



Item No. 6 Town of Atherton

CITY COUNCIL STAFF REPORT – CITY MANAGER’S REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GEORGE RODERICKS, CITY MANAGER

DATE: JUNE 15, 2022

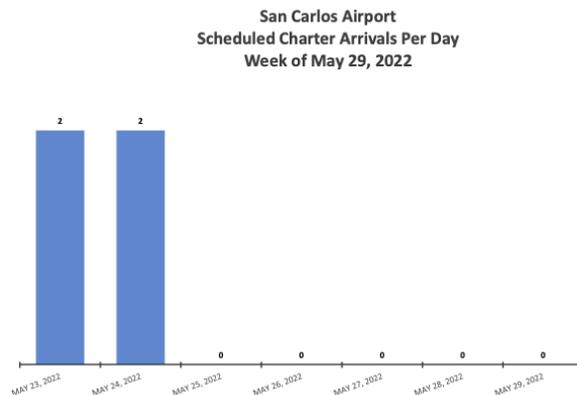
SUBJECT: CITY MANAGER REPORT

The City Manager’s Report includes written reports from the Town’s various Departments. Staff is present to answer any questions the Council may have on the various issues noted in the written in the Reports.

ADMINISTRATION/CITY CLERK/FINANCE

Surf Air Report – May 29, 2022

Since January 1, 2022, scheduled Surf Air charter aircraft arrivals per day at San Carlos Airport have a *Mean Average* of 3.05, a *Median Average* of 3, and a *Mode* of 5 for that period. Surf Air is the only Scheduled Charter Operator at San Carlos Airport. Of the total 149 days so far in 2022, 28 had zero (0) flights. Of the total number of days, half of the days had 3 or less flights per day, and half had 3 or more flights per day; with the most frequent number of flights per day at 5.



BUILDING/PLANNING

Monthly Report

See attached Monthly Report.

Next Steps in Housing Element Update – Timeline

The Town's Housing Element Update Schedule is as follows:

- 30-day Public Comment Period – June – July

- Approval of Revised Draft Housing Element - July 2022
- Submission of Draft Housing Element to HCD - July 2022
- Preparation & Review of Recommended Zoning Amendments – July-September 2022
- Respond to HCD Housing Element Comments - September 2022
- Adopt Housing Element - October-November 2022
- Submit Adopted Housing Element to HCD - November 2022
- Housing Element Certified by HCD - January 2023

Attached is a letter distributed to the property owners and adjacent neighbors for those properties that were included within the Overlay Zone.

PUBLIC SAFETY

Monthly Report

See attached Monthly Report.

PUBLIC WORKS

Monthly Report

See attached Monthly Report.

AD HOC SUBCOMMITTEE UPDATES

Renovation of the Historic Train Station Ad Hoc Subcommittee (DeGolia/Hawkins-Manuelian)

Garavaglia Architects provided a working sketch of the Train Station renovations. This has been reviewed by the Subcommittee with initial feedback. The Architect will now work through some conceptual designs to provide to the Subcommittee based on feedback received.

Sea Level Rise Subcommittee (Lewis/Hawkins-Manuelian)

No Updates.

IT Subcommittee (DeGolia/Widmer)

No Updates. No additional work by this Subcommittee is anticipated.

Multi-Jurisdictional Stanford Subcommittee (Hawkins-Manuelian)

No Updates.

COVID-19 Restart Subcommittee (Polito/Widmer)

No Updates. No additional work by this Subcommittee is anticipated.

Surf Air Subcommittee (Widmer/Polito)

No Updates.

Naming/Donor Plaque Recognition Ad Hoc Subcommittee (DeGolia/Widmer)

No Updates. No additional work by this Subcommittee is anticipated.

Refuse Services Ad Hoc Subcommittee (Widmer/DeGolia)

No Updates.

Town Center Landscape Review Ad Hoc Subcommittee (Lewis/DeGolia)

No Updates. The Subcommittee will review the final installed landscape upon completion and make any additional recommendations that would be undertaken by the Town's new landscape provider. Following this review, no additional work by this Subcommittee is anticipated.

Donor Wall Design Ad Hoc Subcommittee (Lewis/Hawkins-Manuelian)

No Updates. No additional work by this Subcommittee is anticipated.

Grand Opening Ad Hoc Subcommittee (Lewis/Hawkins-Manuelian)

No additional work by this Subcommittee is anticipated.

Leaf Blower Ad Hoc Subcommittee (Widmer/Hawkins-Manuelian)

No Updates. The Subcommittee will review the draft Leaf Blower Ordinance once completed and returned for Council review and consideration in late 2022.

Cafe RFP Review Ad Hoc Subcommittee (Polito/Lewis)

No Updates. No additional work by this Subcommittee is anticipated.

Town Center Solar Ad Hoc Subcommittee (Polito/DeGolia)

No Updates. Currently, the project is with PCE. They have augmented the overall project scope (not Atherton) for three additional sites to the portfolio. This has pushed back their timing a bit but they now have 14 sites and approximately 2 MW of solar across ten cities and the County. They believe that this will materially assist with better pricing. Once proposals have been received by PCE, staff will be involved in the initial review and will re-engage the Subcommittee.

They anticipate a Power Purchase Agreement for review sometime in June.

City Manager's Written Report

June 15, 2022

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ATTACHMENTS

Police Department Report

Public Works Department Report

Community Services Department Report



Town of Atherton

Town Administrative Offices
80 Fair Oaks Lane
Atherton, California 94027
650-752-0500
Fax 650-688-6528

June 10, 2022

Dear Resident,

All California cities and counties are required to prepare a Housing Element as part of their General Plan for approval by the State of California. Housing Elements must show how the jurisdiction will meet their allocated share of the regional housing need. The Regional Housing Needs Analysis (RHNA) allocation for the Town over the next eight-year development period is 348 new housing units. The Town, via the Housing Element, must identify exactly how the community will meet this housing production mandate. The Town's Housing Element is required to be certified by the State by January 1, 2023. Failure to adopt a Housing Element that can be certified by the State Housing and Community Development Department (HCD) can result in fiscal penalties and land use penalties that will impede the Town's ability to regulate its own local land use and permitting.

The Town's Draft Housing Element for the 2023-31 cycle is now available online. You can view the Draft Housing Element on the Town's website and submit a comment:

<https://www.ci.atherton.ca.us/627/Housing-Element-Update>

The Town has identified several programs to achieve its required RHNA production including new accessory dwelling unit construction (ADUs); lot splits and new development under State Senate Bill 9 (SB9); new housing at school sites; and a new multi-family overlay zone. The multi-family overlay zone is a conservative approach that does not change the fundamental underlying zoning of a property; but the overlay does allow for future development of a property at densities greater than a single-family home. In most cases, those densities will be upscale townhome style development surrounded by shared open space; or smaller, single-family homes. The Town would retain maximum discretion on how those properties are developed (height, setbacks, floor area, etc.). On the contrary, SB 9 allows nearly any parcel in Town to be subdivided into two parcels with a single-family home and ADU on each parcel. In the case of an SB 9 split, the Town has less discretion and control.

Because the multi-family overlay zone is a new concept for the Town, the City Council has been conservative in the identification of parcels that might provide future opportunities for development. It is not expected that any of the parcels develop using the overlay density. The Town does not and cannot force development to occur. Further, even though a parcel is developable at a higher density, such as 10 units per acre, the ultimate development that occurs may be far less. To satisfy the requirements of the State mandate, the Town must identify and to

some degree through programs and policies encourage housing production. The City Council believes that development of accessory dwelling units and school/faculty housing is likely the best approach for the Town. Such development will require that the Town drill down further on actual rental of that housing through proactive policies to regulate and monitor its use. However, HCD is unlikely to support ADUs as the Town’s primary compliance measure. Therefore, the City Council has identified a few properties to consider as part of a multi-family overlay zoning plan.

The new overlay zone would permit the existing single-family use to remain as a legal use of the property. It also provides an opportunity to develop new multi-family housing if desired by the property owner, up to the densities listed in the table below. There is no requirement for these properties to develop and it is not anticipated that every parcel within the overlay zones will develop to the maximum extent during the eight-year Housing Element cycle.

Sites identified for the multi-family housing overlay zone are listed below. This letter is being sent to both the owners of property listed below and properties within 500’ of these sites.

Address	Proposed density	Maximum development potential
23 Oakwood	16 units/acre	26 units
170 Atherton	8 units/acre	32 units
290 Polhemus	8 units/acre	40 units
97 Santiago	6 units/acre	9 units
264 Bay	6 units/acre	6 units
296 Bay	6 units/acre	6 units
318 Bay	6 units/acre	6 units
352 Bay	6 units/acre	6 units
999 Ringwood	6 units/acre	6 units

As noted above, the Draft Housing Element is available on the Town’s website for review and comment through **July 11, 2022**. At the close of the comment period, the City Council will review the Draft Housing Element and any submitted comments at their **July 20, 2022** Regular Meeting. Once the Draft is approved by the Council it will be transmitted to HCD for its preliminary review. Staff will then revise the document to address HCD’s comments for consideration by the Planning Commission and City Council by the end of this year. It is anticipated that this will be an iterative process of draft, comment, review and revise before the Town is ultimately successful in achieving a compliant Housing Element from the State.

If you have any questions or comments on the Housing Element update process or the multi-family overlay zones, please contact Ralph Robinson, Associate Planner, at rrobinson@ci.atherton.ca.us or 650-752-0544.

ATHERTON CITY COUNCIL

/s/ George Rodericks
George Rodericks, City Manager

POLICE DEPARTMENT

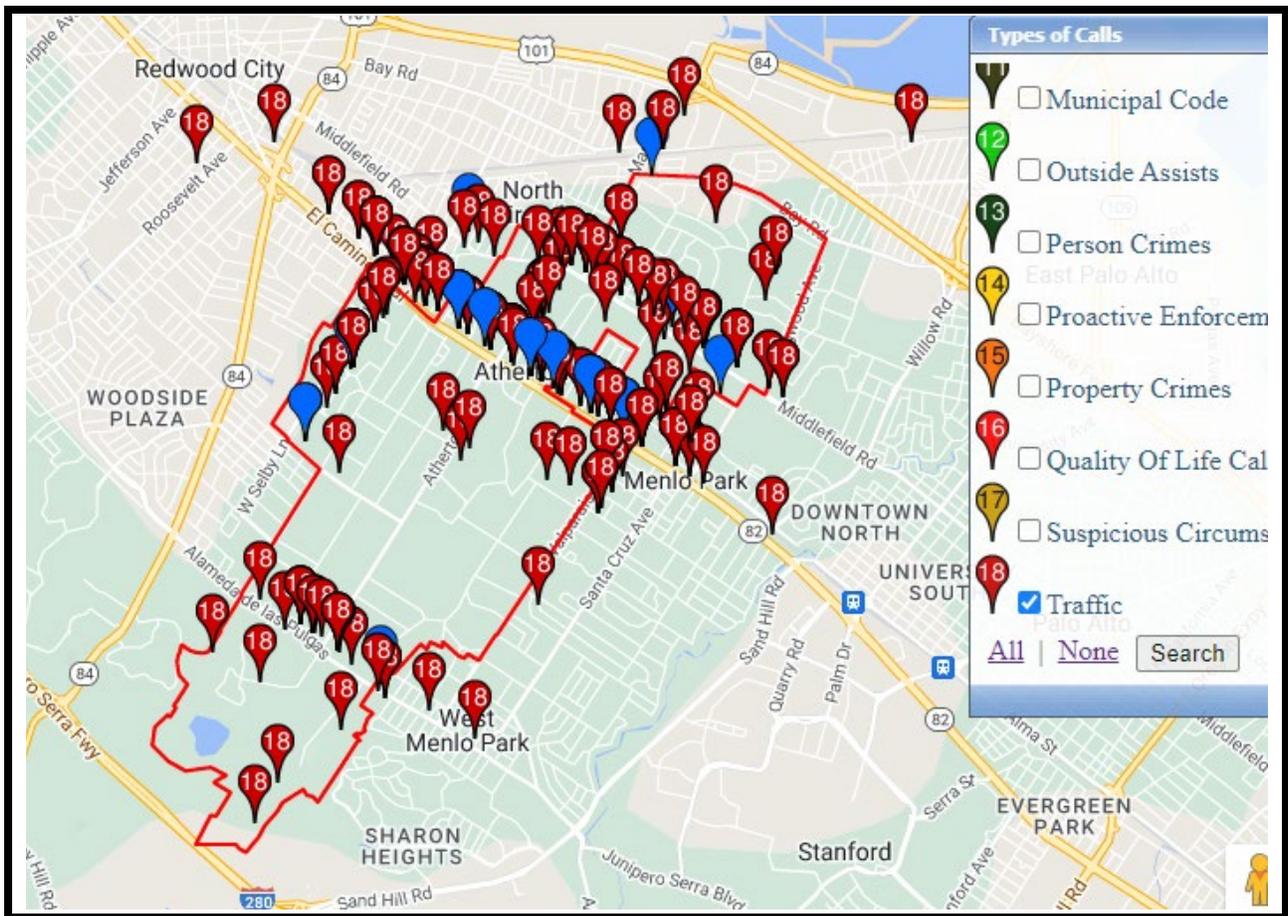
Police Activity

There were 65 investigations for the month of May. 32 offenders were cited, arrested, referred to the San Mateo County District Attorney’s Office for prosecution, or referred to the San Mateo County Juvenile District Attorney’s Office for prosecution. Those offenses included driving under the influence of alcohol, warrant violations, driving with a suspended license, possession of paraphernalia, possession of a controlled substance, criminal threats, false bomb threat, resist/delay/obstruct a police officer, vandalism, attempted grand theft, concealed firearm in a vehicle, and a parole hold.

Of the 2,210 total police incidents for the month of May, 1,240 were officer-initiated incidents, which resulted in 482 citations being issued for vehicle code and other violations. Officers initiated 1,006 other types of incidents that included investigating suspicious vehicles, traffic collisions, citizen flag downs, home checks, code enforcement and construction checks, follow-up investigations, pedestrian stops, traffic enforcement details, medical calls, and welfare checks.

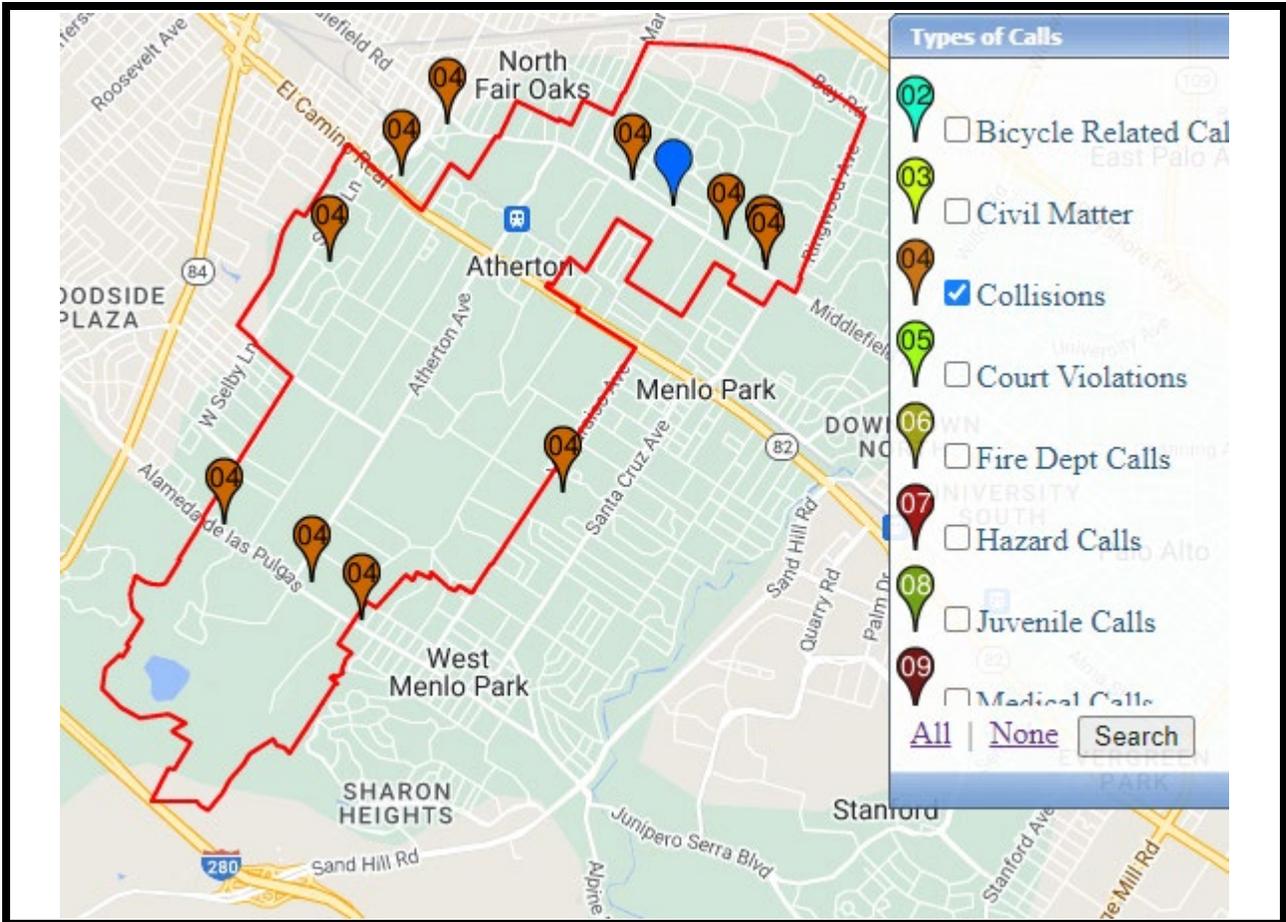
Traffic Incidents

Overall, there were 263 traffic incident locations, some with multiple stops, for May. The map below indicates the locations of the incidents for this reporting period.



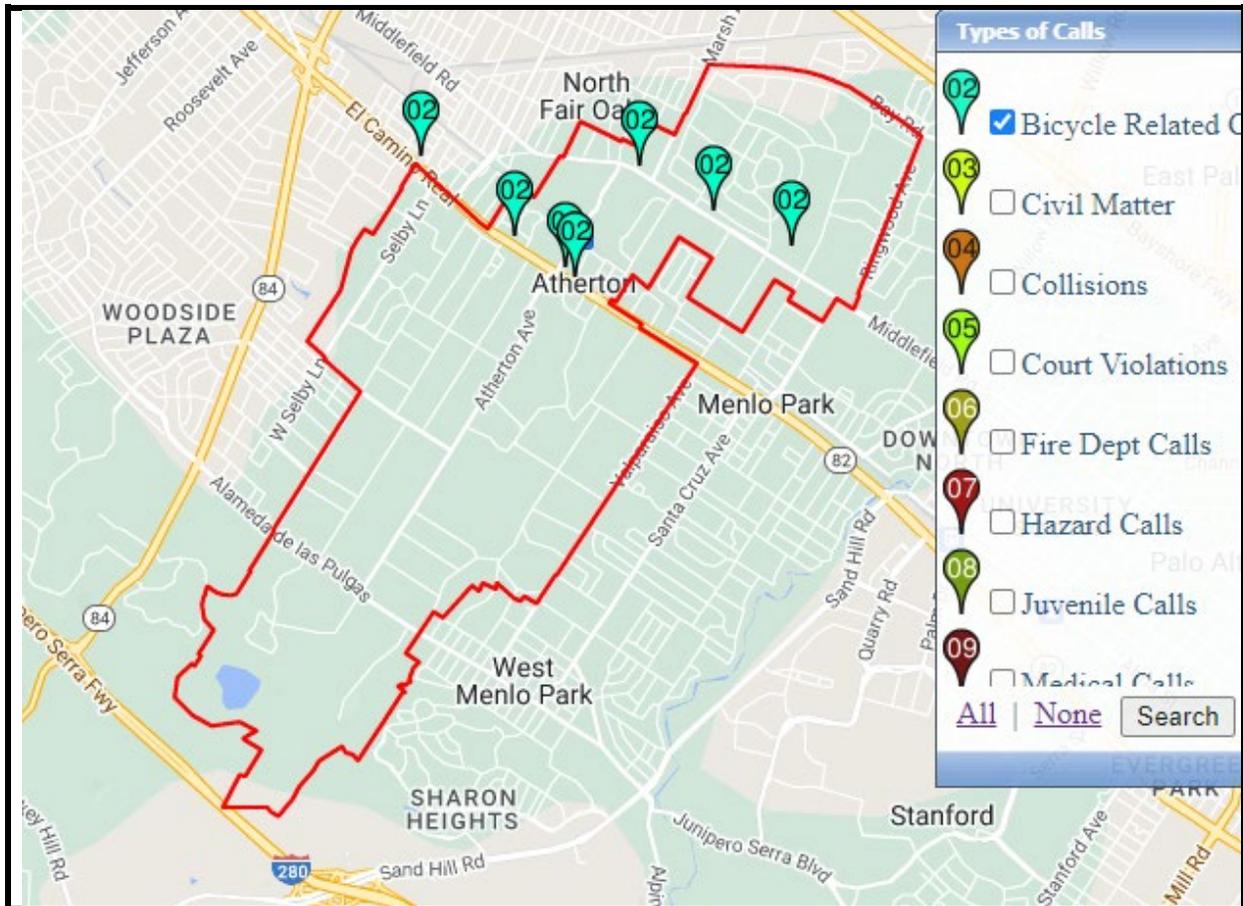
Traffic Collisions

There were 12 collision locations in May. The map below indicates the locations of the incidents for this reporting period.



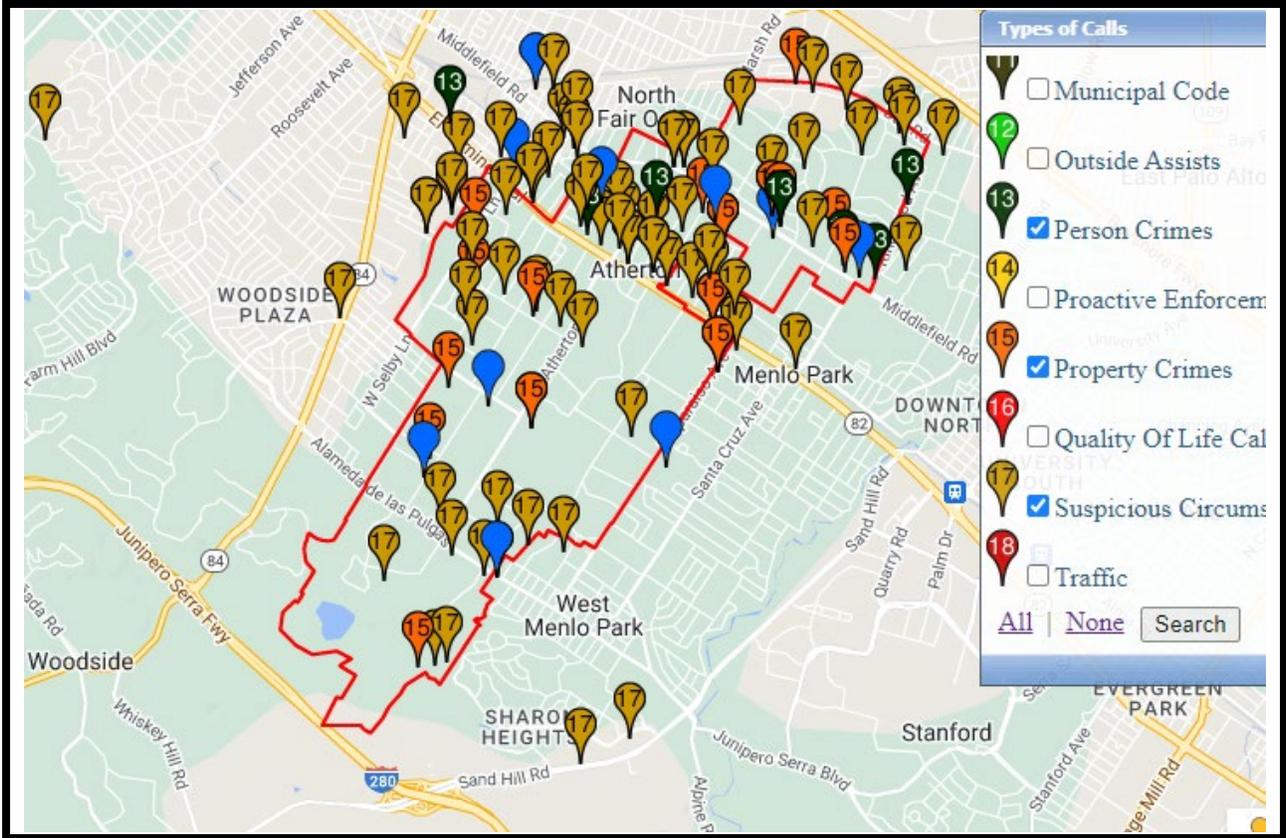
Bicycle Traffic Stops

There were 7 bicycle related calls initiated for improper lighting, red light violation, no helmet, and suspicious activity. These two incidents resulted in 1 written warning and 6 verbal warnings.



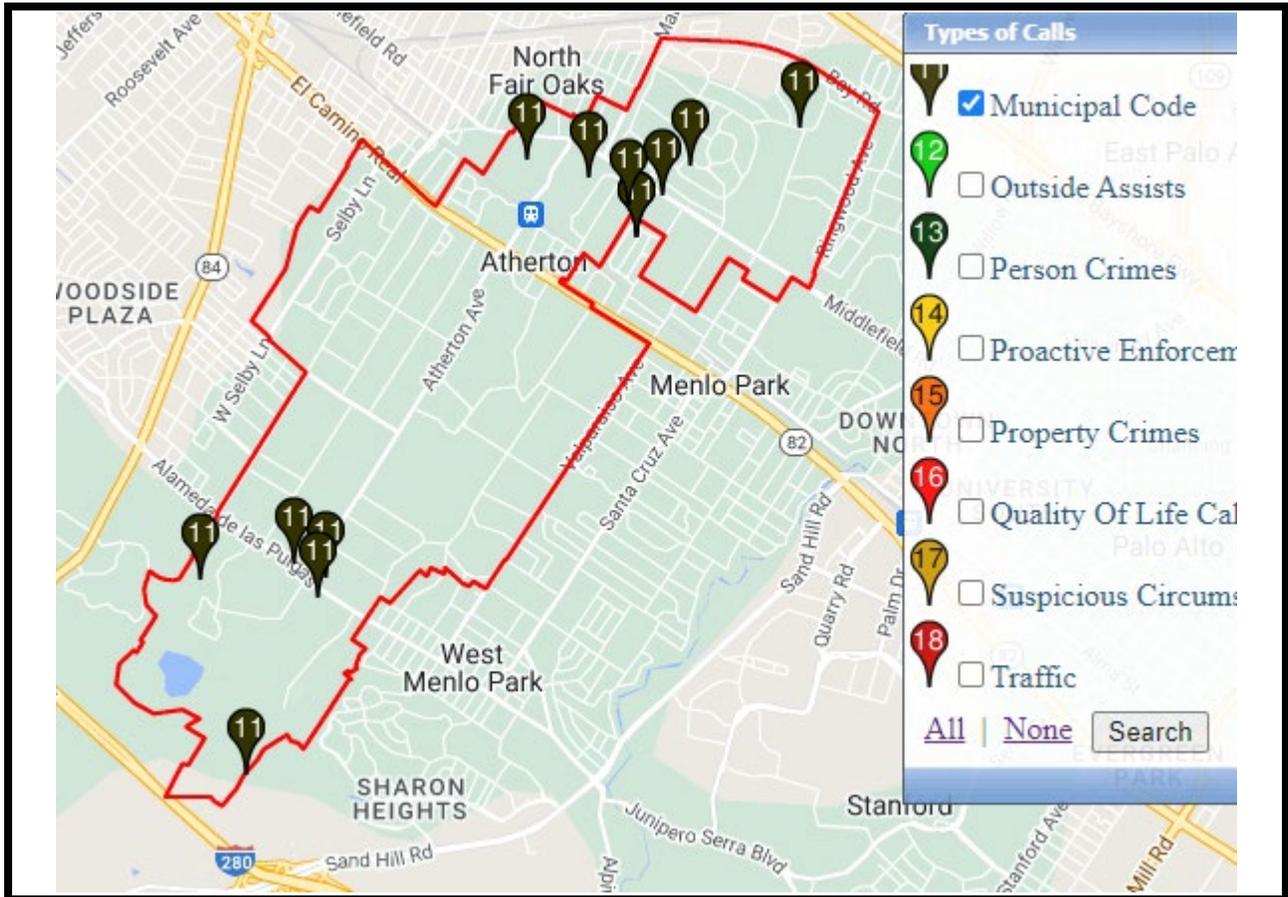
Criminal Activity and Suspicious Circumstances

