase the traffic and noise in the surrounding areas, not only will it make walking unsafe for pedestrians, it'll also make Alameda even more congested (it already is!), which profoundly affect the day-to-day life of residents nearby.</p> <p>Furthermore, 290 Polhemus is almost a square lot, to divide it into 40 TH units, a lot of space will be wasted to provide access to the main road.</p> <p>Last but not least, to support such huge increase of residents and traffic, significant amount of infrastructure investment is needed, such as parking facilities, traffic lights, expansion of some of the major connecting roads, and more.</p> <p>Please remove 290 Polhemus from the proposed overlay zones.</p>
<p>204</p>	<p>6/13/22</p>	<p>Annie Barnett</p>		<p>This proposal is completely ludicrous and will certainly cause chaos on this corner. There is enough traffic on this corner already (turning left on Alameda from Polhemus is always a challenge)and parking alone will be problematic. There are plenty of other locations to build housing but not in the middle of a beautiful suburban neighborhood we have all grown to love. People will move away from atherton as this will become an eyesore to what was once a beautiful vineyard and landmark.</p>
<p>205</p>	<p>6/14/22</p>	<p>Jim Barnett</p>		<p>I strongly urge you to oppose any proposals to rezone the property at the corner of Polhemus and Alameda. I have lived in Atherton for almost 30 years and frankly this is one of the most absurd possibilities that I have ever heard of for a town like ours.This changed zoning would destroy the Atherton community broadly as well as the Alameda area and its surroundings.There are dramatically better alternatives which the town is considering and should pursue. I am happy to discuss this at any time.</p>

<p>206</p>	<p>6/15/22</p>	<p>Tom Newby</p>		<p>I would like to respectfully express concerns regarding the Draft Housing Element. Specifically, I have concerns about two line items in Table HE-14: Multi-Family Overlay Zoning Locations, 170 Atherton Avenue and 290 Polhemus.</p> <p>Regarding 170 Atherton, I am curious if any traffic studies were done when considering this location. As a resident of Atherton with kids attending Atherton schools for the past 17 years, the traffic on Selby Lane perpendicular to Atherton Ave., Barry Lane, Elena Ave. and Valparaiso during the morning commute hours is problematic. And Barry Lane is already somewhat dangerous for pedestrians and bikers regardless of the time of day. These issues will only be exacerbated by denser housing at 170 Atherton. Other proposed locations in the Draft Housing Element are closer to major roads that can effectively accommodate heavy traffic throughput and do so safely.</p> <p>I have a less significant but similar concern about 290 Polhemus. Alameda de las Pulgas can also be problematic during the morning and evening commutes and entering Alameda de las Pulgas in either direction from Polhemus can be somewhat dangerous. Denser housing at 290 Polhemus would exacerbate both that intersection's issue as well as the traffic I referenced in the prior paragraph. Perhaps a traffic light at the intersection of Polhemus and Alameda de las Pulgas solves part of the issue, and perhaps this has been addressed with a traffic study.</p> <p>Excluding these two locations as potential townhouse overlays results in what I expect would be a sufficient 12% RHNA buffer provided the projections are reasonable. If this buffer is insufficient, I would encourage the Council to more aggressively explore alternatives referenced in the Draft Housing Element such as additional potential SB-9 projects, locations closer to El Camino and Highway 101 and engagement with local schools.</p> <p>I fully support and acknowledge the need for affordable housing in California, and Atherton needs to be part of the solution. Thank you to the Council for working diligently to address this important and complicated issue.</p>
<p>207</p>	<p>6/19/22</p>	<p>Jackson K C Hu and Michelle Y K Hu</p>		<p>We strongly oppose the proposal to rezone a 6-acre parcel at 290 Polhemus Avenue (on Alameda de las Pulgas at the end of Fletcher Dr.) with an "overlay" to allow 40 homes (8 units per acre). The reasons are multiple: 1. This will totally destroy this peaceful and beautiful neighborhood of Polhemus-Orchard Hill-Marymont area. It is such a quiet residential area that has minimal through traffic. Many people, including myself walk around the neighborhood everyday. 2. The condense new 40 units do not mingle well with the neighborhood at Polehemus, Alameda and Marymont. If instead you build six new units, one acre each, then it would work well. 3. Furthermore, Polhemus, Marymont, Orchard Hill are not wide streets and cannot be expanded. Your proposal is going to significantly increase the traffic flow, that will endanger the residents in this area. Do you realize how jammed is Alameda Street and Woodside Road during the rush hours, today? Assuming each new house will have two cars, you are going to add 80 cars to the streets. It is going to be a disaster to the community.</p>
<p>208</p>	<p>6/21/22</p>	<p>Gail parsons & Dr. Richard Fischer</p>		<p>We already have cars parked all over our neighborhood from employees at the Assisted Living facility. We paid for our home because it has a 13,000 sq ft lot & more privacy than other properties we looked at. We like the more rural streets, etc. This (16 units) would be an abomination. Period.</p>
<p>209</p>	<p>6/21/22</p>	<p>Andrew Faulkner</p>		<p>I do not support the proposed development at 23 Oakwood Blvd. proposed housing density out of proportion with neighborhood norms +8,000 soft lots. Significant traffic increase at a location already experiencing blind corner, in a pedestrian area with no sidewalks. Increased street parking, again not supporting a safe walkable neighborhood. Question regarding choice of lot location, appears to be locating on Redwood City boundary, vs integrating into Atherton as a town.</p>

<p>210</p>	<p>6/21/22</p>	<p>Kathy klebe</p>	<p>[REDACTED]</p>	<p>I am opposed to the housing development proposal at 23 Oakwood. In addition to the increased traffic, many pedestrians, many of them schoolchildren, walk our E & W Oakwood circle. We have no sidewalks, so I feel it is already unsafe to walk around here. It will only be made worse if 26 housing units are built here. This is also mainly a single family home area. I am not opposed to building SOME townhomes, but 26 is unsafe and unfair to the current property owners.</p> <p>My reasons for opposing the development at 23 Oakwood Bl. have to do with traffic and safety. The East and West Oakwood neighborhood is mainly single family homes and even considering that, there is a large amount of traffic especially on school days. People cut through from El Camino to Selby Lane. Adding cars from 26 more units will undoubtedly add to the congestion and parking issues. In addition, these proposed units adding to traffic will make the streets more unsafe for walking. Redwood City designated East Oakwood as a Slow Street so that the many people who walk can be safe. This is especially important since we have no sidewalks. There are dozens of families and children walking this area daily and increasing the traffic is a very poor, unsafe plan.</p>
<p>211</p>	<p>6/21/22</p>	<p>Jeff Morris</p>	<p>[REDACTED]</p>	<p>170 Atherton Avenue should be removed from the list of properties listed in Table HE-14 as possible multi-family overlay zones.</p>
				<p>Dear Mr. Robinson:</p> <p>We are writing in response to the recent notice from the Town of Atherton regarding the proposed rezoning of several properties in Atherton to increase housing density. In particular, we are writing in regard to 23 Oakwood Blvd, which is close to our home but beyond the 500 feet to have received a notification from Atherton. We do indeed support the statewide mandate to increase housing density to allow for more affordable housing for local populations, and we have several concerns with the current proposal for the Town of Atherton's proposal for 23 Oakwood Blvd. Listed below are our concerns, which we respectfully request you to consider.</p> <p>Of the 9 proposed properties for rezoning, the only property that is proposed with a 16 units/acre density is the property at 23 Oakwood Blvd. All the other properties are proposed for 6 -8 units/acre. Please address why Atherton has selected one parcel for a much higher density than the other units, even though the access road is limited.</p> <p>The current Atherton zoning proposal would allow a developer to construct up to 26 townhomes on this ~1.5-acre site. This is more than double the density compared to the other Atherton sites, despite them all being in similar residential areas.</p> <p>The proposed development of 26 townhomes will create a significant traffic impact on Oakwood Blvd. Assuming each household has two cars, this will be an additional 50+ cars using a road that is already overly used as a cut through to the traffic light onto El Camino and to Woodside Road.</p> <p>In addition, the roads are used as part of the bicycle route and for pedestrians (including children walking to school), but the roads do not have sidewalks. We respectfully request Atherton to address this safety hazard that would be created by a large development on Oakwood Blvd.</p> <p>Finally, during morning rush hour, Oakwood Blvd already backs up significantly due to the high density of traffic on Selby Lane. How will the developer and Atherton address the increased number of cars needing to access Selby Lane during rush hour?</p> <p>The 23 Oakwood Blvd lot is long and narrow. Please address how you will ensure emergency vehicles will be able to access the roads. Given the recent fire in Emerald Hills, we all need to be vigilant that firefighters can access all areas quickly and safely.</p> <p>In the past ten years, the west side of Oakwood Blvd has already added two small lanes with an additional six homes. The circle was not designed to become a major thoroughfare but is already becoming so. We request that you consider requiring any developer near Oakwood Blvd address traffic flow and management with remedies such as but not limited to a traffic light at Selby Lane and El Camino Real, funding for sidewalks on the Oakwood Blvd circle, and a stop sign (with appropriate traffic studies)</p>

<p>212</p>	<p>6/22/22</p>	<p>JENNIFER POLLOCK CHEUNG</p>		<p>such as but not limited to a traffic light at Selby Lane and El Camino near, turning for sidewalks on the Oakwood Blvd circle, and a stop sign (with appropriate traffic studies) at the the intersection of Oakwood and Oakwood.</p> <p>The impact of an increased population on our schools and community recreation centers. Currently, these children would need to cross El Camino to access their local school, unless they attend Selby Lane School. Where will the children play? Will there be recreational opportunities on the property? Knowing that the children will be on the border of two communities but in the same school, can the developer open the recreational areas to the larger community?</p> <p>The 23 Oakwood Blvd area has a significant amount of flooding during the rainy season. How will Atherton address stormwater management? What remedies will be taken to ensure that flooding issues will be diminished, rather than exacerbated?</p> <p>23 Oakwood Blvd has beautiful trees on the property. How will Atherton ensure that any heritage trees and other plants that provide shade, thus reducing warming, will be protected during construction?</p> <p>Finally, we ask that you expand your communication circle to include all of Oakwood Blvd and not just the 500 feet beyond 23 Oakwood Blvd. Oakwood Blvd is a welcoming community that supports diversity and compassion—we hope that Atherton will extend that courtesy to its neighbors as it works to address the state mandate.</p> <p>Sincerely, Albert T Cheung, MD and Jennifer Pollock Cheung 366 East Oakwood Blvd Redwood City, CA 9406</p>
				<p>I am interested in the proposal for 26 units of housing at 23 Oakwood Blvd.</p> <p>I join many of my neighbors in pointing out that the proposed density of a development on this property is more than double the density of other proposed sites in the town.</p> <p>Obviously, most of the property owners who will be concerned about this development are not voters in Atherton but rather in Redwood City. That should not be a factor in recommending this high density but I suspect it is. Atherton has never attempted to be a good neighbor to the Redwood Oaks neighborhood. We have pressed for some</p>

