



## **Item No. 10 Town of Atherton**

### **CITY COUNCIL STAFF REPORT – CONSENT AGENDA**

**TO: HONORABLE MAYOR AND CITY COUNCIL  
GEORGE RODERICKS, CITY MANAGER**

**FROM: LISA COSTA SANDERS, TOWN PLANNER  
NEAL MARTIN, PLANNING CONSULTANT**

**DATE: FEBRUARY 20, 2019**

**SUBJECT: 2018 ANNUAL REPORT TO THE CITY COUNCIL ON THE ATHERTON  
GENERAL PLAN IMPLEMENTATION**

### **RECOMMENDATION**

Accept the Annual Report and authorize its transmittal to the California Governor's Office of Planning and Research and the California Department of Housing and Community Development pursuant to Section 65400 of the California Government Code (CGC).

### **BACKGROUND**

The State of California Government Code 65400 et seq requires the preparation of an annual report to the local legislative body, the California Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) describing the following:

1. The status of the local general plan and progress in its implementation.
2. The progress in meeting its share of regional housing needs.
3. The degree to which the local general plan complies with the adopted OPR guidelines.
4. The date of the last revision to the local general plan.

### **2019 ANNUAL REPORT**

#### **Status of the Atherton General Plan and Progress in its Implementation**

The Atherton General Plan was updated in 2002 and adopted by the City Council on November 20, 2002. It contains Land Use, Circulation, Housing, Open Space and Conservation, Noise, and Community Safety Elements. The Housing Element Update 2014-22, which is the only element

required to be reviewed by HCD, has been found to be “In compliance” with the HCD review criteria. The Atherton City Council adopted the 2014-2022 Housing Element Update on March 18, 2015.

Planning Department Staff is currently working on revisions and updates to the Land Use, Circulation, Housing, Open and Conservation, Noise, and Community Safety Elements of the General Plan. The Planning Commission has held study session on the updated Land Use, Circulation, Open Space and Conservation, Community Safety and Noise Elements. A Community Workshop on the update took place on February 13, 2019. The entire update is scheduled to be completed mid-2019.

Atherton is essentially built out in accordance with the policies stated in the General Plan. The Sphere of Influence as adopted by the San Mateo Local Agency Formation Commission is coterminous with the current City Limits. Essentially all of the existing parcels of land have been developed with land uses consistent with the General Plan. All of the streets and highways described in the General Plan are developed to their planned capacity. The entire infrastructure needed to serve the planned land uses and population is in place with sufficient capacity to accommodate the planned land uses and population.

### **Progress in meeting Atherton’s Share of Regional Housing Needs**

CGC Section 65400(a)(2)B provides: “The housing element portion of the annual report ... shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development ...” The tables provided in Attachment 1 describe the progress made in meeting Atherton’s share of regional housing needs.

### **Degree to which the Atherton General Plan complies with the Adopted OPR Guidelines**

OPR adopted General Plan Guidelines in 2003 for use by local jurisdictions in the preparation of their general plans. The Guidelines were updated in 2017. The Guidelines are permissive, not mandatory and are quite extensive. According to Staff analysis, the 2002 Atherton General Plan is in substantial compliance with the adopted OPR Guidelines with a few exceptions. The updated 2019 Atherton General Plan will be in compliance with the OPR Guidelines.

### **Date of the Last Revision to the Atherton General Plan**

The last revision to all elements except the Housing Element of the Atherton General Plan was adopted by the City Council on November 20, 2002. The 2014-2022 Housing Element Update was adopted on March 18, 2015. The updated 2019 Atherton General Plan is expected to be adopted by mid-2019.

### **POLICY FOCUS**

The State of California Government Code Section 65300 requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city. Government Code 65400 et seq requires the preparation of an annual report to the local legislative body, the California Governor’s Office of Planning and Research (OPR) and the California

Department of Housing and Community Development (HCD) describing the status of the plan and progress in its implementation, the progress in meeting its share of regional housing needs, the degree to which the local plan complies with the adopted OPR guidelines, and the date of the last revision to the plan. This report is intended to comply with the requirement. There are no other outstanding policy issues related to this report.

### **PUBLIC NOTICE**

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

### **FISCAL IMPACT**

All costs associated with this project are paid for by the Town of Atherton from the Contract Planner budget.

### **ATTACHMENTS:**

*Housing Element Report Summary Table*

<b>Jurisdiction</b>	Atherton	
<b>Reporting Year</b>	2018	(Jan. 1 - Dec. 31)

<b>Permitted Units Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	8
Low	Deed Restricted	0
	Non-Deed Restricted	4
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		0
<b>Total Units 44</b>		<b>13</b>

Note: units serving extremely low-income households are included in the very low-income permitted units totals

<b>Entitlement Summary</b>	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas