

ATHERON GENERAL PLAN PROPOSED TEXT AMENDMENTS

JULY 24, 2024

(Text in Red reflects changing to existing (Black) text.)

Introduction

I. Purpose

California Government Code Section 65300 requires that the General Plan be comprehensive, internally consistent and long-term. Although it is required to address the issues specified by State law, the General Plan may be ultimately organized in a way that best suits Atherton. The Plan should be clearly written, available to all those concerned with the community's development and easy to administer. This document supersedes the previous General Plan, adopted in 2002. The Housing Element, however, was independently updated in 2007, ~~and 2014, and 2015~~. The Town's Sixth Cycle Housing Element for 2023 through 2031 ~~was, as~~ adopted by the Town on ~~March 18, 2015-January 31, 2023, updated on XXXXX, XX, 2024,~~ and certified by the California State Department of Housing and Community Development remains in effect.

II. General Plan Content

- **Housing Element.** The Housing Element is intended to provide for the maintenance and development of housing for Town residents. It is completed pursuant to Government Code Section 65585 et seq, which also requires the Housing Element be updated periodically. It contains analyses of existing housing stock, existing and projected housing needs and quantifications of the number of housing units that may be developed, preserved and improved through its policies and actions. The Housing Element covers the Planning period ~~2014 to 2022~~ 2023-2031.

Land Use Element

II. Background Information

Residential Land Uses

The **Single Family, Low Density designation** is applied to all residential lands in Atherton. This land use density is intended to minimize environmental damage to sensitive, scenic and open space areas. The conventional single-family detached home is the standard structural type planned for these areas. Additional uses that may be allowed include accessory dwelling units and other compatible uses identified in the Town’s Municipal Code.

Multifamily uses are allowed only within the designated Multifamily Residential Overlay, as shown in Figure LU-1, and included in the 2023-2031 Housing Element. Development of these sites must comply with the standards identified in the Town’s Municipal Code with the building intensity and population density summarized in Table LU-1.

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Table LU-1: Residential Building Intensity and Population Density

Residential Land Use Category	Building Intensity (Units per Net Acre)	Minimum Lot Area per Dwelling (Square Feet)	Population Density	Zoning Reference	FAR
Single Family, Low Density	1	43,560	3	R-1A	18%
	3	13,500	9	R-1B	20-32%
Multifamily Overlays	10	Depends on underlying Zoning District	10*	RM-10	50%** and 50% Lot Coverage
	20		20*	RM-20	No FAR; 50% Lot Coverage
	40		40*	RM-40	No FAR; 50% Lot Coverage

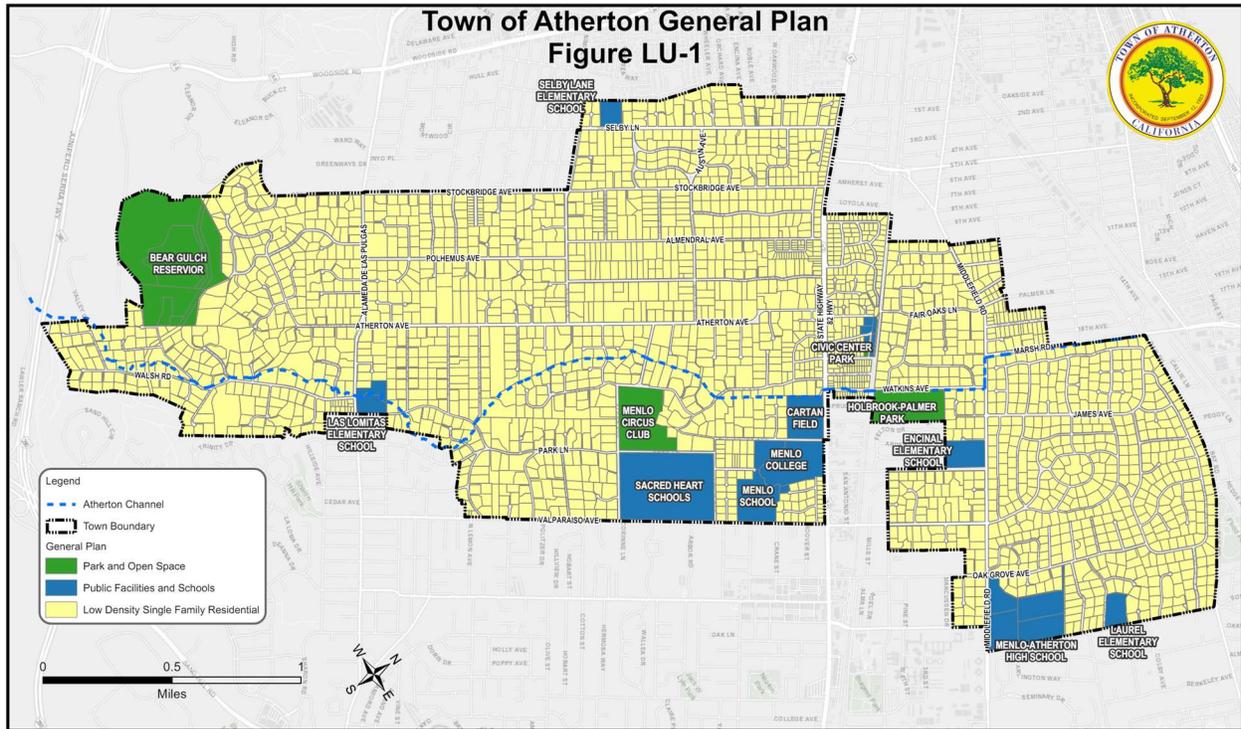
*Based on development of 1 acre lot.

