



CITY COUNCIL STAFF REPORT – REGULAR AGENDA

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: LISA COSTA SANDERS, DEPUTY TOWN PLANNER

DATE: JULY 16, 2014

SUBJECT: PARKER AVENUE PROPERTY OWNER SURVEY RESULTS

RECOMMENDATION

Staff recommends the City Council consider the issue and take no action at this time.

BACKGROUND

Parker Avenue is zoned R1-A (P) and is comprised of 21 single-family homes. Each property is 60' wide by 130 feet deep, comprised of 7,800 square feet. The Parker Avenue public right-of-way is 70' wide with an approximately 20' wide paved roadway. Public utilities are located along northeastern side of the street with the sewer line located in the middle of the street.

In response to several violations of encroachments within the public right-of-way, the City Council, at its April 16, 2014 meeting discussed options for the Parker Avenue right-of-way. At that meeting, the Council requested additional information on property tax assessment changes if a portion of the public right-of-way were to be abandoned. Unfortunately, the San Mateo County Assessor is legally prohibited from pre-valuing properties and was not able to provide the requested information. At the May 21, 2014 City Council meeting, the Council requested staff survey the Parker Avenue property owners for their preference on the options presented.

ANALYSIS

As requested by the City Council, staff mailed a survey (Attachment 1) to all property owners on Parker Avenue requesting their preference on the options discussed (21 property owners). As of the preparation of this staff report, 15 surveys have been received (71% of the property owners responded to the survey).

	YES	NO
Support for abandonment of a portion of the right-of-way	4	11

Staff drilled down with two additional survey questions to ensure that the property owners understood the ramifications of abandonment and encroachment. As indicated above, four (4) property owners (27% of the responders and 19% of the property owners on the street) favor the abandonment option and would like the Town to consider changes to the zoning. Eleven (11) property owners (73% of the responders and 52% of the property owners on the street) do not support abandonment or changes to the zoning requirements. Six (6) property owners did not respond to the survey. A reminder notice was provided.

While abandonment remains the best policy decision given the size of the right-of-way and lack of future need by the Town, given the results, staff does not recommend the City Council proceed with abandonment. Rather, staff suggests the Council take no action tonight; but upon future adoption of the updated encroachment/revocable license process, require that all property owners obtain a revocable license for improvements within the right-of-way.

Staff is already working toward revisions to the Encroachment Ordinance (Atherton Municipal Code section 12.06) to include provisions to formalize a process for revocable licenses for private improvements within the right-of-way. Staff will come back to the City Council with a draft Ordinance for consideration and a process for implementing the updated procedures. The revised Ordinance and new procedures will apply Town-wide. Once adopted, priority will be directed toward properties along designed bicycle and pedestrian routes (Bicycle/Pedestrian Master Plan), properties with active code enforcement, properties issued new building permits for additional square footage (trigger), and Parker Avenue.

FISCAL IMPACT

Considerable staff time has already been spent responding to complaints and meeting with concerned property owners. If the Council wishes to proceed with the right-of-way abandonment process, it should consider if this additional expense would be borne by the Town or the Parker Avenue property owners. It is estimated that this process could cost \$25,000. Further, whatever solution, residents on Parker Avenue remain obligated to pay any existing citations. All citations have been tolled pending a decision with respect to abandonment.

Staff time will be necessary to prepare the Encroachment Ordinance update and revisions to the process. Additional staff time will be necessary for Town-wide implementation of the new regulations. Once the new regulations are adopted, there will be a processing fee connected to the revocable license.

ATTACHMENTS

Parker Avenue Survey Results



Town of Atherton
91 Ashfield Road
Atherton, California 94027
Phone: (650) 752-0500
Fax: (650) 614-1212

May 30, 2014

PARKER AVENUE PROPERTY OWNER SURVEY

Dear Parker Avenue resident,

The City Council is considering options for the Parker Avenue right-of-way and would like to survey property owners on their preferences. This is not an anonymous survey and in answering the survey, your name and address is required.

The Parker Avenue right-of-way is 70' wide. A typical right-of-way in Atherton is 40' wide. The typical right-of-way is sufficient for emergency vehicle access and utility vehicle use. While not prohibited, on-street parking is not encouraged. Emergency vehicles require a minimum of 20 feet for passage. Parking in a manner that restricts access to less than this amount is prohibited. The considered reduction in the right-of-way on Parker Avenue will not affect the existing paved roadway width.

The City Council is considering the following issues and would like your opinion. Please indicate your preference below (please submit only one survey per property owned on Parker Avenue):

- 1) The Town could abandon a portion of the public right-of-way. The abandoned property would revert to the adjacent underlying property owner. It is estimated that the Town could abandon a 15' wide strip along each side of the right-of-way thus increasing the size of each property by approximately 900 square feet. This would result in a change in the front setback measurement line and homes on the street would be able to be developed closer to the existing paved roadway. The San Mateo County Tax Assessor indicates that the abandoned property would be assessed for tax purposes and there would be an increase to each property's tax assessment. It is unknown what that amount would be.

<input checked="" type="checkbox"/>	Yes, I support the abandonment of a portion of the right-of-way in front of my property.
<input type="checkbox"/>	No, I do not support the abandonment of a portion of the right-of-way in front of my property.

- 2) If the Town does not abandon the excess right-of-way, property owners would be required to obtain an Encroachment Permit for all desired and allowable improvements within the right-

of-way. This process already exists within the Town's ordinances; however, the Town will be creating a more formalized process to address encroachments throughout Town. This process would allow fences, landscape features, decorative hardscape, plantings, etc. within the public right-of-way; require each property owner to prepare a site plan for the area; and require the property owner to accept liability for all private improvements in the right-of-way. Staff would review the requested encroachments for safety and conflict with utilities. The use of the Encroachment Permit process does not change the front setback measurement line for development. *Even if the Town does abandon the excess right-of-way along Parker Avenue, improvements within the remaining area of right-of-way will require an Encroachment Permit.*

✓	I <u>support abandonment</u> of the excess right-of-way in front of my property and acknowledge that the Encroachment Permit process will be used for all improvements in the remaining right-of-way.
	I <u>do not support abandonment</u> of the excess right-of-way in front of my property and acknowledge that the Encroachment Permit process will be used for all improvements in the right-of-way.

3) If the Town does not abandon the excess right-of-way, the Planning Commission and City Council could consider a change to the existing zoning overlay to reduce the required front setback and increase the maximum floor area ratio for development on the street. This could allow homes to develop closer to the existing paved roadway. Is this something you would support?

	Yes, I would like to have the Town consider a change in the overlay zoning requirements.
✓	No or <u>Maybe</u> . I am not sure if this is something I would support or I am not sure what the impacts would be. At this time, I cannot indicate my support for this.

Name: Zoya Legnik

Address: 11 Parker Ave, Atherton

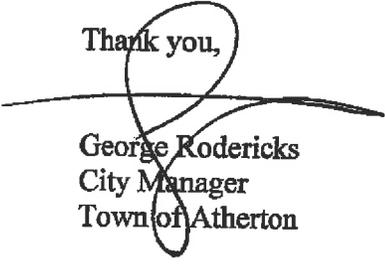
Email: zoya.legnik@yahoo.com

Please add any other information you feel would help the Council in reaching its conclusion on this issue (description of issues, ideas to address the issues):

Please, see attached letter.

A self- addressed, stamped envelope has been included for you to return the survey to Town Hall. We would appreciate receiving the response at your earliest convenience.

Thank you,



George Rodericks
City Manager
Town of Atherton

Good Morning Mr. Rodericks,

My name is Zoya Leznik. I am the owner of 11 Parker Ave. I missed the town hall meeting on 05/21/14 but watching it online, I discovered that there will be a survey distributed to further research the issue of abandonment of the portion of the right of way on Parker. I have to say that I have no encroachment violations, no plans to develop or sell the property, so I'll benefit from any solution: encroachment permits, selective abandonment, total abandonment, or any other proposed solution. Although the abandonment might come at the highest cost for me with no immediate tangible benefits, since I don't have plans to develop or sell my property in the foreseeable future, having two residential zoning and less rules and, finally, no issues to take side of with some neighbors against some others would be a big intangible incentive for my choosing to accept the abandonment option for all the parcels or at least some portions of the street. It seems that the most important issue that remains unsolved and prevents all involved from moving forward is the inevitable property tax increase.

I am just an ordinary neighbor with no law degree or legal experience, I just had a thought that, personally to me, seemed valid, so I will ask the more knowledgeable party such as the city staff members to examine its merits. I have observed that the abandonment issue faces the strongest opposition from those owners who already have their properties developed to the maximum allowed by the current zoning and will not receive much benefit from the acceptance of additional square footage, except increased taxes. It seems to me that fourteen other properties are becoming hostages of the issue until it is resolved. The look of the street will deteriorate with increasingly aging houses that don't get improved because there is a possibility for the lot coverage and setback change that several of the owners had pushed for in the past; some had to give up but some are still hoping for a better site utilization and smaller setbacks on the street. To reflect all the parties interests: the city's interest to reduce its liability exposure; the residents' interest not to have their taxes increased; and other residents desire to maximize their property value, I would like to propose *the abandonment of the right of way by the city with elective acceptance of the abandonment by the current property owners at any time prior to the transfer of title or any building permit issuance and mandatory acceptance by current or future property owners during the title transfer or building permit application utilizing the new zoning (except for the transfer to the revocable living trust of the current owner).*

In other words, the current owners would be able to choose when it would be beneficial for them to exercise their option which would minimize their exposure to property tax increase for longer time. The city would charge \$1,000 for processing the abandonment elective or mandatory (this way almost all of the \$25,000 costs to the city will eventually be recouped) and tax will be assessed at the market rate per square foot at the time of transfer with all considerations for existing easements impacting the value. The two properties on Parker (28 and 72) will be likely to exercise their option immediately, as they can't wait to develop the properties. The tax impact will become known to the rest of the residents and they will decide if they want to accept the abandonment now or apply for encroachment permit. I have developed a little map that helps visualize the situation on Parker. In the worst-case scenario, only eight properties would not accept the additional square footage for a long time. The rest would likely join in quite soon for different reasons.

The other option is to have the appraised value of the additional land calculated at historical rather than current market rate. Would it be possible to find out if assessor or real estate law would consider the following logic in approaching the assessment of additional land to be a valid appraising approach? If the city believes that it has no use for 15 feet of the right of way on each side of Parker the value of the square footage of the land returned to the property use should be determined not at the current market rate but at the current land value rate on each of the property owner's tax bill. For example, my current land value is \$494,859 for 7800 sq. feet. $\$494,859 : 7,800 * 8,700 = \$551,958$ of new land value. Currently, it would be at \$63 per sq. foot increasing my tax bill by roughly \$600.

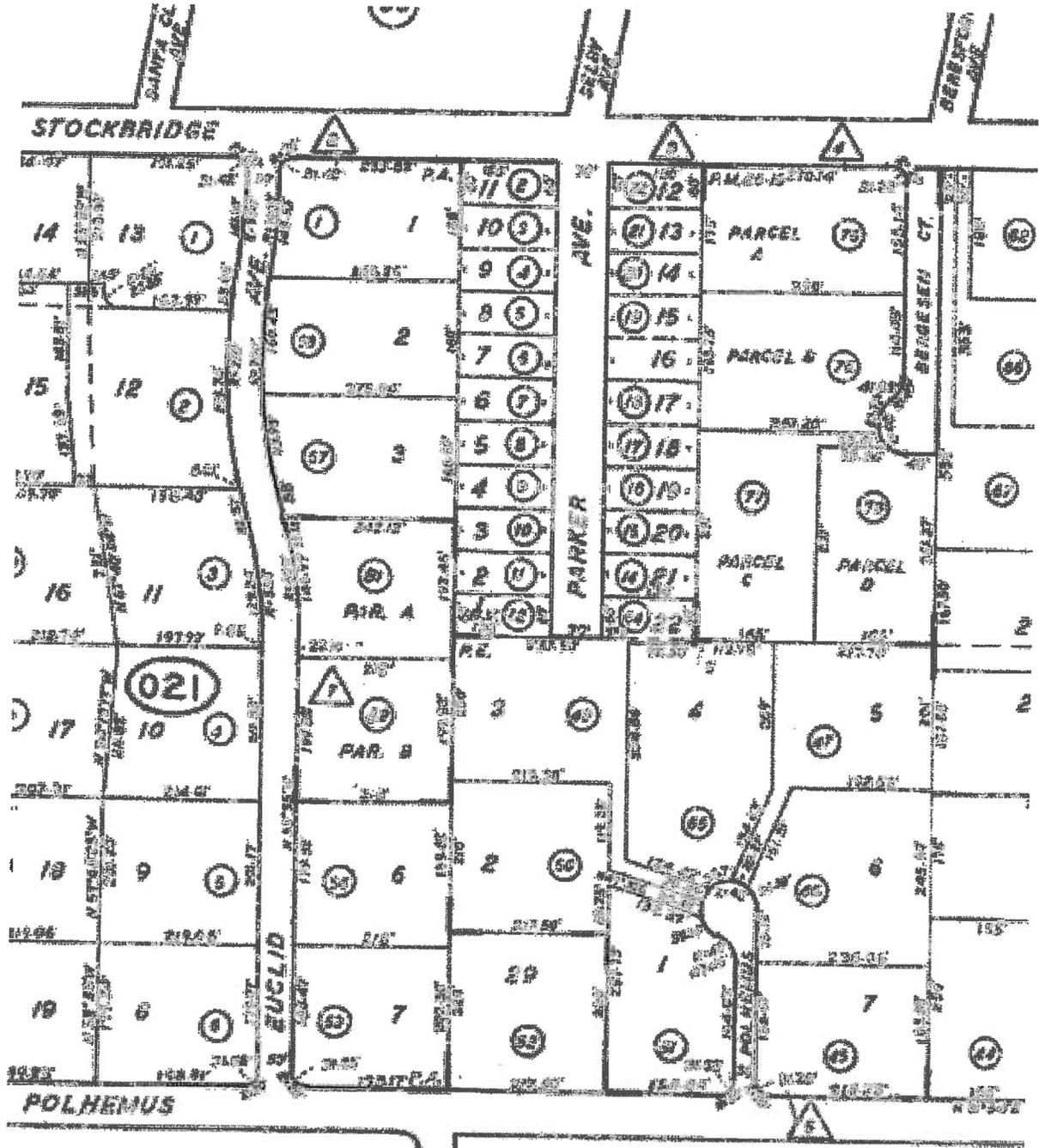
This way the newest people of the block will have the highest impact and the oldest residents on the block will have the lowest. As the properties change hands, the market value will soon replace the previously artificially established value.