ATTACHMENT 3

213	6/22/22	Cathy Castillo	[REDACTED]	<p>time to get Atherton to work to install a traffic light at El Camino and Selby Lane. Today anyone wanting to turn left at El Camino cuts through our neighborhood to use the light at Oakwood Drive. The impression I had after attending a meeting on this subject a few years ago was that Atherton didn't want to encourage anyone to drive through the town limits and installing such a light might do so. Atherton appeared more concerned about the type of people driving those cars than the traffic itself.</p> <p>Selby Lane is a wide, striped street with shoulders. Yes, most Atherton residents fill the shoulders with landscaping and boulders to prevent parking (don't these people ever have visitors?) but at least two cars can pass easily by pedestrians on Selby Lane.</p> <p>As currently described this housing development will dump traffic onto Oakwood Blvd, a narrow surface street with skinny shoulders that make it dangerous for pedestrians today. Our homes are set back from Oakwood generally less than two car lengths. Most Atherton homes on Selby are set back and fenced so well they cannot be seen from the street.</p> <p>Atherton is proposing a development that will cause even a greater problem for non Atherton residents. We on Oakwood Blvd have been told by Redwood City that we will have to pay for any paving or other improvements to the road. Years ago the pricetag was over \$15,000 per household on Oakwood Blvd. I'm sure that figure has at least tripled since.</p> <p>I am not opposed to building a reasonable number of townhomes at 23 Oakwood Blvd. We already have a small townhome development on Oakwood Drive and many apartments along Leahy Street. These have been good neighbors. I am, however, completely opposed to a design that would 26 units with access to those homes on Oakwood Blvd. If the traffic could exit directly onto El Camino or even onto Selby it would sweeten this deal.</p> <p>This may be an unfair accusation, but I have the impression that Atherton residents are shocked at the thought that "those people" who teach school or work in offices rather than own them, might move into the neighborhood. I am comfortable with this kind of neighborhood development as long as it doesn't change my environment drastically. The current information I have implies a drastic change.</p>
214	6/22/22	Norm & Jill Fogelsong	[REDACTED]	<p>Hello,</p> <p>Please note that we are opposed to the proposed project at 170 Atherton Avenue which would include the development of 32 townhouses. Please remove 170 Atherton Avenue from the list of possible properties listed in the Multi-Family Overlay Zone section of the Housing Element that is submitted to the State.</p> <p>The Town of Atherton since its incorporation in 1923 has been a residential community. The General Plan states: Land uses which diminish the open space character of the Town, such as commercial and high-density residential uses, shall be prohibited.</p> <p>Sincerely, Norm & Jill Fogelsong 125 Alta Vista Drive Atherton, CA 94027</p>
215	6/22/22	Smitha Prabhu and Bipin Suresh	[REDACTED]	<p>We have several concerns for singling out of this property to have more than double the density compared to all other atherton sites. To begin, it will have increased density out of proportion with the local community, significantly increased local parking constraints, and lastly and more importantly, it's unfair and inequitable to built out a denser home construction ONLY on the site bordering the lower socioeconomic status and higher diversity of Redwood City. Please consider our plea and oblige to not allow this construction for the sake of profitability of 1-2 persons only.</p>
216	6/22/22	Fran Spiller	[REDACTED]	<p>This property with the country feeling has been in my family for five generations. The increased density proposed for this area. To continue.....this proposal will permanently ruin and keep worsening the living conditions we have enjoyed for years. Please cancel, or at least minimize this plan for the sake of the families who live here and so love it here.</p>

<p>217</p>	<p>6/23/22</p>	<p>Francois Meriaux</p>		<p>I am surprised by the high density proposed for 23 Oakwood (16 units/acre), which is twice as much as the second highest density (8 units/acres) in the list. This difference makes the proposal looks unfair for residents surrounding 23 Oakwood. I would like to understand what makes this property so different from the others.</p> <p>Furthermore, 23 Oakwood being at the border between Atherton and Redwood City, the consequences in terms of increased activity (traffic, parking, etc) would be equally shared with surrounding Redwood City residents. It feels unfair that residents from a neighboring town should bear the weight of the densest project. I hope that the opinions of all surrounding residents will be taken into account equally about that matter.</p>
<p>218</p>	<p>6/23/22</p>	<p>Janet Fregosi</p>		<p>I understand the need for increased housing in the bay area, especially affordable housing. I also know that higher density allows for more affordability. What concerns me about 93 Oakwood is the much higher density assigned to the site as opposed to other parcels which are much larger and assigned less than 1/2 the density of Oakwood. The number of possible units (26) allowed would cause a profound increase in traffic on W.Oakwood and E Oakwood and Oakwood Drive, which are already being used as conduits to Woodside Road, and to the signal at the intersection of Oakwood Dr. and El Camino. I fear for pedestrian safety if this ammount of housing is built here. Thank you for the opportunity to have my comments considered. Janet Fregosi 355 W. Oakwood Blvd Redwood City</p>
<p>219</p>	<p>6/23/22</p>	<p>Emily Conn</p>		<p>I write to encourage the Town of Atherton to look at focusing additional high-density housing elements near mass transit like the El-Camino corridor, Menlo Park Caltrain, Samtrans and more. We must be forward-thinking and try to make Atherton as green as possible in our quest to reduce carbon output in our area. Calling for high density housing in areas like 170 Atherton Ave will only increase automobile traffic and result in more car use than it would if it could be located closer to mass transit. Best practices for high-density housing call for it to be multi-use; so commercial and housing are interconnected. The American Society of Landscape Architects proposes the following for best-practice urban design:</p> <p>Urban development should be guided by a sustainable planning and management vision that promotes interconnected green space, a multi-modal transportation system, and mixed-use development. Diverse public and private partnerships should be used to create sustainable and livable communities that protect historic, cultural, and environmental resources. In addition, policymakers, regulators and developers should support sustainable site planning and construction techniques that reduce pollution and create a balance between built and natural systems.</p> <p>New sustainable urban developments or re-developments should provide a variety of commercial, institutional, educational uses as well as housing styles, sizes and prices. The provision of sidewalks, trails, and private streets, connected to transit stops and an interconnected street network within these mixed-use developments provides mobility options and helps reduce pollution by reducing vehicle trips. Walking, bicycling, and other mobility options should be encouraged throughout the urban mixed-use core and mixed-use neighborhoods with easily accessed and well-defined centers and edges.</p> <p>Atherton's current SB-9 plan seems to dislocate high-density housing from transportation infrastructure that could support it.</p>

<p>220</p>	<p>6/23/22</p>	<p>Stephanie Sargent</p>		<p>I strongly oppose the re zoning of 23 Oakwood. I share a good neighbor fence with 23 Oakwood and was never informed about this proposal. I'm assuming since my property is in Redwood City you did not inform me even though it will greatly effect my home. Who would be responsible for damage or new fences ect. Also the property at 28 Selby Lane that sold for ~30 million dollars recently shares a good neighbor fence with 23 Oakwood also. I have informed them today, they had also just heard about this today 6/23/2022.</p> <p>This is a small neighborhood with no sidewalks ect it is not meant for a possible 26 townhomes. Also there are many old heritage trees covering the property which house many animals. I would think environmentalist would not approve of removing the multiple trees that would be needed to build all the townhomes. Mrs. Evelyn Arata who was my family's neighbor for 60 plus years would be heartbroken her family and city would want to do this to her home and beautiful neighborhood. The Arata's approached Atherton with this idea for their monetary gain and nothing more. 23 Oakwood was not considered until then and should be removed from consideration immediately! Your other sights are not in small neighborhoods.</p> <p>I will write everyday opposing this now that I have been informed.</p> <p>Stephanie Sargent 425 E Oakwood Blvd Redwood City, Ca 94061</p>
				<p>Dear Mr. Robinson-who it may concern :</p> <p>I am writing regarding the recent notice from the Town of Atherton sent regarding the proposed rezoning of several properties in Atherton to increase housing density.</p> <p>I never received any such letter/ notice. I'm assuming because my property is located in Redwood City even though I share a good neighbor fence with 23 Oakwood. I have lived here my entire life and my family has owned this property for over 60 years. 23 Oakwood also shares a good neighbor fence with 28 Selby Lane, the 30 million dollar home recently sold on Selby Lane and other multi million dollar homes around it. I strongly oppose the rezoning and allowing multi family townhomes being built here as I'm sure all the surrounding neighbors do as well. These townhomes will be in my backyard, I will have to share the fence with them. If for example our fence is damaged ect who would I go to with concerns, multiple homeowners? Mrs Evelyn Arata was an amazing neighbor and would be heartbroken her family and city were considering allowing this to happen to her home and small quite neighborhood!</p> <p>The home owners in Redwood City that share a fence with 23 Oakwood should have been informed by Atherton long ago, I just heard about this from other neighbors. You</p>

<p>224</p>	<p>6/27/22</p>	<p>Brian Clarke</p>		<p>I echo the sentiments sent to you by JD Anagnostou of 327 W. Oakwood Blvd. on this topic. Atherton, like Redwood City and Menlo Park, must meet state mandated density requirements. Atherton is reacting instead of planning. It has many choices to meet its mandated density requirement and in this cycle has chosen to push all the density to the boarder of its lesser affluent neighbor Redwood City. Atherton has not done any planning for the traffic or parking impact to the immediately surrounding neighborhood, including Okawood, E. Oakwood and W. Oakwood. The level of proposed density will be intolerable parking and traffic pressures on the neighborhood that already experiences very high parking and traffic issues. Atherton has a couple other lots designated to meet its requirements, but the density on those lots is SUBSTANTIALLY less than proposed for the Oakwood Blvd. lot. Atherton's lack of planning should not be Oakwood Blvd. Neighborhood's emergency. Atherton has many other options that should be acceptable to its residents and far less impactful on its neighbors to the south.</p> <p>I believe your Town should consider in the immediate future, implementing a plan that creates higher density districts. This should look like your neighboring cities where the highest density is located with your El Camino properties and then zoning tapers in density as you go further east or west. How you define the boundaries and sizes of these new zones is sensitive and should be respectfully considered. Also having higher density by City Hall, at Hollbrook-Palmer Park, and your other public entities should be a given. For example, the properties that are clustered around Menlo Atherton High School; 212 to 246 Oak Grove Ave, 12 homes approximately 1-acre each, or the east end of Hollbrook-Palmer Park- the parking lot and field, that appears very feasible to densify. But as I said, I don't see how you can properly do this by the end of this year, to fully consider your predicament. These choices for properties need to be carefully thought of, and vetted through a more transparent and public process and not just a 500ft radius for communications either. This affects your whole town as well as those in Menlo Park and Redwood City. This emergency type of approach effects our lives forever with this pressure you have and forcing a quick decision on all of us.</p>
<p>225</p>	<p>6/27/22</p>	<p>Olivia He</p>		<p>I am a direct neighbor of 23 oakwood blvd. I completely oppose the townhomes plan on this site. Reasons:</p> <ol style="list-style-type: none"> 1. Significant traffic impact and increased safety issues on this very narrow walkway 2. No parking space at all. According to the plan, more than 50 cars need parking. East/West oakwood blvd, oakwood blvd, Selby In, Shearer Dr, etc. will all be significantly crowded and impacted 3. Inequity and discrimination on lower socioeconomic status. Only this site is 16/acre. 4. Neither the 23 oakwood blvd owner nor the Atherton town inform us anything in any forms about this BIG news which you already planed more than 6 months. We all got this news from redwood city neighbor several days ago. Atherton neighbors, including the ones who share fences with 23 oakwood, also weren't informed about this at all 5. As mentioned in Atherton website, the other ones are properties facing bay rd and march rd with less density plan, which is inequity. Also, Facing bay rd and march rd means no neighbor on those sites will be affected. However, 23 oakwood site affect all the surrounding neighbors on every aspect, it's right in the middle, we all share just one same fence and there is extremely serious privacy issues if you build townhomes there
<p>226</p>	<p>6/28/22</p>	<p>Jennifer Sweeney</p>		<p>Thank you for the effort that was gone into the Draft Housing Element. My concerns are specific to the development of townhomes at 170 Atherton Ave. While I do not necessarily object to the proposal laid out for that site, I would urge the Town to consider traffic implications for the surrounding streets. Barry Lane is already a dangerous nightmare - cars speed down this narrow, cut-through street - treating it as a thru-way to Menlo Park, ignoring the many pedestrians, bikers and kids on their way to school that also use this road. In the 6+ years we have lived here we have seen numerous accidents, including a terrifying hit-and-run involving a pedestrian who was struck and left unconscious on the side of the road outside our home. There is a narrow bridge and blind spots at the curves adding to the unsafe conditions. And this is BEFORE we had additional traffic from potentially 32 residences at 170 Atherton ave.</p> <p>Regardless of whether or not 170 Atherton Ave is included in the Housing Element, I would urge the Town to consider addressing the unsafe conditions on Barry Lane. Options to consider - (i) speed bumps to slow cars down, especially as they approach the narrow bridge or (ii) making Barry Lane one-way and Elena one-way in the other direction adding marked bike/pedestrian lanes to each street. Thank you for your time and consideration!</p>

<p>227</p>	<p>6/28/22</p>	<p>Kelly Abbott</p>	<p>[REDACTED]</p>	<p>Dear City of Atherton: We are writing in regard to the proposed housing on Santiago. As you are aware, there are three highly populated schools within a 1/2 mile either direction to this proposed site. As a homeowner in this area, I am greatly concerned for the children riding their bikes and walking to school daily. There is already so much construction in Atherton that I witness numerous near pedestrian accidents daily, This area is also heavily congested and lacks proper traffic lights at Elena and Valparaiso (near Sacred Heart School) that many families use Santiago as a cut through to get to campus. A mile drive on any given morning can take over 15 minutes and adding more construction to an already congested area filled with thousands of school age children would be irresponsible. We are supporters of more housing, but the City would be better served finding land not already heavily populated with numerous schools nearby. I sincerely hope you rethink Santiago as a site plan. There are far better suited plots of land in Atherton in less populated areas that would be better suited for building multi family homes. Sincerely, Kelly Abbott</p>
<p>228</p>	<p>7/1/22</p>	<p>Ekta Hutton</p>	<p>[REDACTED]</p>	<p>We oppose.</p>
				<p>A list of many concerns regarding the overlay rezoning of 23 Oakwood Blvd Atherton and some notes from the town lunch meeting for the public.</p> <p>Concern that this project is rushed without proper consideration.</p> <p>Concern that council had made earlier decisions influenced by false information.</p> <p>Concern about some of the justifications of those decisions as stated by Council, during town meeting comments, that those justifications were based on patently false information, i.e that Arata had spoken to "all" the neighbors and analysis had been done.</p>

Mentioned that circumstances surrounding Arata's intentions and the Town's acquiescence, that certain aspects feel unlawful and discriminatory i.e jamming this development up against RWC with double the density of any other overlay property.

Concerns about the perceptions of council in regards to multi family zoning proximity relative to 23 oakwood (not connected by roads, only as crow flies- flimsy reasoning). The area they reference is Renato Ct. (only accessible from El Camino- not from Oakwood neighborhood)

Concerns about the Arata's representation of their parcel as 1.62 acres when all public records indicate 1.52 acres.

Concerns about heritage trees. Learned a heritage tree is any tree 48" diameter at 4" high, but protections do not cover those trees when in developable space?

Concerns about traffic: 50 + more cars will cause problems for safety. Reiterated that the Oakwood oval is extremely busy with recreational walkers and their pets. That there being no sidewalks in the neighborhood is by design. Mentioned that during pandemic, Oakwood oval was closed to traffic as 1 of 4 RWC sites for community open space walking area.

Reminded Vice Mayor of his past council meeting comments stating being against being able to build some crazy development next door. When challenged by another council member that with his approval of 23 Oakwood's inclusion, that he had done just that, reminded Vice Mayor that he then defended himself stating that one (23 Oakwood) is different, we've done analysis and is different because Arata had spoken to the neighbors. We stated that there really was no meaningful analysis that had been done at that time and still none now. Mentioned there are no traffic studies or safety studies, or flood zone analysis, etc.

Concerns about enough water for this kind of development.

Concerns are safety ,fires etc.

Children walking to school and their safety.

Rush hour traffic congestion already bad at the end of the oval.

There were mentions of alternate sites that might be better for increased density than Oakwood.

Learned that the Vice Mayor and City Manager both believe their Housing Element plan will be rejected, no matter what is in it. They are afraid of losing control of their ability to zone the town and of losing state funding.

Discussed the specific nature of traffic concerns with City Manager regarding egress to ECR via Oakwood streets by traffic originating from Selby given no traffic signal at Selby and ECR. Also noted no 4-way stop at Selby and Oakwood Blvd is a safety problem now and would be exacerbated with 50 more cars in neighborhood.

Discussed that a longer re-zoning process along the El Camino and around Holbrook-Palmer park might be the best way to add density (as initially mentioned by JD Anagnostou) and that Atherton should try to reason with Sacramento to be patient for Atherton to accommodate the mandate by engaging in a larger, longer process of re-zoning. The Vice Mayor responded with anecdotes detailing their previous efforts at working with Sacramento and he summarized the State Senator's response as they don't care and that the Town of Atherton is hogging the land.

Concerns Redwood City residents may close the loop for traffic calming along atherton border at E Oakwood and W Oakwood.

Concerns about the set backs from properties surrounding 23 Oakwood. Oakwood may not be the property you want to start with.. Everything would have to follow suite.

Please consider completely removing 23 Oakwood from the overlay, not only this round but for all future drafts also.

Thank you,
Stephanie Sargent
425 E Oakwood Blvd

229 7/2/22

Stephanie Sargent

ATTACHMENT 3

230	7/4/22	Stephanie Corey	[REDACTED]	<p>Dear Atherton City Council, I recently found out about your proposed high density housing plan. As an organizer of the Redwood Oaks neighborhood, I have to say that I and many of my neighbors are extremely unhappy with the proposal. Redwood City has taken the brunt of other cities' lack of cooperation and sense of community for far too long. You already know how much high density housing we've added, along with the congestion that comes with it. So the fact that you are adding your biggest units on our border - to what anyone who didn't know the zoning would assume was actually Redwood City - is especially insulting. Frankly, it feels like a flagrant slap in the face. We are sick of paying for your "Not In My Back Yard" policies, and you can be sure I'm going to rally my neighborhood to share their views as well. Enough is enough for this "rules for thee, but not for me," attitude. Have you no shame?</p>
231	7/4/22	Peter Martin	[REDACTED]	<p>Please do not place the increased density housing in Atherton in a concentrated area, especially near Oakwood Blvd. The higher density housing does not fit in the neighborhood.</p> <p>Moving forward with this project "Town of Atherton Draft Housing Element" will cause the value of our homes to significantly decrease. Please do not move forward with this program.</p>
232	7/5/22	Ekta Mangal Hutton	[REDACTED]	<p>"Dear Atherton City Council, I recently found out about your proposed high density housing plan. As a Redwood Oaks neighbor, I would like to formally log a complaint with the proposal. Redwood City has added a massive amount of high density housing in the last decade, and the residents have had to absorb the congestion that comes with this development. The very last thing our neighborhood wants is more high density housing quite literally yards away from our already overcrowded streets. Please rethink the plan to be more fair to your neighbors. And at the same time, we are communicating with our assembly representatives to share our concerns, and would be happy to have a joint meeting with you to discuss our overarching concerns about their mandates, if the opportunity presents itself."</p>
233	7/5/22	Chengpeng Mou	[REDACTED]	<p>Dear Atherton City Council, I recently found out about your proposed high density housing plan. As a Redwood Oaks resident, I would like to submit a complaint with the proposal. Redwood City has added a big amount of high density housing over the years, and the residents have had to absorb the congestion that comes with this development. The very last thing our neighborhood wants is more high density housing quite literally yards away from our already overcrowded streets. Please rethink the plan to be more fair to your neighbors. And at the same time, we are communicating with our assembly representatives to share our concerns, and would be happy to have a joint meeting with you to discuss our overarching concerns about their mandates.</p>
234	7/5/22	Mary E Gorman	[REDACTED]	<p>I was just informed about the future housing multi-family housing plan for Atherton. I am against more multi-family housing essentially being developed in Redwood City. The town of Atherton has identified the farthest most border of Atherton/Redwood City to construct these multi family units. Doesn't this defeat the purpose of adding more multi family housing in the Town of Atherton? I believe it is beneficial to have multi-family housing near the center of the town so that Atherton can say accurately that they have multi-family homes within their town.</p>
235	7/6/22	Karen linares	[REDACTED]	<p>I am in emergency need of housing mother of two kids I am in desperate need of housing. I work part time, I am low income, and single mother of two boys: 8, 15 years old. Currently in a toxic house hold. Can't afford to live anywhere else on my own with two kids. No child support. Please consider me. I really am in need of housing PLEASE!!!</p>

<p>236</p>	<p>7/7/22</p>	<p>Elaine Yu & Matt Rahmani</p>		<p>Dear Atherton City Council:</p> <p>Me and my husband are homeowner of 325 E. Oakwood Blvd in Redwood City, about 800 ft (4 min walk) from 23 Oakwood Blvd in Atherton (border of Redwood City), the proposed rezoning site for 26 new townhomes on its 1.5 acre property currently under consideration by Atherton. I was only made aware of the proposed rezoning last week when I was taking my regular walk to Atherton heading towards the oval where 23 Oakwood is located, when a neighbor who shares the good neighbor fence with 23 Oakwood informed me of the proposal. We would like to express the following concerns regarding the proposed development and would appreciate Atherton City Council's reconsideration to develop elsewhere in Atherton where there are significantly more land and space.</p> <p>1) Congestion - the area where 23 Oakwood Blvd is located at is an oval roundabout with only 2 narrow lanes in and out and no direct egress into a large road such as El Camino Real; the addition of 26 townhomes would mean min. 26 cars (one per home) to 52 cars (2 per home) added to the complex for residents, not to mention visitors.</p> <p>2) Safety - This is an area with lots of neighbors take our daily walks, including parents with their children in strollers, and dogs. We cannot imagine having to dodge traffic with 50+ cars going thru the neighborhood, that would pose extreme danger to the residents of the neighborhood, and take away our joy of the daily walk.</p> <p>3) Environmental & Resource Impact - We would surmise that a development with 26 townhomes with such high density would impact our environment, which is already dense enough, and will require significant amount of water resources, amongst other resources needed.</p> <p>We look forward to your thoughts on our concerns.</p> <p>Sincerely Yours,</p>
<p>237</p>	<p>7/7/22</p>	<p>Catherine</p>		<p>Our area does need more affordable housing. The property I am particularly concerned about is 23 Oakwood. It seems a reasonable place to put multiple units. The issue is that there is no light at Selby so anyone needing to go North to work will have to come through a congested neighborhood that has no sidewalks, and at certain points, very narrow streets. It is a neighborhood where people walk their dogs and children are riding bikes. The project managers need to prepare for this. Redwood Oaks, the neighborhood affected has many residents that will be fighting this whole project if this particular element is not addressed.</p>
<p>238</p>	<p>7/7/22</p>	<p>Chris Pilek</p>		<p>I object to the plan to add the proposed high density units at 23 Oakwood without an extremely well designed traffic and pedestrian management plan. I have concerns about the traffic (both short term construction related but more critically, long term commuting traffic) caused by the addition of 26 units at 23 Oakwood without a highly thoughtful and effective traffic management plan in coordination with Redwood City for the Redwood Oaks neighborhood. As it stands, this neighborhood becomes a speedway for cars cutting through -primarily Carlos Ave to Selby, to avoid the Woodside/El Camino interchange. 26 units x 2 cars per unit will most certainly add to this chaos so before any plans are approved, Atherton must coordinate with RWC on this traffic situation. Some options: 23 Oakwood property entrance/exit only via Selby (or El Camino if possible) with only a fire gate access to Redwood Oaks streets. Add a traffic light at Selby/El Camino - this will also resolve some of the pedestrian issues crossing El Camino at Selby, which will become worse with the addition of 23 Oakwood. Work with RWC to reconfigure traffic flow in Redwood Oaks neighborhood adjacent to 23 Oakwood to prevent/significantly minimize cut through traffic and high speeds. This traffic and speed situation will be made worse by Atherton's current proposal for 23 Oakwood and increases the danger for pedestrians in the Redwood Oaks neighborhood, which does not have sidewalks and allows street parking. Atherton must create a solution to its housing mandate that clearly addresses these issues without imposing cost or inconvenience for RWC or its residents, nor increase traffic or safety issues for the residents of the Redwood Oaks neighborhood.</p>

<p>239</p>	<p>7/7/22</p>	<p>Patty Romero</p>		<p>While I support this new legislation for more housing, the town of Atherton seems to be set on placing all of this on properties that are literally on the precise borders of other cities. I am speaking specifically about 23 Oakwood. I live in Redwood Oaks and due to the fact that the town of Atherton refuses to add a signal at the corner of Selby and El Camino, as needed to prevent traffic accidents and fatalities, our neighborhood traffic has continued to increase with cut through traffic. Many of these are Atherton residents cutting through to use the signal at the corner of Oakwood and El Camino, as it is more convenient when traveling north on El Camino. And then, to add insult to injury, adding 26 townhomes on a parcel that separates Atherton and Redwood City, on this same route, compounds the issue. Please take responsibility for housing within your city's limits that is not directly on another cities border so they have to take the brunt of your compliance. There are certainly many lots inside the Atherton town limits that would be well suited for these needs. What about by the closed train station site on Atherton Ave? This is mostly brand new city offices and might be a good option for low cost housing. Also, not to mention, placing other housing in Menlo Park on Bay Road. I am sure those residents are also not happy having to fulfill Atherton's needs. Being a good neighbor is very valuable and respected. Please be a good neighbor and do your part so everyone contributes to the cause without inconveniencing their border neighbors.</p>
<p>240</p>	<p>7/7/22</p>	<p>Luis Balenko</p>		<p>Completely against rezoning of 23 Oakwood for many of the reasons that you are already aware of. Redwood City community is organizing and all legal options are being considered against this rezoning and potential development including: 1. potentially sue under CEQA if your 'impact statement' is potentially false or misleading or does not adequately address or contain sufficient mitigation measures to avoid or mitigate impacting our environment and local community (stormwater etc.) 2. "Official "Traffic Calming Petition" with Redwood City to 'close the loop' and block ALL traffic coming from Atherton; thus, forcing over 50 cars to exclusively use Oakwood and Selby lane creating significant cost and life and safety and noise pollution issues for Atherton and its residents etc.</p> <p>Have you conducted any studies? Do you have the infrastructure required? How about water/sewer? Does the elementary school have additional capacity? DO you have adequate Fire and police? How about stormwater runoff? 23 Oakwood is currently mostly an orchard with heritage trees. There will be significant environmental impacts and water run-off and noise pollution and traffic issues...</p>
<p>241</p>	<p>7/8/22</p>	<p>Mary Wheeler George</p>		<p>I cannot say this more strongly than this, but our town needs to stand up to the bullies in Sacramento and the Biden administration and say no to changing the zoning that Atherton has always had. I don't mind the ADUs but there is absolutely no reason to buckle to these politicians and change the flavor of our town. Biden wants suburbs to go away and be as dense and urban as the decaying cities he lauds and is creating. I would rather that you pay the penalty fees than to buckle to this crazy idea. It's time to fight for what Atherton is--if that means aligning with Pacific Legal Foundation to help us--then do it!</p>

<p>242</p>	<p>7/8/22</p>	<p>Ellen E Jamason</p>		<p>We, as Atherton residents (3 of us), support the plan proposed in the Draft Housing Element under review, including the overlay zones.</p> <p>We would also support measures not currently included in the plan, such as expanding the overlay zones to allow for higher density on additional and/or different properties including publicly owned properties, allowing ADUs to be built above garages, and other measures to increase the likelihood of more housing units being built.</p> <p>We also support and encourage the Town to work cooperatively and constructively with the State in the implementation of current laws and mandates, including ADU implementation, SB-9 implementation and the new HCD requirements.</p> <p>As we all know, housing production in the Bay Area has not kept pace with job and population growth. We believe there is plenty of room here to allow for some more housing to help meet the needs of our community at large. High housing costs make it difficult for seniors to downsize and young families to find a home here and even make it difficult for current residents to pass along our homes to the next generation. Allowing limited higher density in our town is a good step forward toward keeping the town and the Bay Area vibrant and allowing multiple generations of families to stay in Atherton.</p> <p>We do not support using any Town funds or any related public funds to oppose state laws and mandates or to make more difficult their implementation in the Town.</p> <p>We appreciate the good work done by the Council, the Planning Commission and staff.</p> <p>Ellen Jamason, Giacomo Marini, Serena Marini 66 Marymont Avenue, Atherton</p>
				<p>The plan, as written, would give Menlo School and Menlo College the right to purchase and convert all adjacent properties to high density housing. In the little Cul de Sac neighborhood of Victoria Manor there are 8 homes that are directly adjacent to these schools. This is more than 25% of the neighborhood.</p> <p>This plan means 8 of those single family homes (most on 2/3 acre) that are next door, down the street or across the street from the rest of the small, secluded, extremely quiet Victoria Manor neighborhood could be torn down and each replaced with:</p> <ul style="list-style-type: none"> • 10 or more townhome type units if the multifamily overlay zone which allows for up to 16 units per acre is applied or dorm-style housing if the Public Facilities and Schools Zoning is applied, or potentially dozens of mobile homes on permanent foundations as this is currently allowed for in single family homes. <p>Each of these could be:</p> <ul style="list-style-type: none"> • up to 40 feet tall (current height allowance for homes is 30 feet) • have set-back requirements half of what they currently are • have no requirement for on-site parking <p>Furthermore,</p>

<p>243</p>	<p>7/10/22</p>	<p>Andrea Luskin</p>		<p>the proposal not only enables the schools to use these lots for faculty/staff housing, it also allows the schools to rent the units to the public to provide for a revenue stream for the schools</p> <p>contains NO details about the ingress/egress for these potential properties, nor any screening requirements.. (Could these highly dense multi-unit dwellings open up to our existing residential streets rather than or in addition to the campus AND have no parking spots?</p> <p>If this plan is approved this beautiful, quiet, cohesive, safe-to-walk in neighborhood with views of treetops and the sky could be taken over by buildings of 4 stories in height (or a series of mobile type homes stacked next to each other) on the end of Douglass, Leon and Victoria, as well as all along the North side of Leon, with 16 units per acre or no max. PFS density (think dorms), with no restriction on entering or exiting from this single, difficult to enter and exit neighborhood (think massive traffic), no space required for parking (will they need to allow street parking throughout our neighborhood to accommodate these structures?), construction noise for years and years, AND the schools could rent these units out to anyone (not just use for employees) for an ongoing revenue stream.</p> <p>Even though according to the plan the schools have no current plans to buy new homes in our neighborhood (they already own the 2 home at the end of Leon), this plan gives them the right to do so at any time in the future. And, because it allows them to build densely and rent to anyone (not just use for faculty housing), the opportunity for a potential ongoing revenue stream could entice the schools' future Board's of Trustees to change course.</p> <p>As shown on the existing proposed plan, between the ADU's, lot splits, on campus housing, & new proposed Bear Gulch housing, the town has already come up with sufficient housing to meet the state's requirements. Subjecting this little neighborhood to the uncertainty of massive rezoning with the consequent economic repercussions, and potential complete destruction of the character and safety of the Victoria Manor neighborhood is an awful solution to the town's housing needs.</p> <p>As already recognized, Menlo College has plenty of property to build more multi-story buildings on campus if they so wish. If Menlo School is short on property, they could partner with Menlo College, just as they do with the athletic facilities, to build joint faculty/staff/low income housing.</p> <p>So, PLEASE do not go forward with the plan as is. It's completely unnecessary and reckless to include ALL the properties next to schools as potential acquisition sites for conversion to multi-family or PFS density housing.</p>
<p>244</p>	<p>7/10/22</p>	<p>Kaia Eakin</p>		<p>Dear Atherton Council and Staff,</p> <p>I am a longtime resident of the Redwood Oaks Neighborhood Association of Redwood City. I was surprised to learn about a City of Atherton Draft Housing Element meeting on June 23 that proposed a huge change to my neighborhood. With less than one day's notice, I was unable to attend. I am disappointed that the City of Atherton would propose a major project impacting its Redwood City neighbors without giving them adequate notice. Moving forward, please notify me of every meeting in which the City of Atherton's RHNA is discussed.</p> <p>As I understand it, the City of Atherton proposes to construct a 26 unit building at 26 Oakwood Boulevard to meet its Regional Housing Needs Assessment (RHNA) for the State of California. Adding 25 units on this lot is a drastic change to the Redwood Oaks Neighborhood.</p> <p>Oakwood Boulevard currently suffers from inadequate parking and other issues regarding over-used and inadequate infrastructure among other concerns. The increase in traffic caused by the project would likely affect Redwood City more than Atherton because people would typically use Oakwood Boulevard to get to Woodside Road rather than going down to El Camino. I look forward to working with your team collaboratively in the coming months to build a better community for all of us.</p> <p>Sincerely,</p> <p>Kaia Eakin Redwood Oaks Neighborhood Resident</p>
<p>245</p>	<p>7/10/22</p>	<p>EKTA HUTTON</p>		<p>We are worried about the traffic on our small roads. It is not fair to have multi housing plans attached to a very dense housing area. We are already suffering from not being able to open our front room blinds due to the cut through traffic and now with the additional housing plans will also have to deal with the additional traffic jams and noise. There are many places in Atherton where houses have acres and acres of land and only have 10 houses on a long street, a construction of this magnitude will not impact on the roads there.</p>

246	7/10/22	Elaine Gambrioli	[REDACTED]	<p>I am strongly opposed to the zoning overlay plan's inclusion of 23 Oakwood, Atherton due to the many negative impacts it would have on my neighborhood. It was very disappointing to only recently learn of this proposal from a neighbor and not to have been informed in advance by planning officials from Atherton. It appears more planning is something that is needed in general since there are other sites in Atherton more appropriate than crowding multiple units onto 23 Oakwood which, for just one very important example, would affect the safety of our children walking to and from school at a time when traffic congestion at the site is already at its worst. There are many more reasons which my neighbors and I are submitting as a group which I will not discuss here.</p>
247	7/10/22	Janet Mackenzie	[REDACTED]	<p>My husband and I have lived here for 50 years. I am writing about the housing proposal that would allow multi family housing adjacent to schools (Menlo College, Menlo School, Sacred Heart). I urge you not to rezone our small, tight neighborhood called Victoria Manor with an overlay zone program or PFS. The Town already has ADUs, on campus housing, and the new Bear Gulch housing as a plan, which is adequate to meet state requirements. The proposal to include adjacent properties to schools would alter our small, beautiful tree-filled neighborhood in many negative ways. A view next door could suddenly become a 40 foot building. This neighborhood of 3 cul de sacs has been organized as Victoria Manor Homeowners (VMH) for over 20 years. We could face increased foot traffic as well as vehicle traffic, with increased noise and pollution that would come with more dense housing. Parking, ingress and egress at our one opening at Valparaiso would be very impactful issues, as would home values. We have had to fight for our safety as we leave our neighborhood. Safety, remains an important part of our goals.</p> <p>Please do not rezone our neighborhood, changing it's nature forever. Thank you for your consideration.</p>
248	7/10/22	Sunil Shah	[REDACTED]	<p>I wanted to voice my extreme concern regarding the proposal to have schools but adjacent land and build multi-family housing. This has the potential to disrupt neighborhoods that have been around for over 50 years (I'm specifically referring to Victoria Manor). My children learned to ride bikes on these streets and due to the intimacy of our neighborhood everyone knew to watch for them. Further, these streets are relatively small and handle our neighborhood traffic fine. There is no description in the proposal regarding how streets would accommodate an influx of many more residents. I also do not see any description regarding parking structures there is definitely not street parking available.</p> <p>I am opposed to this ability for schools to buy adjacent land and build multi family housing for multiple reasons and see no good reason why they couldn't build on land they already own (ie, more stories on existing structures or repurpose/redesign the athletic fields to accommodate more buildings). Ruining other neighborhoods is not a viable option.</p>
249	7/10/22	Leslie Rogers	[REDACTED]	<p>I am concerned that the traffic going between the southeast end of the Oakwood oval and Selby Ln is already dangerous, and I would hope that any plan to add more housing and cars to the area would include a solution to make the intersection safer. Drivers often speed and cut corners when going between the oval and Oakwood Blvd, ignoring the painted white lines on the street. I would like to see these painted lines reinforced with physical barriers so that pedestrians can feel comfortable walking between the oval and Selby. I would also appreciate a form of traffic control at the T-intersection of Oakwood Dr and E Oakwood Blvd. It was nice when it was designated as a slow street during the start of the pandemic, but now, cars often speed down E Oakwood, making the turn onto or off of Oakwood Dr dangerous. I think that a stop sign or other method of traffic control would be helpful at that intersection. In general, there is a high volume of pedestrians and cyclists who use the Oakwood oval and the Oakwood Blvd connection to Selby Lane, and I really value living in a community where so many people enjoy walking and cycling. I hope that we can prioritize the safety of these pedestrians and cyclists and protect them from any increased vehicle traffic.</p>
250	7/11/22	Aracely Tamayo	[REDACTED]	<p>Please reconsider the extremely high density overlay planned for the 23 Oakwood Blvd site. The density for this site should be no more than the maximum intensity across all the other sites. Doing otherwise will be inequitable to the neighbors of the site. If the density for the site is not lowered I know that the Redwood City residence will push to close off the street so that Atherton can absorb the entirety of the traffic for the dense townhouse proposal. We will in addition log complaints at the state office that needs to approve the housing element. We are not against development but the application of the density across the proposed sites is not equitable and needs to be adjusted.</p>

ATTACHMENT 3

251	7/11/22	Anuj Gaggar	[REDACTED]	<p>We are in support of increasing housing density across the state, but are opposed to the disparity in density across chosen sites in the Town of Atherton. For the 23 Oakwood Blvd site, the density proposed is grossly larger than all the other sites and poses safety and inconvenience issues shouldered largely by Redwood City residents. An overlay that allows for 20+ townhomes on a site in a crowded and busy intersection is problematic and unsafe. We urge the council to make the maximum density of this site no greater than the median density of other sites in Atherton. To do anything less than this is caving to the desires of a single homeowner to make profits over a common sense approach that satisfies the local residents in Atherton and Redwood City.</p>
252	7/11/22	MARIA BRUGATO	[REDACTED]	<p>I have lived on Victoria Drive with my family for 27 years and we are opposed to the proposal to allow multifamily housing adjacent to Menlo College, Menlo School and Sacred Heart. The proposal would negatively impact our small, beautiful, tree filled neighborhood. We would face taller buildings, more foot and vehicle traffic and increased noise and pollution. Parking, ingress and egress at our opening on Valparaiso would also be negatively impacted as would our home values. Getting onto Valparaiso has always been difficult and we have safety concerns, the proposal would exacerbate the already existing issues. Please do not change our neighborhood.</p>
253	7/11/22	michael abbott	[REDACTED]	<p>I do not support the proposed draft housing element. The additional traffic will put the students at Menlo School and Sacred at even more risk - which is already significant on Valparaiso. Note the accidents in the past year, as evidence of this assertion. Furthermore, a building of that height will likely impact line of sight of several residences. Will this proposal set a precedent and result in further changes in other building ordinances? More community debate is warranted for this proposal.</p>
254	7/11/22	Robert Couch	[REDACTED]	<p>My wife and I have lived here for 10 years. I am writing about the housing proposal that would allow multi family housing adjacent to schools (Menlo College, Menlo School, Sacred Heart). I implore you not to rezone our small, tight neighborhood called Victoria Manor with an overlay zone program or PFS. The Town already has ADUs, on campus housing, and the new Bear Gulch housing as a plan, which is adequate to meet state requirements. All of these schools have acreage that could be used for additional multi-family dwellings. Encroachment into our neighborhood is not necessary. The proposal to include adjacent property to schools would alter our small, beautiful, tree-filled neighborhood in negative ways. The value of our homes would plummet. Many in the neighborhood are retired, and their greatest amount of savings is in their homes. The automobile traffic would make a difficult situation regarding access to Valparaiso almost unbearable. We already have to deal with the school traffic on Valparaiso each day, and this would make things exponentially worse. Please do not rezone our neighborhood and negatively impact many long-time Atherton residents. It is not necessary.</p>

<p>255</p>	<p>7/11/22</p>	<p>Chris and Phil Brosterhous</p>		<p>Under the RHNA, Atherton needs to create 348 new housing units over the next 8 years. Apparently adequate housing options have been identified by the city. Nonetheless, Menlo School and College and Sacred Heart Schools have taken this opportunity to bring up an additional proposal. It is our understanding that these private schools may already purchase homesites or land adjacent to their property. They now propose to be allowed, without applying for a conditional use permit, to build density housing on these purchased homesites, for school housing, or for rentals to enhance school revenue streams.</p> <p>It should be noted that the Menlo schools are built on 62 acres of land and Sacred Heart schools on 63 acres of land. As a comparison, Menlo Atherton High School is built on just 36.5 acres. Even more interesting, Menlo College and School have about 1700 students combined, on 62 acres, while Sacred Heart has about 1200 students combined (K-12), on 63 acres. In comparison, MA has 2400 students on its 36.5 acres. Clearly the Menlo and Sacred Heart schools could fulfill their core missions on far less land than they currently occupy and use. MA does so with 60% of either Menlo or Sacred Heart's land.</p> <p>This leads us to wonder if Menlo and Sacred Heart have put in the hard work and priority-setting necessary to create housing within their current footprints. First, as noted, these schools already have far more land than MA, with far fewer students. Second, the schools' large grassy, bushy, and treed areas could be allocated to housing, and/or their athletic activities. Their present athletic fields could be reconfigured, and/or rescheduled for multi uses, and/or moved. The footprint of their large parking lots could be diminished by building multi-level lots. The land recovered from these efforts could be utilized for density housing, if the schools choose, and if then town approves. Some may think it would be a shame for the schools to lose broad grassy and tree areas. Well, hundreds of adjacent neighbors would hate to lose their serenity and their trees, either.</p> <p>It is also upsetting that there is a proposal that Menlo and Sacred Heart could buy adjacent lots and build density housing, without conditional use permit discussions, that could be rented out to provide a revenue stream to the schools. Neighbors would be asked to subsidize the schools' revenue generation and rise in land values, while themselves suffering a drop in their own land values, not to mention serenity and even safety and health, due to the traffic, noise, and pollution, other negative consequences. It is difficult to even imagine back-designing the narrow and windy roads in areas such as Victoria Manor to accommodate the traffic of high-density housing.</p> <p>While we doubt it is the case, this proposal by private schools could be viewed as a land grab to build density housing, without use permits and town overview, at the expense of their neighbors. We urge the schools to withdraw support of these proposals out of respect for the town as a whole, and for neighbors who have given support to your operations for years, frequently to our own detriment. We also urge the city to withdraw this proposal from consideration.</p> <p>Due to health issues, we cannot attend any public meetings for the next few months. We will be glad to chat with anyone by telephone, email, or text concerning this issue. Thank you for considering our input.</p>
<p>256</p>	<p>7/11/22</p>	<p>Parker Fields</p>		<p>I strongly oppose allowing private schools to purchase adjoining lots to develop multi unit housing. The three schools mentioned - Sacred Heart, Menlo School & Menlo College are already the largest landowners in the town. They have plenty of underutilized space to build more housing. Perhaps the college would be willing to give up one of their two baseball fields? Granting them special rights to acquire even more land and develop dense housing in single family residence neighborhoods is an unnecessary solution to the housing problem with extremely negative consequences to the current residents. Furthermore, this proposal grants these entities the right to rent to the public as a revenue stream. Is this really about affordable housing? In conclusion - Why is the city granting expansion rights to the largest private landowners in town who already have the space and resources to build the required amount of units?</p>

<p>257</p>	<p>7/11/22</p>	<p>Shirley Kendall Ilg</p>		<p>I am very much opposed to this proposal. I do not want you to rezone our neighborhood. We are a small tight nit homeowners with frequent get togethers. It is my understanding that the Town already has ADU's, and on -campus housing, as well as the new Bear Gulch housing as a plan which should be adequate to meet state requirements. I will be out of town on July 20 but I wish to have my voice heard with a loud NO.</p>
				<p>We are writing to express our extremely strong opposition to portions the Town of Atherton 2023-31 Housing Element DRAFT dated June 10, 2022. Our primary concern is the language saying that the Town will consider re-zoning currently-residential R1 properties adjacent to existing PFS land, if acquired by a school operating on the adjacent PFS land.</p> <p>Re-zoning properties adjacent to Menlo College and Menlo School would destroy the nature and character of our small, 29-home "Victoria Manor" neighborhood, bounded by El Camino, Valparaiso, Menlo School, and Menlo College. Such re-zoning could eliminate 8 of the homes (28%), with 8 of the remaining homes facing tall, monolithic structures that would dominate the neighborhood.</p> <p>The State's requirements do not require Atherton to pick specific properties to re-zone " so why is our neighborhood being targeted in this way? We are highly sympathetic to the underlying need " but there must be a better plan. The current document places a huge, inordinate proportion of the Town's added housing in our tiny neighborhood. Superior alternatives include:</p> <p>"Other aspects of the Element, which yield more housing with far less impact.</p> <p>"Allowing the schools to build housing on their existing large campuses (62 acres for the contiguous Menlo College and Menlo School campuses, and 63 acres for Sacred Heart). As stated in the Draft Housing Element, "Multifamily rental housing and single-room occupancy units are permitted in the PFS zones when included in an approved master plan and with a use permit."</p> <p>"The Element goes on to say "The College is very interested in providing additional housing on campus."note the words</p>

258	7/11/22	Phil Abrahamson & Dana Shelley	[REDACTED]	<p>re-zoning campus, not adjacent to campus.</p> <p>Re-zoning the campus-adjacent properties to allow 2 residences each, rather than multi-story, multi-family buildings. Further, and of great concern, re: Menlo College, the text reads: "Should the school acquire adjacent parcels, the Town would strongly consider including those parcels within the newly created multifamily overlay zones. This would enable the schools [sic] to develop housing for teachers and staff, as well as for a revenue stream for the schools [sic] should the units be rented to the public." The Town has NO legitimate interest in helping Menlo College generate additional revenue streams. Moreover, this language strongly incentivizes Menlo College to pursue this initiative. Such encouragement by the Town is inappropriate, and raises significant ethical questions that may extend to legal concerns. Instead, shouldn't the language require that the housing be affordable, and in fact restrict the use of these properties to faculty and staff at below-market rates? After all, the State's intent is to expand affordable housing, not create revenue streams for private schools.</p> <p>To mix metaphors, the re-zoning language feels like a "Trojan horse" supposedly helping the schools to support their faculty and staff, but instead opening up a Pandora's Box of horrible proportions.</p> <p>We are also extremely concerned about this language: "Amend the PFS Zoning District to remove the Conditional Use Permit requirement, allow housing by right and include objective design standards." Why in the world would the Town drop the Conditional Use Permit requirement?</p> <p>Finally, the document reads: "To facilitate development of multifamily housing on single family zoned properties adjacent to school sites, upon acquisition of property by a school, the Town will consider rezoning the property to PFS to accommodate multifamily housing." From the wording, it appears that if a school purchases adjacent properties, then the PFS boundary expands, so the school could then purchase the next layer of homes, and so on. This is absurd.</p> <p>We hope you will eliminate the R1-to-PFS zoning language throughout the document, and also eliminate the language about removing the Conditional Use Permit requirement that currently applies on PFS land.</p>
259	7/11/22	Melinda MacDonald	[REDACTED]	<p>Thank you for your consideration,</p> <p>Both Jan McKenzie and Andrea Lusk have written detailed pleas to reconsider letting Menlo College and The Menlo School buy properties adjacent to their schools in Victoria Manor. I support their arguments. Please reconsider this portion of the housing element, if only for our unique neighborhood that has only one means of ingress and egress.</p>
260	7/11/22	Mostofi	[REDACTED]	<p>I do not agree with Allowing multifamily housing adjacent to Menlo College, Menlo School and Sacred Heart. The area is already congested as it is. Have you even thought about the increase in traffic that would cause? It's already bad? Why do we need to live in this way in our communities. You have the number of housing you need so we don't need this. You don't need to over reach! This will have a huge negative impact on my neighborhood. I am very concerned. In addition you are allowing schools to rent the units to the public to provide for a revenue stream for the schools. This is not right. I thought the purpose was for teachers and staff to have housing how does this do that. So they can make their own cities? What about roads for all these homes and people parking? So our streets will have different rules to other street in Atherton for parking? How is this ok? Your job is to find sustainable solutions. Not just shove everyone in one place and destroy our community that we have loved for years. This is not ok.</p>

<p>261</p>	<p>7/11/22</p>	<p>Keith Diggs</p>		<p>Dear Mr. Robinson:</p> <p>I write on behalf of the Campaign for Fair Housing Elements and YIMBY Law, whose mission is to make housing in California more accessible and affordable. As you know, State law requires the Town's forthcoming housing element (hereafter "Draft") to remove governmental constraints to the development of housing. (Gov. Code Â§ 65583(c)(3).) The Draft recognizes several such constraints, but does not commit to remove them. We urge the Town to (1) allow more multifamily development, (2) at legally required densities, and (3) not relegate lower-income housing to ADUs. Allow more multifamily development. The Draft correctly recognizes that the Town's low-density, large-lot, single-family character is a significant constraint to affordable housing development. (Draft, p.49.) Yet the Town only proposes to remedy this constraint by allowing multifamily development on nine select sites. (Id., pp.74-77.) Amidst an extreme housing shortage (Id., p.74), maintaining a 1923 prohibition on all but larger estate lots changes practically nothing. (See id., p.74.)</p> <p>Exclusionary communities like Atherton hold the most potential for accommodating the missing housing that the Peninsula so desperately needs, and we encourage Atherton to realize that potential after 99 years. Observe legally required densities. State law deems 30 units per acre the minimum density appropriate to accommodate housing for lower income households in a metropolitan jurisdiction, which Atherton is. (See Gov. Code Â§ 65583/2(c)(3)(B)(iv).) By contrast, the Draft largely maintains a density of one residence per acre throughout the Town, and fails to propose any density greater than 16 units/acre on only one site, at that. (Draft, pp. 74-76.) The other eight multifamily sites are only slated for 6-8 units/acre. (Id., p.76.) On balance, this approach fails to allow even half the density that State law directs for lower income housing. The Town must plan for lower income housing at the same 30 units/acre to which the Town's neighbor jurisdictions are also subject. Don't relegate all lower-income residents to ADUs. The Town seemingly plans to accommodate all 204 units of its lower-income housing need through ADU production. (Draft, p.47.) ADU production is required by State law (Gov. Code Â§ 65852.2), and hardly constitutes an affirmative housing program on the Town's part. ADUs are a stopgap; they are necessary, but not sufficient, to affirmatively further fair housing. (See id. Â§ 65583(c)(10).) Relegating all lower-income households to ADUs will only perpetuate 99 years of exclusionary planning, and we urge the Town to plan more inclusively.</p> <p>Sincerely, Keith Diggs Housing Elements Advocacy Manager, YIMBY Law</p>
<p>262</p>	<p>7/11/22</p>	<p>John & Kana Yujuico</p>		<p>We are residence of Victoria Manor and have some major concerns about the potential impact that 2023-2031 Draft Housing Element would have on our neighborhood and home values. If passed, it would allow our adjacent neighborhood schools, Menlo School Menlo College and Sacred Heart the right to purchase and convert all adjacent properties to high density housing. In our little Victoria Manor neighborhood we have 8 homes that are adjacent. This is more than 25% of our neighborhood.</p> <p>What does this mean for the future of Victoria Manor & the value of our homes? Will we be subject to increased traffic, parking concerns, zoning changes, and construction? These are real, tangible negative consequences that we, as home owners in Victoria Manor would be dealing with.</p>
<p>263</p>	<p>7/11/22</p>	<p>Tomi Miller</p>		<p>I am writing to voice my strong objection to the proposed plan to allow multi-unit housing development adjacent to Menlo School, Menlo College and Sacred Heart. Victoria Manor is a quiet neighborhood that has already been severely impacted by the increased traffic caused by leniency in enrollment policies at adjacent Menlo School as well as multi-use building development on El Camino. Our community is a quiet and peaceful one, and rezoning of our neighborhood promises to lead to not only decreased home value and increased crime, but also a massive change to the quality of life in our subdivision. The town has outlined sufficient housing to meet the state's requirements without this proposal and the damage it would cause.</p>