**FAR may increase through incentives to locate parking below grade and sculpt/lower rooflines.

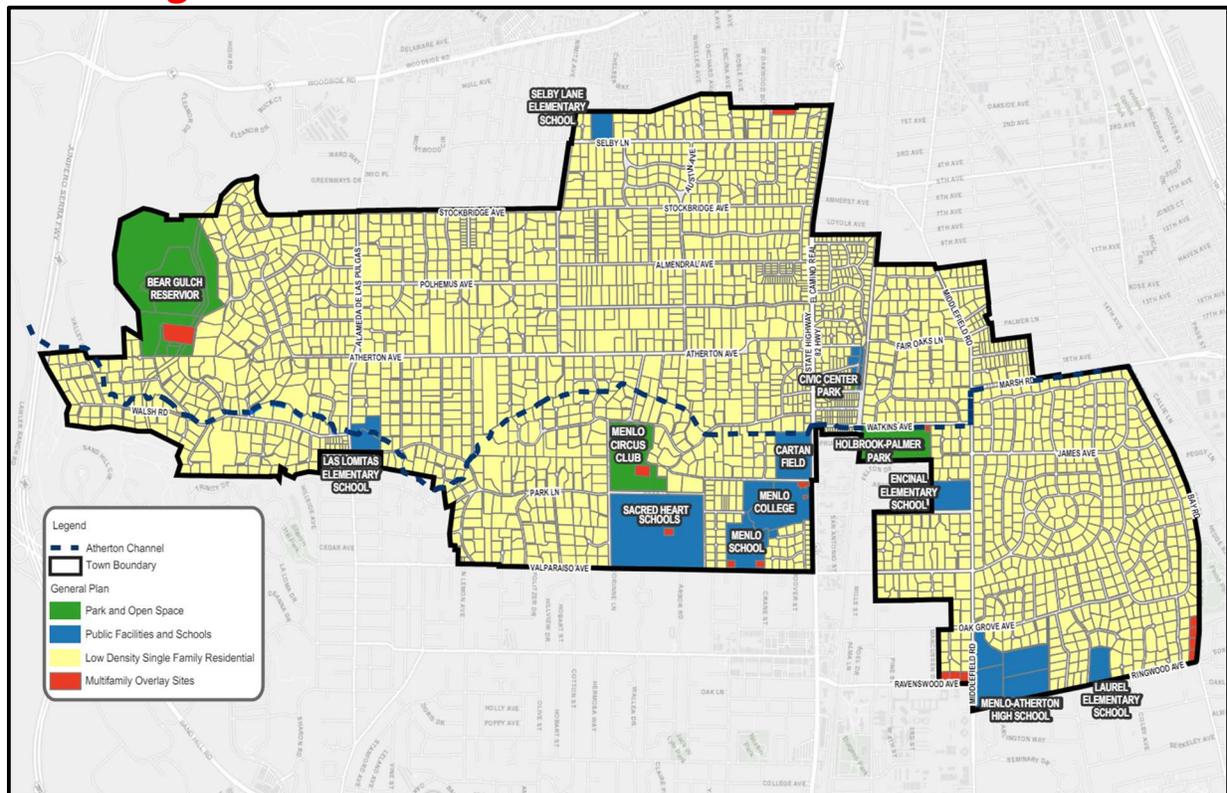
III. Goals, Objectives, Policies and Actions

~~Policy LU-1.4: Structures higher than 34 feet shall be prohibited.~~

Existing Figure LU-1



Revised Figure LU-1



Noise Element

Table N-2: Land Use Compatibility for Community Environments

Land Use Category	Community Noise Exposure Levels	Ldn
Residential – Low Density, Single Family Homes, Multifamily Overlay Housing	Normally Acceptable Conditionally Acceptable Normally Unacceptable Unacceptable	60 dBA or less 60-65 dBA 65-75 dBA >75 dBA
Schools, Libraries, Churches	Normally Acceptable Conditionally Acceptable Normally Unacceptable Unacceptable	60 dBA or less 60-70 dBA 70-80 dBA >80 dBA
Playgrounds and Neighborhood Parks	Normally Acceptable Normally Unacceptable Unacceptable	70 dBA or less 70-75 dBA >75 dBA