With either of the two options the city will have the least resistance from the residents for the abandonment approach and will be able to release its liabilities for the right of way over to residents of the street. The city will be able to have just two residential zonings instead of two- and-a-half and have more orderly management of the city. The county will start receiving inflow of taxes sooner than with any other approach. Maybe this could be a viable middle ground between the interests of the residents, city and county?

We have one resident who is relentless in her quest of having a zoning change on the street. If the city decides not to abandon the right of way that it actually does not need, maybe this resident's next step would be a legal action against the city for returning this portion to the right of use of the owners? Who knows... And if you have noticed, newer younger residents are more likely to push for zoning change. How do you know that anyone who will purchase a house from current residents that opposes the change will not be a zoning change proponent and steer the issue up again and again? We all want a peaceful existence and tired of having this issue come up all the time. The street needs to become as uniform in zoning as any other similar street in town, so its management will not have to take hours of time of all the city staff members and years to resolve.

This is my personal opinion. I would like it to remain private. I am only voicing it for mixing additional thoughts in the pot of our common wisdom to be able to figure out a viable solution. It could be the most expensive solution for me personally but I thought that it would be better to voice it rather than withhold in order to contribute to finding a way to finally bringing this divisive to a complete and irreversible close.

ATTACHMENT 1
ASSESSOR MAP OF PARKER AVENUE



ATTACHMENT 2

Active Code Enforcement Cases along Parker Avenue

Address	Violation	Description
17 Parker	Encroachment	Two stone pillars approximately 5' tall installed near walkway to residence. The pillars are located within the public right-of-way
43 Parker	Encroachment	Two planters located within the public right-of-way
53 Parker	Encroachment	Raised rock planter installed within the public right-of-way
90 Parker	Encroachment	Entrance gate with arbor without permits
80 Parker	Encroachment	Wire fence within the public right-of-way
62 Parker	Encroachment	Split rail fence within the public right-of-way



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<input checked="" type="checkbox"/>	Yes, I would like to have the Town consider a change in the overlay zoning requirements.
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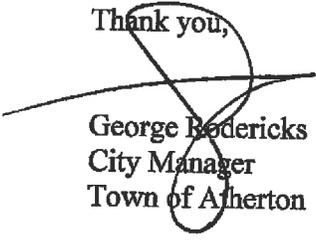
Name: GRAUT R. ANDERSON / COLLEEN R. ANDERSON
 Address: 72 PARKER AVE, ARTERIUM, CALIF 94027
 Email: MORTON ANDERSON @ YAHOO. COM

Please add any other information you feel would help the Council in reaching its conclusion on this issue (description of issues, ideas to address the issues):

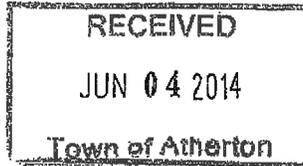
1) A LOT OF PROPERTIES ON PARKER AVE
DO NOT HAVE COVERED PARKING.

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Thank you,



George Bedericks
City Manager
Town of Atherton



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X	I <u>support abandonment</u> of the excess right-of-way in front of my property and acknowledge that the Encroachment Permit process will be used for all improvements in the remaining right-of-way.
WJW	I <u>do not support abandonment</u> of the excess right-of-way in front of my property and acknowledge that the Encroachment Permit process will be used for all improvements in the right-of-way.

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See below

X	Yes, I would like to have the Town consider a change in the overlay zoning requirements.
	No or Maybe. I am not sure if this is something I would support or I am not sure what the impacts would be. At this time, I cannot indicate my support for this.

Name: M. J. WATKINS

Address: 54 PARKER AVE

Email: jwatkins@ca2.aol.com

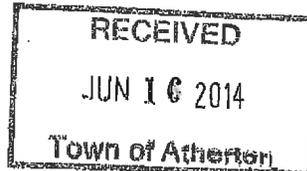
Please add any other information you feel would help the Council in reaching its conclusion on this issue (description of issues, ideas to address the issues):

Survey design 101: Never have more than one response in a single item. There is no way to interpret the results i.e. how do you separate the "Noes" from the "Maybes"? This is a survey, not a ballot. Residents can express a preference on each of the propositions.

A self- addressed, stamped envelope has been included for you to return the survey to Town Hall. We would appreciate receiving the response at your earliest convenience.

Thank you,

George Rodericks
City Manager
Town of Atherton



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Name:

Norma & Earl Fogelberg

Address:

36 Parker Ave

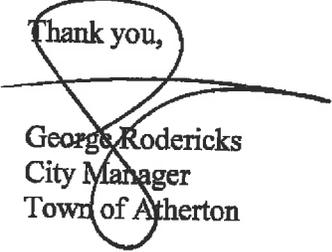
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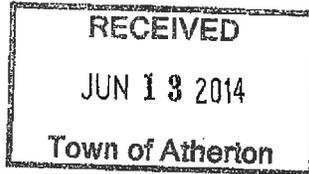
norma@normafogelberg.com

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	I <u>support abandonment</u> of the excess right-of-way in front of my property and acknowledge that the Encroachment Permit process will be used for all improvements in the remaining right-of-way.
X	I <u>do not support abandonment</u> of the excess right-of-way in front of my property and acknowledge that the Encroachment Permit process will be used for all improvements in the right-of-way.

3) If the Town does not abandon the excess right-of-way, the Planning Commission and City Council could consider a change to the existing zoning overlay to reduce the required front setback and increase the maximum floor area ratio for development on the street. This could allow homes to develop closer to the existing paved roadway. Is this something you would support?

	Yes, I would like to have the Town consider a change in the overlay zoning requirements.
X	<u>No</u> or Maybe. I am not sure if this is something I would support or I am not sure what the impacts would be. At this time, I cannot indicate my support for this.

Name: Andrew Carlson

Address: 53 Parker Ave

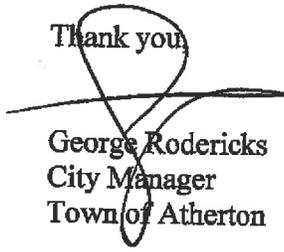
Email: abcarlson1234@gmail.com

Please add any other information you feel would help the Council in reaching its conclusion on this issue (description of issues, ideas to address the issues):

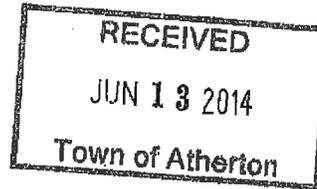
With respect to question 3, there is no 'maybe'.
I do not support changes to the zoning overlay.

A self- addressed, stamped envelope has been included for you to return the survey to Town Hall. We would appreciate receiving the response at your earliest convenience.

Thank you,



George Rodericks
City Manager
Town of Atherton



Town of Atherton
91 Ashfield Road
Atherton, California 94027
Phone: (650) 752-0500
Fax: (650) 614-1212

May 30, 2014

PARKER AVENUE PROPERTY OWNER SURVEY

Dear Parker Avenue resident,

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	Yes, I support the abandonment of a portion of the right-of-way in front of my property.
✓	No, I do not support the abandonment of a portion of the right-of-way in front of my property.

- 2) If the Town does not abandon the excess right-of-way, property owners would be required to obtain an Encroachment Permit for all desired and allowable improvements within the right-

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	Yes, I would like to have the Town consider a change in the overlay zoning requirements.
✓	No or Maybe. I am not sure if this is something I would support or I am not sure what the impacts would be. At this time, I cannot indicate my support for this.

Name: Reza & Mojan Kassayan

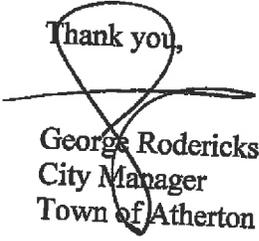
Address: 61 Parker Ave

Email: kassayan@gmail.com

Please add any other information you feel would help the Council in reaching its conclusion on this issue (description of issues, ideas to address the issues):

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Thank you,



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City Manager
Town of Atherton



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May 30, 2014

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<input type="checkbox"/>	Yes, I support the abandonment of a portion of the right-of-way in front of my property.
<input checked="" type="checkbox"/>	No, I do not support the abandonment of a portion of the right-of-way in front of my property.

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	Yes, I would like to have the Town consider a change in the overlay zoning requirements.
No	No or Maybe. I am not sure if this is something I would support or I am not sure what the impacts would be. At this time, I cannot indicate my support for this.

Name: Audrey H. Polster
 Address: 79 Parker Avenue
 Email: audreypartrep@sbcglobal.net

Please add any other information you feel would help the Council in reaching its conclusion on this issue (description of issues, ideas to address the issues):

I plan to be at the meeting, Wed., 6/11/14 with several neighbors to discuss the Parker Avenue Issues. I understand we will meet with

Lisa Costa Sanders City Manager George Rodericks

A self-addressed, stamped envelope has been included for you to return the survey to Town Hall. We would appreciate receiving the response at your earliest convenience.

Thank you,

George Rodericks
City Manager
Town of Atherton



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May 30, 2014

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	Yes, I would like to have the Town consider a change in the overlay zoning requirements.
X	No or Maybe. I am not sure if this is something I would support or I am not sure what the impacts would be. At this time, I cannot indicate my support for this.

Name: Michael Rabson

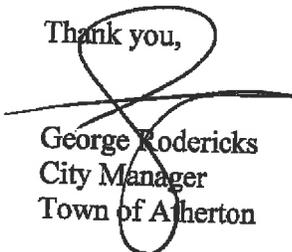
Address: 17 Parker Ave

Email: mrabson@sbcglobal.net

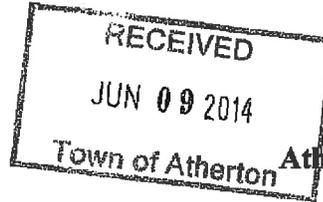
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Town of Atherton



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May 30, 2014

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<input type="checkbox"/>	Yes, I support the abandonment of a portion of the right-of-way in front of my property.
<input checked="" type="checkbox"/>	No, I do not support the abandonment of a portion of the right-of-way in front of my property.

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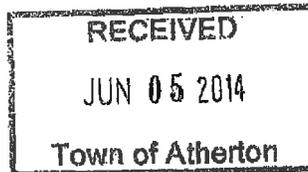
	Yes, I would like to have the Town consider a change in the overlay zoning requirements.
X	<u>No</u> or Maybe. I am not sure if this is something I would support or I am not sure what the impacts would be. At this time, I cannot indicate my support for this.

Name: Elsa Arata

Address: 71 Parker Ave

Email: elsa.arata@gmail.com

Please add any other information you feel would help the Council in reaching its conclusion on this issue (description of issues, ideas to address the issues):



Town of Atherton
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May 30, 2014

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	Yes, I would like to have the Town consider a change in the overlay zoning requirements.
✓	No or Maybe. I am not sure if this is something I would support or I am not sure what the impacts would be. At this time, I cannot indicate my support for this.

Name: JEANNETTE H. FRENSTER

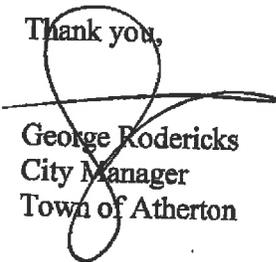
Address: 247 STOCKBRIDGE AVE. ATHERTON, CA 94027

Email: HovsepianJ@AOL.COM
"V" as in Victor

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Thank you,



George Rodericks
City Manager
Town of Atherton



RECEIVED
JUN 05 2014
Town of Atherton

Town of Atherton
91 Ashfield Road
Atherton, California 94027
Phone: (650) 752-0500
Fax: (650) 614-1212

May 30, 2014

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Name: JEANNETTE H. FRENSTER

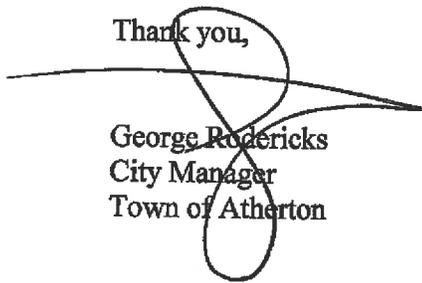
Address: ~~28~~ 18 PARKER AVENUE, ATHERTON, CA

Email: ~~JEANNETTE~~ HOVSEPIANJ@AOL.COM

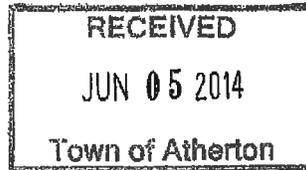
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	Yes, I support the abandonment of a portion of the right-of-way in front of my property.
X	No, I do not support the abandonment of a portion of the right-of-way in front of my property.

- 2) If the Town does not abandon the excess right-of-way, property owners would be required to obtain an Encroachment Permit for all desired and allowable improvements within the right-

of-way. This process already exists within the Town's ordinances; however, the Town will be creating a more formalized process to address encroachments throughout Town. This process would allow fences, landscape features, decorative hardscape, plantings, etc. within the public right-of-way; require each property owner to prepare a site plan for the area; and require the property owner to accept liability for all private improvements in the right-of-way. Staff would review the requested encroachments for safety and conflict with utilities. The use of the Encroachment Permit process does not change the front setback measurement line for development. *Even if the Town does abandon the excess right-of-way along Parker Avenue, improvements within the remaining area of right-of-way will require an Encroachment Permit.*

	I <u>support abandonment</u> of the excess right-of-way in front of my property and acknowledge that the Encroachment Permit process will be used for all improvements in the remaining right-of-way.
X	I <u>do not support abandonment</u> of the excess right-of-way in front of my property and acknowledge that the Encroachment Permit process will be used for all improvements in the right-of-way.

- 3) If the Town does not abandon the excess right-of-way, the Planning Commission and City Council could consider a change to the existing zoning overlay to reduce the required front setback and increase the maximum floor area ratio for development on the street. This could allow homes to develop closer to the existing paved roadway. Is this something you would support?

	Yes, I would like to have the Town consider a change in the overlay zoning requirements.
No.	No I am not sure if this is something I would support or I am not sure what the impacts would be. At this time, I cannot indicate my support for this.

Name:

Linda H. Grossman, Richard J. Pike

Address:

80 Parker Avenue, Atherton 94027

Email:

PLANAAP@aol.com

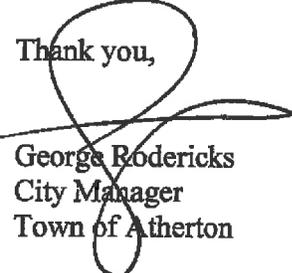
Please add any other information you feel would help the Council in reaching its conclusion on this issue (description of issues, ideas to address the issues):

Abandoning right of way as a solution to a few
Parker residents' encroachment is overkill —
especially since several have already removed

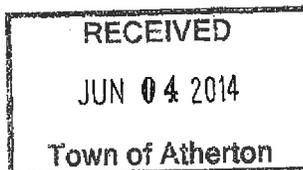
the offending ~~structure~~ structure(s). Bad
precedent.

A self- addressed, stamped envelope has been included for you to return the survey to Town Hall. We would appreciate receiving the response at your earliest convenience.

Thank you,



George Rodericks
City Manager
Town of Atherton



Town of Atherton
91 Ashfield Road
Atherton, California 94027
Phone: (650) 752-0500
Fax: (650) 614-1212

May 30, 2014

PARKER AVENUE PROPERTY OWNER SURVEY

Dear Parker Avenue resident,

The City Council is considering options for the Parker Avenue right-of-way and would like to survey property owners on their preferences. This is not an anonymous survey and in answering the survey, your name and address is required.

The Parker Avenue right-of-way is 70' wide. A typical right-of-way in Atherton is 40' wide. The typical right-of-way is sufficient for emergency vehicle access and utility vehicle use. While not prohibited, on-street parking is not encouraged. Emergency vehicles require a minimum of 20 feet for passage. Parking in a manner that restricts access to less than this amount is prohibited. The considered reduction in the right-of-way on Parker Avenue will not affect the existing paved roadway width.

The City Council is considering the following issues and would like your opinion. Please indicate your preference below (please submit only one survey per property owned on Parker Avenue):

- 1) The Town could abandon a portion of the public right-of-way. The abandoned property would revert to the adjacent underlying property owner. It is estimated that the Town could abandon a 15' wide strip along each side of the right-of-way thus increasing the size of each property by approximately 900 square feet. This would result in a change in the front setback measurement line and homes on the street would be able to be developed closer to the existing paved roadway. The San Mateo County Tax Assessor indicates that the abandoned property would be assessed for tax purposes and there would be an increase to each property's tax assessment. It is unknown what that amount would be.