264	7/11/22	Tracy and Ali Satvat	[REDACTED]	<p>Hi, we're writing to express our grave concerns over the potential re-zoning of Victoria Manor -- the small, tight-knit community sandwiched between Menlo School and Menlo College. I have been on the board of our homeowners' association for several years and fear that these proposed actions would have a meaningfully negative impact and destroy the fabric of our neighborhood. They pose safety hazards -- we spend a considerable amount of time and resources already to protect our homes in an emergency given that there's only one way in and out of our three-street neighborhood. This reduced safety, coupled with the increased traffic (via both foot and vehicle) and noise, is surely a deterrent to accepting this housing proposal. Additionally, it creates highly misaligned incentives for private schools that already have ample resources and sit on large swaths of land without contributing appreciably to the tax base to engage in expansion activities at the direct expense of the well-being of the community and perhaps even be able to rent out the property for profit. It seems self-serving for these institutions to benefit at their neighbors' expense.</p> <p>Thanks in advance for your consideration of our thoughts and opposing concerns.</p>
265	7/11/22	Susan Eady	[REDACTED]	<p>re: 23 Oakwood 16 units/acre 26 units</p> <p>I live less than a block away from this site and we at 306 E. Oakwood Blvd object to this proposed development.</p> <p>In addition to being out of character and density to this neighborhood, it would cause a huge impact especially in terms of safety of our neighborhood. Oakwood oval and surrounds serves as a walking street for people - including many families with young children, pets, bicyclists (this is part of the Peninsula Bikeway), dogs, and elderly. Additionally, as designed, this area does generally not have sidewalks along these narrow roads. Traffic created by this development at 23 Oakwood would go through E. Oakwood Blvd, RWC, for access to northbound El Camino.</p> <p>I just recently heard about this project from a concerned neighbor. Never received any communication (no letters, emails, calls) from other neighbors or anyone for that matter. I feel as though no one cares about how this impacts us adjacent to the Atherton/Redwood City border.</p> <p>Susan Eady</p>
266	7/11/22	Rhonda A Carney	[REDACTED]	<p>Dear Atherton City Council,</p> <p>I recently found out about your proposed high density housing plan. As a Redwood Oaks property owner, I would like to formally log a complaint with the Draft Housing Element Plan. Redwood City has added a massive amount of high density housing in the last decade, and the residents have had to absorb the congestion that comes with this development. The very last thing our neighborhood wants is more high density housing quite literally yards away from our already overcrowded streets.</p> <p>Please rethink the plan to be considerate and fair to your neighbors. We are also communicating with our assembly representatives to share our concerns, and would be happy to have a joint meeting with you to discuss our overarching concerns about their mandates as well.</p> <p>Thank you, Rhonda Carney</p>

267	7/12/22	Nathan Young		<p>The potential development of 23 Oakwood Blvd into up to 26 townhomes poses a serious safety and quality of life risk for the Oakwood neighborhood. Traffic is already poorly controlled in a residential area without sidewalks where many families enjoy walking around the Oakwood oval in the mornings and evenings. Adding dozens of new cars that will commute and park around E Oakwood oval, directly across from my house, will make people feel unsafe and unwelcome walking on their own street. The town of Atherton should reach an acceptable compromise with our neighborhood before allowing this development to continue. I speak only for myself here, though I'm sure many others share these thoughts. I would like to see additional traffic control put in place to reduce the speed and regulate the flow of cars between E Oakwood and El Camino. This includes raised curbs or stop signs at the E Oakwood/ Oakwood intersection adjacent to 23 Oakwood, a three way stop at Oakwood and Selby, and a traffic light at Selby and El Camino. I believe Redwood City should also install a three way stop at Oakwood Dr and E Oakwood Blvd to control speed and improve safety for cars coming from the other direction. The development of 23 Oakwood should be contingent on these traffic improvements. Finally I believe that 26 townhomes on the lot of 23 Oakwood Blvd is completely out of step with the density and character of the rest of the neighborhood, regardless of whether they are luxury or affordable units. Such a dense development should be built with direct access to a major thoroughfare like El Camino or Alameda. A much smaller number of townhomes, such as 8, on 23 Oakwood may be an acceptable compromise.</p>
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To the members of the Atherton Town Council,

My wife Joan and I have lived at [REDACTED], Atherton for 27 years. Our property is across from the Arata property at 23 Oakwood Blvd. We understand that at the request of the Aratas, the Town Council is now considering 26 condominiums in order to fit their business model.

Oakwood Blvd does not have the carrying capacity for the additional traffic that will be generated by 26 units with possibly 50 residents. Most of the new traffic will be traveling at a similar time of day to the cut through traffic we are already experiencing. Oakwood is a narrow side street that stretches from Selby Lane to the Town's border with Redwood City. It does not have immediate access to El Camino or any other major street.

Joan and I would like to see a development that has been given the same thoughtful consideration by the Council that has been shown to all other Atherton projects in the Housing Element. As it stands, the Arata proposal for 26 condominiums negatively, permanently and unnecessarily impacts our street.

The Arata family has the option to develop their property with less density. And, given the current size of Atherton's buffer of 114 units, reducing the density of the recent Arata proposal is a step that could and should be taken.

Sincerely,

Joan and Scott Wylie

July 4, 2022

Dear Mayor Regalia & Members of the **ATTACHMENT 3** Council,

We are opposed to the proposed project at 170 Atherton Avenue which would include 32 townhouses.

Please remove 170 Atherton Avenue from the list of possible properties listed in the multi family overlay zone. This is not consistent with the Atherton General Plan which prohibits multi-family development.

Thank You,

#269

Geni Nuholae
James J. Nuholae

#270

Dear Mayor De Golia and Honorable Council Members,

WE appreciate that the new requirements from the HCD to provide an additional three hundred plus ADUs in Atherton is a complex and difficult problem, and we appreciate your working on it in a thoughtful way.

Our values are that 1) we make an honest and thoughtful response to the HCD requirements:

- 2) The whole community is involved and kept informed about the process
- 3) As many ideas as possible be considered
- 4) The character of the town, a quiet and beautiful place to live be preserved.
- 5) If possible a final decision not be made until September when more residents would be available for input,

One idea, among many, I am sure, is for the town to avoid changing our zoning laws over the whole town at once. If everyone was allowed, even encouraged to build an ADU, many people might jump at the chance to tear down their houses or keep them and build up to 8 units on their property, potentially collecting a huge return. This really would change the character of the town, and might have a snowball effect until the whole town becomes densely populated. Could there be some sort of voluntary request, 1 property at a time, to build up to 4 ADUs on a property, with a limit on the number of additional units allowed each year.

We look forward to attending the Council meetings on this subject and keeping informed as the process moves forward.

Alain and Rosemary Enthoven

July 10, 2022

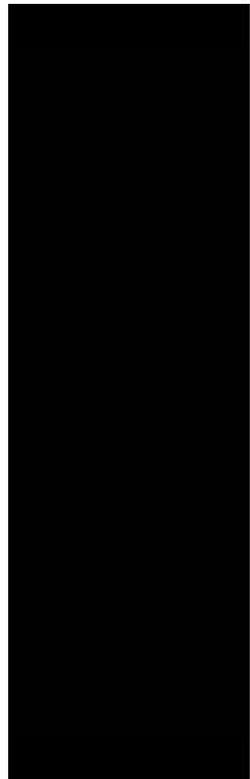
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Rosemary Enthoven
Alain Enthoven

Number	Date	Name	Address	Comment	Additional Comments
1	6/7/20	Ann Ramsay	[REDACTED]	290 Polhemus Avenue: opposed overlay	Letter from property owner; Will not sell or develop at MF density
2	7/12/22	Housing Leadership Council: Jeremy Levine	X	General: support with changes	HLC; HE Overstates ADU production; Not enough evidence for affordability figures; More overlay zones with conditions; Increase ADU cap; work with non-profits
3	6/9/22	Jerry Finch	[REDACTED]	290 Polhemus Avenue: opposed overlay	Issues with process; Development standards should first be developed ofr MF zones; Traffic Study needed
4	6/2/22	Jerry Finch	[REDACTED]	290 Polhemus Avenue: opposed overlay	Comments on process, need for GP amendment
5	7/5/22	Vladimir R. Grave	[REDACTED]	170 Atherton Avenue, 290 Polhemus Avenue, and & 97 Santiago: opposed overlay	Inconsistent with GP
6	6/14/22	Steven & Lisa Schatz	X	290 Polhemus Avenue: opposed overlay	Traffic; pedestrian safety
7	7/11/22	Campaign for Fair Housing Elements: Keith Diggs	X	General: changes	Provide more MF areas; Meet legal requirements for density; Don't overrely on ADUs
8	7/11/22	Jane Dunlevie & Marten Abrahamsen	[REDACTED]	170 Atherton Avenue, 270 Polhemus Avenue (*290 Polhemus), and 97 Santiago: opposed overlay	Traffic; Density; Inconsistent with GP; Focus on Schools, ADUs, ECR
9	6/22	See appendix	See appendix	170 Atherton Avenue & 290 Polhemus Avenue: opposed overlay	Need development standards for MF consistent with SF standards; More engagement; Focus on periphery; MF for senior housing only
10	6/23/22	Shailesh J. Mehta	[REDACTED]	170 Atherton Avenue: opposed overlay	
11	6/11/22	Mrs. J. Paul Woollomes	[REDACTED]	General: opposed density	Infrasstructure issues; Public Transit Access; Do more to fight mandates
12	7/4/22	Perry & Lynne Olson	[REDACTED]	General: opposed density	Issues with Process; More research on impacts needs to be done

13	X	Thomas J Fallon	[REDACTED]	170 Atherton Avenue: opposed overlay	Inconsistent with GP; Safety concerns; More outreach needed
14	7/1/22	Courtney A. Roberts-Preston	[REDACTED]	General: opposed density/overlay	
15	7/1/22	Javier Ochoa	[REDACTED]	General: opposed density/overlay	
16	7/5/22	Bruce & Elizabeth Dunlevie	[REDACTED]	170 Atherton Avenue, 270 Polhemus Avenue (*290 Polhemus), and 97 Santiago: opposed overlay	Traffic; Density; Inconsistent with GP; Focus on Schools, ADUs, ECR
17	7/1/22	Eric B. Roberts	[REDACTED]	General: opposed density/overlay	
18	7/1/22	George R. Roberts	[REDACTED]	170 Atherton Avenue: opposed overlay	Traffic; Density; Inconsistent with GP; Focus on Schools, ADUs, ECR; Site not needed to meet RHNA
19	7/1/22	Linnea C. Roberts	[REDACTED]	General: opposed density/overlay	
20	6/5/22	James Wu, David Tao, Elaine Moore, Niham Group LLC, & the Cesar Vitari Trust	[REDACTED]	General: opposed density/overlay	Requested Marsh Rd be removed from overlay, has since been taken out of considerations
21	7/1/22	Huei Ju Roberts	[REDACTED]	General: opposed density/overlay	
22	6/22/22	George & Sarah Parsons	[REDACTED]	23 Oakwood Boulevard: opposed density	Parking; lack of sidewalks; should not be concentrated on periphery
23	7/1/22	Steve Preston	[REDACTED]	General: opposed density/overlay	
24	7/1/22	Yoali Mota	[REDACTED]	General: opposed density/overlay	
25	6/23/22	Stephanie Sargent	[REDACTED]	23 Oakwood Boulevard: opposed density	Parking; lack of sidewalks; should not be concentrated on periphery
26	6/22/22	Hanna Nassiri	[REDACTED]	23 Oakwood Boulevard: opposed density	Parking; lack of sidewalks; should not be concentrated on periphery
27	6/23/22	Raquel Rosendin	[REDACTED]	23 Oakwood Boulevard: opposed density	Parking; lack of sidewalks; should not be concentrated on periphery
28	6/22/22	Anuj Gaggar & Aracely Tamayo	[REDACTED]	23 Oakwood Boulevard: opposed density	Parking; lack of sidewalks; should not be concentrated on periphery

