Town of Atherton

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April 17, 2009

HOUSING POLICY
DEVELOPMENT, HCD

APR 22 2009

State of California
Governor's Office of Planning and Research
P. O. Box 3044
Sacramento, CA 95812-3044

State of California
Department of Housing and Community Development
1800 Third Street
Sacramento, CA 95811-6942

Enclosed please find the Annual Report for calendar year 2008 on the Status of the Atherton General Plan and Progress in its Implementation as required by California Government Code Section 65400. This report consists of the items listed below.

- Annual report to the Atherton City Council (legislative body) on the status of the Atherton General Plan and progress in its implementation.

- Annual Element Progress Report – Housing Element Implementation: January 1 – December 31, 2008 (Tables A, B & C)

- Analysis of Atherton General Plan with Adopted Office of Planning and Research Guidelines.

Please accept this report for filing.

Very truly yours,

Neal J. Martin, Town Planner

Town of Atherton

Annual Element Progress Report - 2008

Housing Element Implementation

Reporting Period: January 1 - December 31, 2008

Table A

Annual Building Activity Report
Very Low, Low and Moderate Income Units and Mixed Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				4a	5	6	7	8
		Tenure	Affordability by Household Incomes								
Project Identifier	Unit Category	R=Renter O=Owner	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Units Demolished	Total Net Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable.
216 Atherton	SFD	O				1	1	0			
101 Catalpa	SFD	O				1	1	0			
297 Polhemus	SFD	O				1	1	0			
92 Sutherland	SFD	O				1	1	0			
76 Almendral	SFD	O				1	1	0			
133 Atherton	SFD	O				1	1	0			
377 Stockbridge	SFD	O				1	1	0			
84 Lupin	SFD	O				1	1	0			
54 Barry	SFD	O				1	1	0			
66 Acacia	SFD	O				1	1	0			
85 Belbrook	SFD	O				1	1	0			
5 Betty	SFD	O				1	1	0			
84 Nora	SFD	O				1	1	0			
337 Walsh	SFD	O				1	1	0			
274 Oak Grove	SFD	O				1	1	0			
173 Hawthorne	SFD	O				1	1	0			
101 Hawthorne	SFD	O				1	1	0			
383 Walsh	SFD	O				1	1	0			
90 Stockbridge	SFD	O				0	1	(1)			
27 Selby	SFD	O				1	1	0			
55 Shearer	SFD	O				1	1	0			
66 Barry	SFD	O				1	1	0			
77 Fredrick	SFD	O				1	1	0			
62 Ridgeview	SFD	O				1	1	0			
282 Park Ln.	SFD	O				1	1	0			
127 Tuscaloosa	SFD	O				1	0	1			
46 Linda Vista	2nd Unit	R	1				0	1			Town 2nd Unit Survey
(9) Total of Above Moderate from Table A2						25	25	0			
(10) Total by income units			1					1			
(Field 5) Table A											

Town of Atherton

Annual Element Progress Report - 2008

Housing Element Implementation

Reporting Period: January 1 - December 31, 2008

Table B

Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period.			2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed Restricted	19										18
	Non-Deed Restr.			1								
Low	Deed Restricted	14										14
	Non-Deed Restr.											
Moderate	Deed Restricted	16										16
	Non-Deed Restr.											
Above Moderate		34	1	0								33
Total RHNA by ABAG. Enter allocation number:		83	1	1								81
Total Units												
Remaining Need for RHNA Period												

Residential Building Permits 2007-2014

Summary

Year	Units Demo.	New Units	New 2nd Units	HIP Units	Net
2007	19	20			1
2008	25	25	1		1
2009					0
2010					0
2011					0
2012					0
2013					0
2014					0
Totals	44	45	1	0	2

Town of Atherton

Annual Element Progress Report - 2008

Housing Element Implementation

Reporting Period: January 1 - December 31, 2008

Table C

Program Implementation Status

Note: The programs, objectives and deadlines described in this Table reflect those of the Adopted Atherton Housing Element for the 1999-2006 RHNA Planning Period. These will be updated when the 2007-2014 Atherton Housing Element is adopted.

Program Description (by Housing Element Program Names)	Describe progress of all programs including progress in removing regulatory barriers as indentified in the Housing Element.		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Implementation**
§3.410 Market Rate Housing Constr-uction	107 New Above Market Units	2006	Net 1 new unit contructed. Market has limited residential construction to reconstruction of 1 unit for each demolished unit.
§3.420 Second Dwelling Unit Program	10 New Low Income Units	2006	One new unit constructed.
§3.430 Faculty and Student Housing Program	27 New Faculty Units and 58 New Student Units in very low, low and moderate income ranges	2006	Market failed to contruct any faculty or student units during the planning period.
Removal of Use Permit requirement for second dwelling units	Amend Zoning Ordinance to eliminate requirement	2006	Requirement eliminated in 2003.
Shared Housing Program implement-ed by the Human Investment Prog.	Continued placement of renters with willing providers	2006	One renter was placed in one Atherton home. Address is confid-dential.

Analysis of Atherton General Plan (AGP) with Adopted Office of Planning and Research (OPR) Guidelines
March 29, 2009

OPR Guideline Requirement (to the extent that it is relevant)[1]	Reference or Comment	Degree of Compliance
Contains all 7 mandatory elements	AGP contains Land Use, Circulation, Housing, Open Space and Conservation, Noise and Community Safety Elements.	Full
Plan is integrated and internally consistent	All elements include a section entitled "Relation to Other Elements" describing how each is integrated and internally consistent.	Full
Land Use Element		
Contains a Land Use Diagram in sufficient detail to describe land use proposals	AGP contains a Land Use Diagram with sufficient detail to describe land use proposals. Pg. LU-8	Full
Shows distribution of housing, business and industry	AGP Land Use Diagram shows proposed residential, parks, open spaces, public facilities and schools uses. Business and industry are not permitted in Atherton. Pg. LU-8	Full
Distribution of open space including agriculture	AGP Land Use Diagram shows proposed open space uses. There is no agricultural land in Atherton. Pg. LU-8	Full
Distribution of mineral resources	There are no mineral resources in Atherton.	N/A
Distribution of recreation facilities and opportunities	AGP Land Use Diagram, pg. LU-8, the Land Use Element text, pg. LU-4-5, and the Open Space and Conservation Element, pg. OS-70-72 describe the distribution of recreation facilities and opportunities.	Full
Location of education facilities	AGP Land Use Diagram, pg. LU-8, the Land Use Element text, pg. LU-6 describe the	Full

[1] Language from the OPR Guidelines.

	location of education facilities.	
Location of public buildings and grounds	AGP Land Use Diagram, pg. LU-8, the Land Use Element text, pg. LU-5-7 describe the location of public buildings and grounds.	Full
Location of solid and liquid waste facilities	The Land Use Element text, pg. LU-6-7 describes the location of solid and liquid waste facilities.	Full
Identification of areas subject to flooding	The Land Use Element text, pg. LU-7 identifies areas subject to flooding.	Full
Identification of Timber Preserve Zone lands	There are no Timber Preserve Zone lands in Atherton.	N/A
Contains standards for population intensity and building intensity	The Land Use Element text, pg. LU-2-3 contains standards for population intensity and building intensity.	Full
Circulation Element		
Contains definitions and descriptions of:		
Major thoroughfares	The Circulation Plan Diagram, pg. LU-8 and the Circulation Element text, pg. CI-9-11 define and describe major thoroughfares; freeways, highways, minor arterials, collectors, local streets and street standards.	Full
Transportation routes	The Circulation Plan Diagram, pg. LU-8 and the Circulation Element text, pg. CI-9-15 defines and describes transportation routes.	Full
Terminals	The Circulation Element text, pg. LU-13, defines and describes the local rail terminals.	Full
Other local public utilities and facilities including railroads, airports and parking.	The Circulation Element text, pg. CI-12-15 defines and describes scenic roadways, transit and rail traffic, bicycle and pedestrian facilities. There are no airports close to Atherton.	Full
Housing Element		
See Attachment 1		

Open Space and Conservation Element		
The Conservation Element should address water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources.	There are no rivers, harbors, fisheries or commercial mineral resources in Atherton. The AGP Open Space and Conservation Element text, pg. OS-71 addresses protection of scenic resources, significant stands of natural vegetation, wildlife habitat, sensitive environmental resources (e.g. streambeds), and archaeological resources.	Full
The Open Space Element should address open space for the preservation of natural resources, for the managed production of resources, for outdoor recreation and for public health and safety.	AGP Open Space and Conservation Element text, pg. OS-70-72, the Land Use Diagram, pg. LU-8 and the Land Use Element text, pg. LU-4-5 address open space for the preservation of natural resources, for the managed production of resources, for outdoor recreation and for public health and safety.	Full
The Open Space Element should contain an open space action program	AGP Open Space and Conservation Element text, pg. OS-71-72 contains an Open Space Action Program.	Full
Noise Element		
Issues to be addressed include:		
Major noise sources, both mobile and stationary	AGP Noise Element text, pg. N73-75 describes the major community noise sources.	Full
Existing and projected levels of noise and noise contours for major noise sources	AGP Noise Element diagram, pg. N-80 provides existing and projected noise contours for major noise sources.	Full
Existing and projected land uses and locational relationship to existing and projected noise sources	AGP Noise Element text, pg. N73-75 describes the existing and projected land uses and locational relationship to existing and projected noise sources	Full
Existing and proposed sensitive receptors, including hospitals,	Existing and proposed sensitive receptors are	Not in

convalescent homes, schools, churches and sensitive wildlife habitat	not addressed in the AGP Noise Element	Compliance
The extent of "noise problems in the community"	AGP Noise Element text, pg. N73-75 describes the extent of "noise problems in the community"	Full
Method of noise attenuation	AGP Noise Element text, pg. N76-78 describes noise mitigation measures.	Full
Implementation measures and possible solutions that address existing and foreseeable noise problems	AGP Noise Element text, pg. N76-78 describes implementation measures and possible solutions that address existing and foreseeable noise problems	Full
Community Safety		
Issues to be addressed include:		
Seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure	AGP Community Safety Element text, pg. CS-82 addresses seismically induced surface faulting, ground shaking, ground failure and water waves (seiche). Tsunami is not a hazard in Atherton since the Town does not border on the Bay or Ocean. Dam failure is not addressed.	Substantial
Slope instability leading to mudslides and landslides	Slope instability is not addressed in the AGP Community Safety Element.	Not in compliance
Subsidence, liquefaction, and other seismic hazards identified on seismic hazard maps	Neither subsidence nor liquefaction is addressed in the AGP Community Safety Element.	Not in compliance
Flooding	There are no flood zones in Atherton	N/A
Wildland and urban fires	AGP Community Safety Element text, pg. CS-81 addresses major fire incidents.	Full
Evacuation routes and signage	AGP Community Safety Element text, pg. CS-82-83 addresses evacuation routes. Route signage is not addressed.	Partial
Peak load water supply requirements	AGP Community Safety Element text, pg. CS-81 addresses peak load water supply	Full

	requirements.	
Minimum road widths and turnouts	AGP Circulation Element text, pg. CI-12 addresses minimum road widths.	Full
Clearances around structures	Clearances around structures are not addressed in the AGP Community Safety Element.	Not in compliance