	Yes, I support the abandonment of a portion of the right-of-way in front of my property.
<input checked="" type="checkbox"/>	No, I do not support the abandonment of a portion of the right-of-way in front of my property.

NO

- 2) If the Town does not abandon the excess right-of-way, property owners would be required to obtain an Encroachment Permit for all desired and allowable improvements within the right-

of-way. This process already exists within the Town's ordinances; however, the Town will be creating a more formalized process to address encroachments throughout Town. This process would allow fences, landscape features, decorative hardscape, plantings, etc. within the public right-of-way; require each property owner to prepare a site plan for the area; and require the property owner to accept liability for all private improvements in the right-of-way. Staff would review the requested encroachments for safety and conflict with utilities. The use of the Encroachment Permit process does not change the front setback measurement line for development. *Even if the Town does abandon the excess right-of-way along Parker Avenue, improvements within the remaining area of right-of-way will require an Encroachment Permit.*

	I <u>support abandonment</u> of the excess right-of-way in front of my property and acknowledge that the Encroachment Permit process will be used for all improvements in the remaining right-of-way.
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	Yes, I would like to have the Town consider a change in the overlay zoning requirements.
No	No or Maybe. I am not sure if this is something I would support or I am not sure what the impacts would be. At this time, I cannot indicate my support for this.

Name:

Marilee Gardner

Address:

90 Parker Avenue

Email:

marileee@sbcglobal.net

Please add any other information you feel would help the Council in reaching its conclusion on this issue (description of issues, ideas to address the issues):

Re. question #3 — I cannot believe that you would ask you your public question and potentially put Parker Avenue residents through this AGAIN — Enough

A self- addressed, stamped envelope has been included for you to return the survey to Town Hall. We would appreciate receiving the response at your earliest convenience.

Thank you,

George Rodericks
City Manager
Town of Atherton



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X	Yes, I would like to have the Town consider a change in the overlay zoning requirements.
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Name: David Bagshaw + Wendy Petersueger
 Address: 49 Parker Ave
 Email: bagshaw2@gmail.com wpetersueger@gmail.com

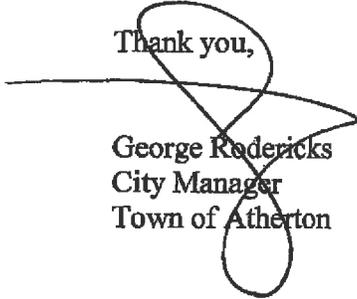
Please add any other information you feel would help the Council in reaching its conclusion on this issue (description of issues, ideas to address the issues):

Early estimates of property tax ^{impact} was \$900 per lot. In 20 years that would be approximately \$400,000 going out of Parker residents pockets to San Mateo County with very little benefit.
~~Page~~ (See Page 3)

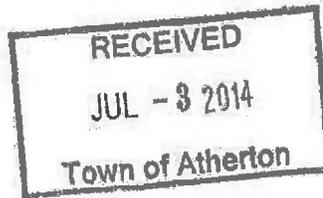
The expense would be a significant burden on
most of the Parker residents. Please do
not increase your taxes.

A self-addressed, stamped envelope has been included for you to return the survey to Town Hall. We would appreciate receiving the response at your earliest convenience.

Thank you,



George Rodericks
City Manager
Town of Atherton



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May 30, 2014

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✓	I <u>support abandonment</u> of the excess right-of-way in front of my property and acknowledge that the Encroachment Permit process will be used for all improvements in the remaining right-of-way.
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	No or Maybe. I am not sure if this is something I would support or I am not sure what the impacts would be. At this time, I cannot indicate my support for this.

Name: JONATHAN TANG & CATHY YU

Address: 1140 SAXON WAY, MENLO PARK, CA 94025

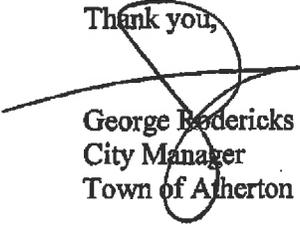
Email: gnatjs@yahoo.com / cathyuwing@gmail.com

Please add any other information you feel would help the Council in reaching its conclusion on this issue (description of issues, ideas to address the issues):

28 PARKER AVENUE, ATHERTON, CA 94027

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Thank you,



George Federicks
City Manager
Town of Atherton