29	6/23/22	Stephanie Sargent
30	44720	Nicole Lacob
31	6/14/22	Dana & Charles Carmel
32	7/11/22	Donna & Gary Wada
33	6/24/22	Alberta Delnevo
34	6/22/22	Stephanie Chenevert
35	6/21/22	Marianne Austin
36	7/10/22	Elaine Yu & Matt Rahmani
37	6/14/22	Ellen E. Jamason & Giacomo Marini
38	7/11/22	Stephanie Sargent
39	6/26/22	Stephanie Sargent
40	6/10/22	Betty Ho
41	6/27/22	Kathy Kopf
42	6/27/22	Alyce & Steve Kaplan
43	6/22/22	Tim Draper
44	7/8/22	Debra Holvick
45	6/24/22	Hope Chen



23 Oakwood Boulevard: opposed density	RWC Resident Opposition to Atherton locating density on periphery
170 Atherton Avenue: opposed overlay	
290 Polhemus Avenue: opposed overlay	Issues with Process; Other strategies sufficient to meet RHNA; Traffic; Pedestrian safety
Opposed to overlays for school adjacent properties	
General: opposed to HE	Drought concern
23 Oakwood Boulevard: opposed density	Parking; lack of sidewalks; should not be concentrated on periphery
290 Polhemus Avenue: opposed overlay	Traffic; pedestrian safety
23 Oakwood Boulevard: opposed density	Safety; congestion; environmental impact
General: supportive of Housing Element	Supportive-trusts the city will plan for traffic and pedestrian safety
23 Oakwood Boulevard: opposed density	Has list of residents opposed to project
23 Oakwood Boulevard: opposed density	Would like acreage reviewed
170 Atherton & 290 Polhemus: concerned about parking	Parking; What mitigations or conditions would be required of developers?
170 Atherton Avenue: opposed density	Traffic
170 Atherton Avneue: opposed overlay	Issues with process; inconsistent with GP
170 Atherton Avenue: opposed density	Population decline
170 Atherton Avenue: opposed overlay	
General: opposed density/overlay	

46	6/9/22	Kenneth Fong	170 Atherton Avenue: opposed overlay	
47	6/22/22	Norm & Jill Fogelsong	170 Atherton Avneue: opposed overlay	
48	6/24/22	William G. Friedman	170 Atherton Avneue: opposed overlay	Should be conservative with housing figures supplied to state to start
49	6/23/22	Jim Ahn	170 Atherton Avneue: opposed overlay	
50	6/24/22	Nikesh Arora	170 Atherton Avenue: opposed overlay	
51	6/26/22	Rachel Whetstone	170 Atherton Avenue, 290 Polhemus Avenue, and & 97 Santiago: opposed overlay	Will not create affordable housing
52	6/22/22	Robert & Evelyn Ferris	170 Atherton Avenue: opposed overlay	Inconsistent with GP; Not close to transit: should consider ECR
53	6/22/22	Michael Uytengsu	170 Atherton Avenue: opposed overlay	
54	6/22/22	Regan Avery	170 Atherton Avenue: opposed overlay	
55	6/24/22	Sharon Schafer & William Epperly	170 Atherton Avenue: opposed overlay	
56	6/27/22	Stephen Luczo	170 Atherton Avenue: opposed overlay	Pedestrian safety
57	6/16/22	Sally & Tim Howard	170 Atherton Avenue: opposed overlay	Traffic; lack of amenities; construction time
58	6/13/22	Drew & Cynthia Norris	190 Polhemus (*290 Polhemus): opposed overlay	Traffic; construction impacts
59	6/10/22	Debra Holvick	290 Polhemus Avenue: opposed overlay	
60	6/13/22	Jeffrey & Rebecca Berry	290 Polhemus Avenue: opposed overlay	Congestion; more engagement and study needed
61	7/12/22	Judy Mckibben	General: opposed density	Was wondering if undisclosed granny flats, guest houses, etc. could be counted towards housing stock
62	6/9/22	Shirley & Edward Wes	290 Polhemus Avenue: opposed overlay	Traffic; pedestrian safety; overlays should be distributed throughout town
63	6/9/22	Shirley Wes	Correspondence	
64	6/22/22	Cathy Duane	170 Atherton Avenue: opposed overlay	
65	6/26/22	George L. Paris & Mary Anne Paris	170 Atherton Avenue: opposed overlay	Traffic; MF should be on periphery

66	6/25/22	Athony & Rosina Sun Timothy & Annie Sun		General: opposed density/overlay	
67	7/11/22	The Persson Family		General: opposed density/overlay	Traffic; Opposed to overlays for school adjacent properties
68	7/1/22	Meagen & Michael Eisenberg		General: opposed density/overlay	Promote ADUs; More study needed for MF
69	6/25/22	Russell B. Pyne		General: opposed density/overlay	
70	7/11/22	Sonia S. McLellan		General: opposed density/overlay	
71	7/2/22	Barbara Sivlerman		General: opposed density/overlay	
72	6/26/22	Kenneth Fong		170 Atherton Avenue: opposed overlay	Other strategies sufficient to meet RHNA
73	6/24/22	Joyce Hanna		General: opposed density/overlay	
74	6/24/22	Elizabeth Still		General: opposed density/overlay	
75	6/22/22	Marianne Jason & Frank Walters		170 Atherton Avenue: opposed overlay	More study needed for MF
76	7/10/22	Connie Loarie		General: opposed density/overlay	Promote ADUs; More study needed for MF
77	6/14/22	Mireille Thaire, Mike Child		General: opposed density/overlay	Environmental Impacts; Trees; Inconsistent with GP
78	6/24/22	Dave Burke		170 Atherton Avenue: opposed density	Issues with process
79	6/22/22	Howard Hassen		170 Atherton Avenue: opposed overlay	
80	6/22/22	Marianne Austin		290 Polhemus Avenue: opposed overlay	Pedestrian safety
81	6/29/22	Peter Carson		General: opposed density/overlay	
82	6/25/22	Marcelo A. Gumucio		General: opposed density/overlay	
83	7/10/22	John & Lynette Aitken		Preserve existing character of Town	
84	7/8/22	Laurie Shepard		General: opposed density/overlay	Promote ADUs; More study needed for MF
85	7/11/22	Chris & Phil Brosterhous		General: opposed density/overlay	Schools should build more housing on campuses

86	6/22/22	Carolyn Ordonez		General: support with changes	Would like to see the sites dispersed throughout Atherton; Crime and traffic concerns over stated
87	6/30/22	Shelly Davenport		General: opposed density/overlay	
88	6/22/22	Chris Moser		General: opposed density/overlay	
89	6/20/22	Jerry & Judi Finch		General: opposed density/overlay	Make ADU process easier; Supports SB 9
90	7/11/22	Janet & Jim Mackenzie		General: opposed density/overlay	Opposed to overlays for school adjacent properties
91	6/13/22	Ned & Carol Spieker		170 Atherton Avenue: opposed overlay	Traffic; Pedestrian safety; promote ADUs and SB 9
92	6/26/22	Anne Harrison		170 Atherton Avenue: opposed overlay	
93	6/25/22	Laura Arrillaga-Andreessen & Marc Andreessen		General: opposed density/overlay	
94	6/10/22 + 6/25/22	Delvin Yuk		170 Atherton Avenue: opposed density	Pedestrian safety
95	7/15/22	Kathy Klebe		23 Oakwood: opposed density	Congestion; density inconsistent with other overlays
96	7/11/22	Dick Elkus		Housing Stock Inquiry	Curious if an inventory has been conducted on pool houses and related housing
97	7/9/22	Florence Wall		General: opposed density/overlay	Lack of amenities for MF
98	6/24/22	Cathy Duane		General: opposed density/overlay	
99	6/27/22	Brian & Tracey, Galen, Alex, Amanda, & Meg Avery		General: opposed density/overlay	More engagement and outreach needed
100	6/25/22	Lisa & Jack (John) Brennan		General: opposed density/overlay	
101	6/27/22	Danelle Storm & Mario Rosati		General: opposed density/overlay	

102	7/7/22	Greg Stanger		General: opposed density/overlay	
103	6/24/22	Larry Kubal		General: opposed density/overlay	Inconsistent with GP
104	6/24/22	Wang Family Wu Family Chen Family Xu Family		General: opposed density/overlay	More study needed; safety concerns
105	7/11/22	Jennifer Jeffries		General: opposed density/overlay	
106	7/5/22	Rosalie Warren		General: opposed density/overlay	Do more to oppose mandate
107	6/24/22	Sue Valeriote		General: opposed density/overlay	
108	6/25/22	Andrew & Angelique Wilson		General: opposed density/overlay	
109	6/30/22	Peter Davis		General: opposed density/overlay	Traffic; construction impacts
110	6/9/22	Anthony & Rosina Sun Timothy & Annie Sun		170 Atherton Avenue: opposed overlay	
111	7/2/22	James Kitch		General: opposed density/overlay	
112	6/25/22	Ann & Dave Stevens		170 Atherton Avenue, 290 Polhemus Avenue, and & 97 Santiago: opposed overlay	Noise; traffic
113	6/24/22	Steve Stern		General: opposed density/overlay	
114	6/27/22	John Kerrigan		170 Atherton Avenue: opposed overlay	
115	7/11/22	James Greene		General: opposed density/overlay	Other strategies sufficient to meet RHNA
116	6/24/22	Michelle Ma		General: opposed density/overlay	
117	6/27/22	Ann Morrival		General: opposed density/overlay	
118	6/24/22	Carole Gumucio		General: opposed density/overlay	
119	6/29/22	Robert E. Patterson Christina B. Patterson		General: opposed density/overlay	
120	7/11/22	Debra & Jim McLean		170 Atherton Avenue & 290 Polhemus Avenue: opposed overlay	
121	7/2/22	Christine Kitch		General: opposed density/overlay	

122	6/30/22	Marsha & Jim Hannay		General: opposed density/overlay	
123	7/4/22	Judith & Henry Blommer		General: opposed density/overlay	
124	6/25/22	Ping Li Fong		General: opposed density/overlay	
125	6/25/23	Chrissy & Tianqiao Chen		General: opposed density/overlay	
126	6/27/22	Richard Barry & Martha O'Neill		General: opposed density/overlay	
127	6/25/22	Ron Johnson		170 Atherton Avenue: opposed overlay	
128	6/24/22	Karen Johnson		General: opposed density/overlay	
129	6/12/22	Lisa Shiveley		290 Polhemus Avenue: opposed overlay	Seconding objections raised by letter from Marianne Austin
130	6/12/22	Pamela & Eric Stang		290 Polhemus Avenue: opposed overlay	Traffic; locate on periphery; issues with process
131	6/23/22	Hilary & Erik Charlton		170 Atherton Avenue: opposed overlay	Issues with process
132	6/9/22	Lisa & Jack (John) Brennan		General: opposed density/overlay	
133	6/22/22	Courtney Charney		170 Atherton Avenue: opposed overlay	Pedestrian safety; issues with process
134	6/8/22	Michael & Christine Curry		290 Polhemus Avenue: opposed overlay	Traffic; locate on periphery
135	6/22/22	Shannon Fallon		170 Atherton Avenue: opposed overlay	Pedestrian safety; issues with process
136	6/27/22	Gary Swart		General: opposed density/overlay	
137	6/14/22	Kathy & Gary Swart		170 Atherton Avenue: opposed overlay	
138	7/6/22	Kathy Swart		General: opposed density/overlay	
139	6/24/22	Shannon Fallon		General: opposed density/overlay	
140	6/27/22	Riley Fallon		General: opposed density/overlay	
141	6/24/22	Yang Family		170 Atherton Avenue: opposed overlay	Inconsistent w/ general plan; not needed to achieve RHNA
142	6/23/22	Peter and Stephanie Oshman		170 Atherton Avenue: opposed overlay	

143	6/23/22	Connie and Robert Loarie		170 Atherton Avenue: opposed overlay	
144	6/23/22	Mark and Liz Daschbach		170 Atherton Avenue: opposed overlay	
145	6/23/22	Pat Briscoe		General: opposed density/overlay	Traffic, safety, density concerns
146	6/24/22	Rick Fluegel		170 Atherton Avenue: opposed overlay	
147	6/24/22	Jim Barnett		General: opposed density/overlay	
148	7/5/22	Nicole Lacob		General: opposed density/overlay	
149	6/24/22	Bruce and Margaret Madding		General: opposed density/overlay	
150	6/8/22	Diana and Barry Bryan		170 Atherton Avenue, 290 Polhemus: opposed overlay	Traffic; lack of public transit
151	7/8/22	Gisel and Omid Kordestani		General: opposed density/overlay	Inconsistent w/ general plan; poor process
152	7/9/22	Cori Bates		General: opposed density/overlay	Inconsistent w/ general plan; poor process
153	6/17/22	William E. And Jan S. Mitchell		General: opposed density/overlay	
154	6/10/22	Peter Davis		170 Atherton Avenue: opposed overlay	Traffic; safety; too central in Town
155	6/23/22	Steve Stern		170 Atherton Avenue: opposed overlay	
156	7/11/22	Patricia Young		170 Atherton Avenue: opposed overlay	Traffic; safety; too central in Town
157	7/11/22	Marguerite L. Johnson		More outreach and planning needed	Traffic
158	6/21/22	Maddy and Isaac Stein		General: opposed density/overlay	Supportive of ADUs, SB 9, school housing
159	6/10/22	Bo and Yang		170 Atherton Avenue: opposed overlay	Traffic
160	6/23/22	Larry Kubal		170 Atherton Avenue: opposed overlay	
161	6/27/22	Regan Avery		General: opposed density/overlay	
162	6/12/22	Joyce Castellino		170 Atherton Avenue, 290 Polhemus: opposed overlay	Traffic
163	6/11/22	S. Kahn		Dissatisfied with process	
164	6/25/22	Diana and Barry Bryan		General: opposed density/overlay	
165	7/2/22	Barry and Sally Karlin		170 Atherton Avenue: opposed overlay	RHNA can be met through other strategies

166	7/11/22	Nathaniel Taylor		General: opposed density/overlay	
167	7/11/22	Swati and Vijay Advani		General Opposition to Housing Increase	
168	6/12/22	Mark & Yvonne Templeton		290 Polhemus: opposed overlay	
169	6/13/22	Jen Vrionis		170 Atherton Avenue: opposed overlay	
170	7/11/22	Julie MacLean		Supportive of proposed Housing Element	
171	6/15/22	Mike Child & Renee Child		General: opposed density/overlay	
172	6/10/22	Rajeev Madhavan		170 Atherton Avenue: opposed overlay	Encourage more ADUs
173	6/10/22	Elizabeth and John Kerrigan and Carley and Paul Rydberg		170 Atherton Avenue: opposed overlay	RHNA can be met through other strategies
174	6/25/22	Anthony Noto		General: opposed density/overlay	Traffic; process issues
175	6/13/22	Sophie C Makris		290 Polhemus: opposed overlay	Traffic; safety
176	7/11/22	Rita Wachhorst and Wyn Wachhorst		General: opposed density/overlay	
177	6/12/22	Dave and Katya Chen		290 Polhemus: opposed overlay	Traffic; congestion; site not on periphery
178	7/11/22	Katie Snow		23 Oakwood: opposed overlay	Privacy
179	6/22/22	Norm & Jill Fogelsong		170 Atherton Avenue: opposed overlay	
180	6/24/22	Anuj Gaggar MD PhD and Aracely Tamayo PhD		23 Oakwood: opposed overlay	Parking; lack of sidewalks; should not be concentrated on periphery
181	6/22/22	Paula Uccelli & Marilyn Territo		23 Oakwood: opposed overlay	Parking; lack of sidewalks; should not be concentrated on periphery
182	6/22/22	Julia Maltzman		23 Oakwood: opposed overlay	Parking; lack of sidewalks; should not be concentrated on periphery
183	6/22/22	Ivan de la Garza		23 Oakwood: opposed overlay	Parking; lack of sidewalks; should not be concentrated on periphery
184	6/22/22	Paul and Jasmin Limbrey		23 Oakwood: opposed overlay	Parking; lack of sidewalks; should not be concentrated on periphery

185	6/22/22	Albert T Cheung, MD and Jennifer Pollock Cheung		23 Oakwood: opposed overlay	Traffic; flooding; emergency vehicle access; community space
186	6/24/22	Stephanie Sargent		23 Oakwood: opposed overlay	
187	6/23/22	Aquiles Alvarez		Supports broader multi-family districts; current approach is too random	
188	6/23/22	Tynan Smith		23 Oakwood: opposed overlay	Traffic; infrastructure concerns
189	6/14/22	Dan Alberti		290 Polhemus: opposed overlay	Issues with process undertaken
190	6/29/22	Jeff Morris		Menlo College should develop additional housing	
191	6/10/22	Marcy Elsbree		290 Polhemus: opposed overlay	Council needs to consider building size, parking, amenities, etc. for MF overlays
192	6/13/22	Jerry Finch		290 Polhemus: opposed overlay	Disappointed in process
193	6/13/22	Paul and Carley Rydberg		General: opposed density/overlay	Process issues; Town should do more to oppose mandates
194	7/10/22	Joe Donahue		General: opposed density/overlay	RHNA can be met through other strategies; Town should do more to oppose mandates
195	7/10/22	Andrea Luskin		Opposed to overlays for school adjacent properties	RHNA can be met through other strategies
196	7/11/22	Jeff Morris		General: opposed density/overlay	RHNA can be met through other strategies; School housing; BMRs
197	7/1/22	Wendy Holthaus		170 Atherton Avenue: opposed overlay	Noise pollution; RHNA can be met through other strategies; Traffic; Issues with process
198	7/8/22	Roderick W. Shepard		General: opposed density/overlay	More engagement needed; Work with state to find more amenable RNHA figure and plan
199	6/6/22	Alan & Marianne Austin		290 Polhemus: opposed overlay	Traffic; Too central in Atherton; Parking; Construction Impacts; Emergency Access
200	6/8/22	Alan & Marianne Austin		290 Polhemus: opposed overlay	Traffic safety
201	6/12/22	Dave Chen		290 Polhemus: opposed overlay	Traffic; Too central in Atherton; Parking; Construction Impacts

202	6/13/22	Meagen and Michael Eisenberg		170 Atherton Avenue, 290 Polhemus: opposed overlay	Traffic; Congestion
203	6/13/22	Bruce Chen and Xian Qin		290 Polhemus: opposed overlay	Traffic
204	6/13/22	Annie Barnett		290 Polhemus: opposed overlay	
205	6/14/22	Jim Barnett		290 Polhemus: opposed overlay	
206	6/15/22	Tom Newby		170 Atherton Avenue, 290 Polhemus: opposed overlay	Traffic
207	6/19/22	Jackson K C Hu and Michelle Y K Hu		290 Polhemus: opposed overlay	Traffic
208	6/21/22	Gail parsons & Dr. Richard Fischer		23 Oakwood: opposed overlay	Parking
209	6/21/22	Andrew Faulkner		23 Oakwood: opposed overlay	No sidewalks
210	6/21/22	Kathy klebe		23 Oakwood: opposed overlay	No sidewalks
211	6/21/22	Jeff Morris		170 Atherton Avenue: opposed overlay	
212	6/22/22	JENNIFER POLLOCK CHEUNG		23 Oakwood: opposed overlay	Traffic; flooding; emergency vehicle access; community space
213	6/22/22	Cathy Castillo		23 Oakwood: opposed overlay	Traffic; density
214	6/22/22	Norm & Jill Fogelsong		170 Atherton Avenue: opposed overlay	
215	6/22/22	Smitha Prabhu and Bipin Suresh		23 Oakwood: opposed overlay	Density too concentrated on periphery
216	6/22/22	Fran Spiller		23 Oakwood: opposed overlay	Density
217	6/23/22	Francois Meriaux		23 Oakwood: opposed overlay	Density too concentrated on periphery
218	6/23/22	Janet Fregosi		23 Oakwood: opposed overlay	Density too concentrated on periphery; pedestrian safety
219	6/23/22	Emily Conn		Multi-family should be concentrated on ECR	

220	6/23/22	Stephanie Sargent		23 Oakwood: opposed overlay	Inconsistent with rest of area; lack of notice; safety issues
221	6/23/22	Stephanie Anne Marie Sargent		23 Oakwood: opposed overlay	
222	6/26/22	Charlot Singleton		170 Atherton Avenue: opposed overlay	
223	6/27/22	Pamela Sargent		23 Oakwood: opposed overlay	Traffic; Crime
224	6/27/22	Brian Clarke		23 Oakwood: opposed overlay	General Multi-family zones should be created instead of ad hoc approach that has been taken
225	6/27/22	Olivia He		23 Oakwood: opposed overlay	Density too concentrated on periphery; parking; traffic
226	6/28/22	Jennifer Sweeney		170 Atherton Avenue: Not opposed but more should be done to study traffic	
227	6/28/22	Kelly Abbott		97 Santiago: opposed overlay	
228	7/1/22	Ekta Hutton		23 Oakwood: opposed overlay	
229	7/2/22	Stephanie Sargent		23 Oakwood: opposed overlay	Process issues; information not accurately represented
230	7/4/22	Stephanie Corey		23 Oakwood: opposed overlay	Density too concentrated on periphery
231	7/4/22	Peter Martin		23 Oakwood: opposed overlay	
232	7/5/22	Ekta Mangal Hutton		23 Oakwood: opposed overlay	Density; congestion
233	7/5/22	Chengpeng Mou		23 Oakwood: opposed overlay	Density; congestion
234	7/5/22	Mary E Gorman		23 Oakwood: opposed overlay	Density too concentrated on periphery
235	7/6/22	Karen linares		Supportive of more housing	
236	7/7/22	Elaine Yu & Matt Rahmani		23 Oakwood: opposed overlay	Safety; congestion; environmental impact
237	7/7/22	Catherine		23 Oakwood: more housing needed but traffic, safety concerns need to be addressed first	

238	7/7/22	Chris Pilek		23 Oakwood: traffic, safety concerns need to be addressed first	
239	7/7/22	Patty Romero		23 Oakwood: opposed overlay	Density too concentrated on periphery
240	7/7/22	Luis Balenko		23 Oakwood: opposed overlay	Density too concentrated on periphery
241	7/8/22	Mary Wheeler George		Town needs to do more to oppose mandates	
242	7/8/22	Ellen E Jamason		Support Housing Element as proposed, would support expanding overlay zones	
243	7/10/22	Andrea Luskin		Opposed to overlays for school adjacent properties	
244	7/10/22	Kaia Eakin		23 Oakwood: opposed overlay	Parking; infrastructure
245	7/10/22	EKTA HUTTON		23 Oakwood: opposed overlay	Traffic; Noise
246	7/10/22	Elaine Gambrioli		23 Oakwood: opposed overlay	Not notified; Too dense in area; safety
247	7/10/22	Janet Mackenzie		Opposed to overlays for school adjacent properties	
248	7/10/22	Sunil Shah		Opposed to overlays for school adjacent properties	
249	7/10/22	Leslie Rogers		23 Oakwood: opposed overlay	Traffic issues to address first
250	7/11/22	Aracely Tamayo		23 Oakwood: opposed overlay	Density too concentrated on periphery
251	7/11/22	Anuj Gagar		23 Oakwood: opposed overlay	Density too concentrated on periphery
252	7/11/22	MARIA BRUGATO		Opposed to overlays for school adjacent properties	
253	7/11/22	michael abbott		Opposed to Draft Housing Element	
254	7/11/22	Robert Couch		Opposed to overlays for school adjacent properties	
255	7/11/22	Chris and Phil Brosterhous		Schools should build more housing on campuses	
256	7/11/22	Parker Fields		Opposed to overlays for school adjacent properties	

257	7/11/22	Shirley Kendall Ilg		Opposed to overlays for school adjacent properties	
258	7/11/22	Phil Abrahamson & Dana Shelley		Opposed to overlays for school adjacent properties	
259	7/11/22	Melinda MacDonald		Opposed to overlays for school adjacent properties	
260	7/11/22	Mostofi		Opposed to overlays for school adjacent properties	
261	7/11/22	Keith Diggs		Housing Element does not do enough to provide fair housing opportunities	
262	7/11/22	John & Kana Yujuico		Opposed to overlays for school adjacent properties	
263	7/11/22	Tomi Miller		Opposed to overlays for school adjacent properties	
264	7/11/22	Tracy and Ali Satvat		Opposed to overlays for school adjacent properties	
265	7/11/22	Susan Eady		23 Oakwood: opposed overlay	Not notified; Too dense in area; safety
266	7/11/22	Rhonda A Carney		23 Oakwood: opposed overlay	Density too concentrated on periphery
267	7/12/22	Nathan Young		23 Oakwood: opposed overlay	Traffic; safety
268	7/4/22	Joan & Scott Wylie		23 Oakwood: opposed overlay	Traffic; Density inconsistent with other overlays
269		James Nicholas		170 Atherton Avenue: opposed overlay	
270	7/10/22	Alain & Rosemary Enthoven		Support for ADUs as solution	Increase ADU Allowance