The Department responded to 122 locations (some locations multiple times) for property crimes (19), person crimes (12), and incidents of suspicious circumstances (93).



Municipal Code Violations

The Department responded to 13 locations (some locations multiple times) for municipal code/health order violations. The municipal code violations were for construction parking, construction hours, right-of-way encroachments or obstructions, dog barking and off leash, debris in the right-of-way, dead or dangerous trees, TPZ violations, and health/safety concerns and violations.



Holbrook Palmer Park

Holbrook Palmer Park had 41 incidents during this reporting period, 33 of which were security checks and foot patrols by officers. The other incidents were a noise complaint, theft, suspicious vehicles, and ordinance violations.

Premise Watch

Officers completed 432 House/Vacation checks during the month of May.

ATTACHMENT 2

School Incidents

Officers responded to 355 school incidents during this reporting period. These incidents were almost exclusively officer-initiated security checks. Incidents of note were:

- On 05/03, APD received a social media post with a student holding a device that they claimed was a bomb and threatened to harm the school. The student was contacted and the device was deemed not a bomb. A report was sent to the Juvenile DA's Office for prosecution.
- On 05/05, the SRO investigated a fraud case where a subject obtained and attempted to cash false checks using a school's bank account. This investigation is ongoing.
- On 05/16, the SRO on viewed an adult suspect stealing a bicycle from a school's bicycle cage. The suspect was arrested for attempted bicycle theft and various other charges.
- On 05/25, a student posted on social media a photograph of them holding a firearm. The firearm was determined to be a broken BB gun.
- On 05/26, a student was found to be in possession of a replica firearm that launched gel pellets. A report was sent to the Juvenile DA's Office for prosecution.
- On 05/27, a student consumed too much marijuana and was vomiting on campus. The student was provided medical attention and transported to a local hospital.

School	Type	J	F	M	A	M	J	J	A	S	O	N	D	Total
<i>Encinal</i>	Other	11	9	9	12	5	4	5	3	2	-	9	4	73
	Security	46	40	44	55	58	23	29	47	53	52	53	67	567
	Traffic	4	-	-	3	8	1	2	6	7	2	1	3	37
<i>Knox School</i>	Other	-	-	-	-	-	-	-	-	-	-	-	-	-
	Security	-	-	-	-	-	-	-	-	-	-	-	-	-
	Traffic	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Las Lomitas</i>	Other	8	6	7	8	1	2	2	1	3	4	6	3	51
	Security	35	33	34	37	45	26	37	52	42	44	49	57	491
	Traffic	2	-	2	-	1	1	-	2	6	2	-	2	18
<i>Laurel</i>	Other	4	3	2	4	-	-	5	1	-	2	2	1	24
	Security	16	25	16	13	15	14	21	31	18	20	18	27	234
	Traffic	2	-	-	-	-	-	-	1	-	-	-	-	3
<i>M-A HS</i>	Other	26	35	47	35	17	8	5	6	21	32	47	24	303
	Security	39	41	48	43	62	18	43	81	79	74	49	72	649
	Traffic	3	4	1	7	-	-	-	17	9	3	-	2	46
<i>Menlo College</i>	Other	9	9	8	8	4	4	2	14	5	7	4	5	79
	Security	55	46	45	62	47	24	35	50	49	38	49	59	559
	Traffic	1	2	3	3	5	7	5	5	2	4	-	2	39
<i>Menlo School</i>	Other	5	4	4	-	4	-	4	4	6	1	9	11	52
	Security	11	13	12	13	12	10	11	23	12	16	12	23	168
	Traffic	-	-	1	-	-	-	-	2	2	-	-	-	5
<i>Sacred Heart</i>	Other	8	3	8	5	9	6	2	3	5	1	6	8	64
	Security	-	5	3	2	8	6	2	7	3	5	-	3	44
	Traffic	-	1	-	-	-	-	-	2	-	-	-	-	3
<i>Adelante Selby</i>	Other	4	3	5	5	3	4	4	1	4	1	3	1	38
	Security	41	41	45	40	49	37	43	53	50	46	56	62	563
	Traffic	-	2	-	1	2	-	-	4	5	3	-	-	17
Total		330	325	344	356	355	195	133	416	383	357	373	436	4,003

Response Times

In general, there are 3 types of *Calls for Service* from the Police Department. In order of priority: High, Medium, and Low.

High Priority calls are in-progress events where persons or high-value property are in immediate danger and requires a multiple officer response. This is a lights and siren response to a crime in progress, injury collision, or medical emergency.

Medium Priority calls are in-progress events without an immediate danger to persons or property. Multiple officers may be necessary for these calls. These calls take precedence over all other calls for service and require an immediate police response (non-lights and siren), but the incident may not be in progress. The most common medium priority calls are burglary, robbery, sexual assault, and residential burglary alarm activations. The latter is the most frequent call in Atherton.

Low Priority calls are other calls for service. Events that may no longer be in-progress, so immediate response is not as urgent. Normally requires a single officer. Officers may or may not be immediately dispatched to these calls. Low priority calls are dogs off leash the Park, parking violations, construction noise or activity, and follow-up police reports.

For the current reporting period, there was 1 High Priority call for service. The response time for this call was 1 minutes and 39 seconds (response time goal is 4 minutes or less).

For the current reporting period, there were 224 Medium Priority calls for service. The average response time for these calls was 5 minutes and 10 seconds (response time goal is 6 minutes or less).

For the current reporting period, there were 566 Low Priority calls for services. The average response time for these calls was 5 minutes and 50 seconds (response time goal is 8 minutes or less).

Response times are calculated from the time the call is dispatched until the time the officer arrives on the scene. The table below depicts the Department’s **Medium Priority** response times for the past 6 months.

MONTH	YEAR	RESPONSE TIME
April	2022	4:26
March	2022	4:18
February	2022	4:22
January	2022	4:16
December	2021	3:59
November	2021	5: 08

ATTACHMENT 2

Total Training Hours for May 2022 – 417 HOURS

NAME	TRAINING/HOURS	DATES
Pronske	K9 Program Mgmt./24 hours	May 3-5
Dutta	ICI Core Course/80 hours	May 2-13
Massagli	EVOC/8 hours	May 3
Davidovic	Drug Identification HIDTA/16 hours	May 3-4
Cisco	CIBRS/12 hours	May 3-5
Abarca	CIBRS/12 hours	May 3-5
Gutierrez	CIBRS/12 hours	May 3-5
Johnson	CIBRS/12 hours	May 3-5
Koehler	CIBRS/12 hours	May 3-5
Abarca	Dispatch Wellness Session 2 of 4/1 hour	May 5
Daley	Module 2 – Code Enf. Cert./40 hours	May 9-13
Johnson	CA. Criminal Justice WRT/20 hours	May 10-13
Trudeau	CA. Criminal Justice WRT/20 hours	May 10-13
Fong	Reading People/8 hours	May 12
Abarca	Dispatch Wellness Session 3 of 4/1 hour	May 12
Romero	Diversionary Device Instructor/16 hours	May 16-17
Davidovich	Glock Armorer/8 hours	May 17
MacDonald	Glock Armorer/8 hours	May 17
Rojas	Glock Armorer/8 hours	May 17
Abarca	Dispatch Wellness Session 4 of 4/1 hour	May 19
Fong	ICS 300/30 hours	May 23-25
Patel	ARIDE/16 hours	May 25-26
Dutta	Snapchat Investigations/8 hours	May 26
Trudeau	Snapchat Investigations/8 hours	May 26
Fong	ICS 400/20 hours	May 26-27
Rivera	DUI Detection/16 hours	May 31-June 1

The below table depicts the amount of officer-initiated activity and the number of traffic citations issued for the past six months:

MONTH	OFFICER INITIATED ACTIVITY	CITATIONS
May	1,240	482
April	1,379	578
March	1,445	590
February	1,347	399
January	1,288	280
December	1,778	286
November	1,443	333

Code Enforcement Activity Report

Summary:

	Activity	Total for Month	Year to Date (From 01/01/2022)
1.	Opened Cases	13	76
2.	Resolved/Closed Cases	13	37
3.	Cases Pending	0	39
4.	Written/Formal Notices Issued	11	23
5.	Citations Issued	3	4
6.	Amount in Citations	400	500

During the month of May, there were over 15 incidents/calls for service referred to or initiated by code enforcement. Those incidents included but were not limited to: construction parking, construction hours, right-of-way encroachments or obstructions, dog barking and off leash, debris in the right-of-way, dead or dangerous trees, TPZ violations, health and safety concerns and violations, and Atherton Municipal Code (AMC) questions. There were 0 stop work orders issued to properties for non-permitted activities, 12 verbal warnings given with specified deadlines to reach compliance, and 8 initial inspections that are pending follow-up. In May the Code Enforcement Officer attended Module 2 of the California Association of Code Enforcement Officers in Los Banos, CA

Traffic Complaints

The Atherton Police Department received one (1) traffic complaint for the month of May.

- 1) A resident reported vehicles entering the designated bicycle lane and passing vehicles southbound on Middlefield Road at Encinal Avenue.

Results: 237 minutes of enforcement time, with zero (0) citations issued.

Covid-19 Incidents

During the month of May, Atherton Police Officers responded to zero calls for service related to Covid mandates.

Public works update –May 2022

- Sweep contracted monthly streets:
May 80 Miles 12.0 cu. Yards 6.0 tons

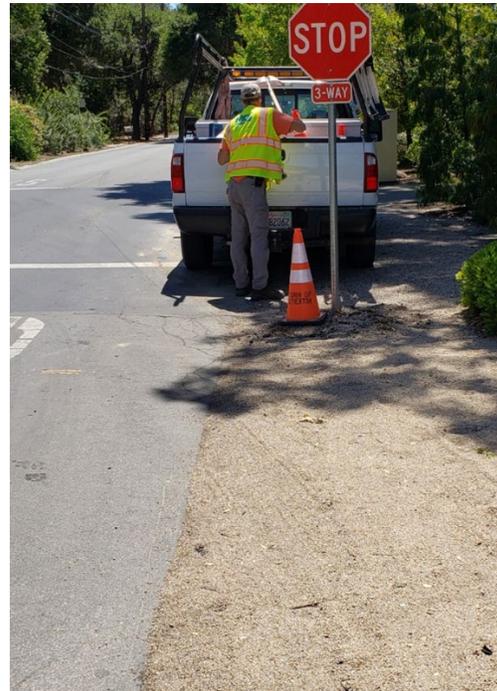
- May Service requests –
 - Clean up and store surplus Town Center construction materials
 - Installed temporary stop sign in front of 269 Oak Grove at Edge Road
 - Installed new stop sign and post on Oak Grove Avenue at Edge Road
 - Replace “Stop Sign Ahead” sign on Oak Grove Avenue at Toyon Road
 - Prune shrubs and trim trees obstructing stop sign on Oak Grove at Edge Road
 - Cleared El Camino Real shoulder edge of organic debris

- Weekly litter removal on ECR, schools (Fridays 2 staff, 2 hours).
- Litter Marsh Road, Middlefield Road and Alameda.
- Removed weeds from Middlefield Road
- Weed removal from El Camino Real
- Train station organic debris clean up
- General duties – Garbage cans, town wide and ECR litter, ECR landscape, corp. yard clean-up, vehicle/tool maintenance.
- Park General daily duties – mowing, empty garbage/recycling, restroom oversight, fire extinguishers (checked/re-charged), playground inspections, elevator inspections, open/close buildings, meeting room set-ups/tear downs.

**Installed Temporary Stop Sign
Oak Grove Avenue at Edge Road**



**Install new Stop sign and post
Oak Grove Avenue at Edge Road**



Removed debris from El Camino Real roadway edge



Before



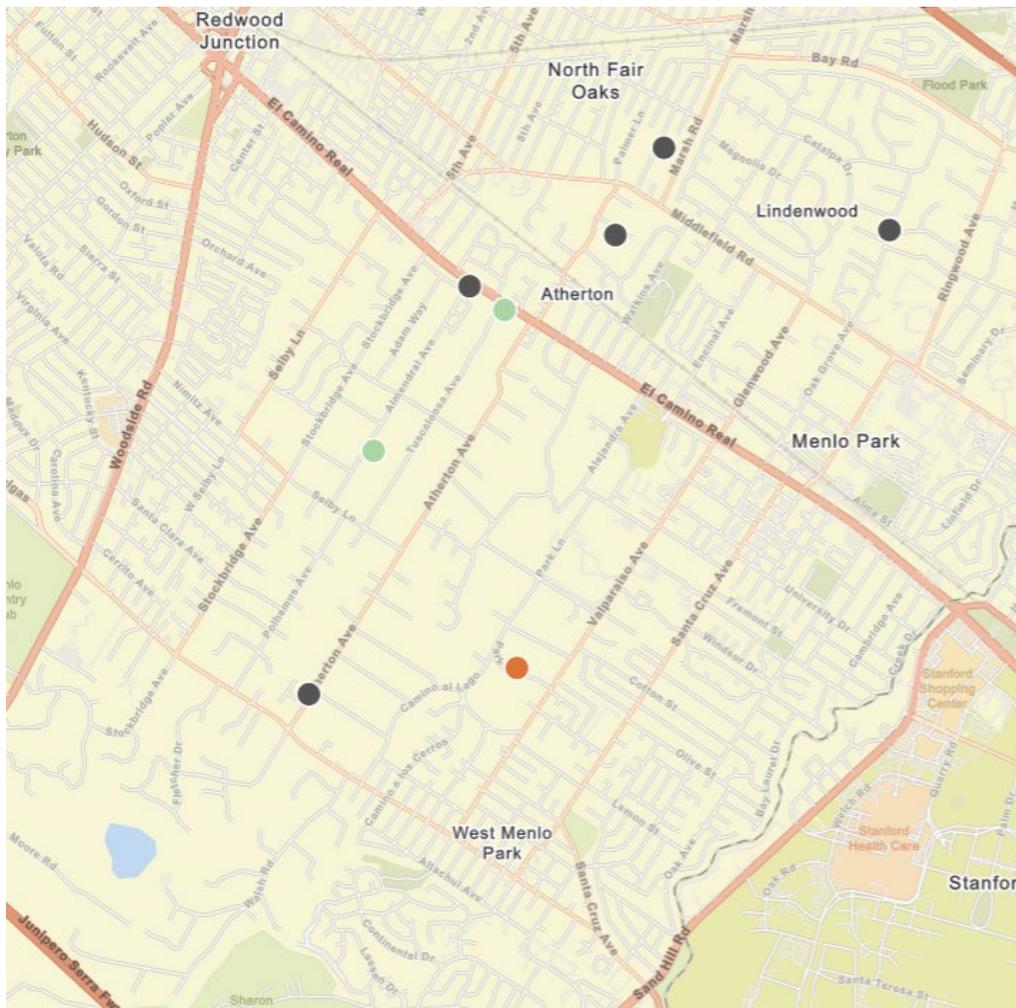
After

SeeClickFix Requests

Showing Results from 5/1/2022 to 6/1/2022

DTA: Days to Acknowledge DTC: Days to Close O&O: Open and Overdue

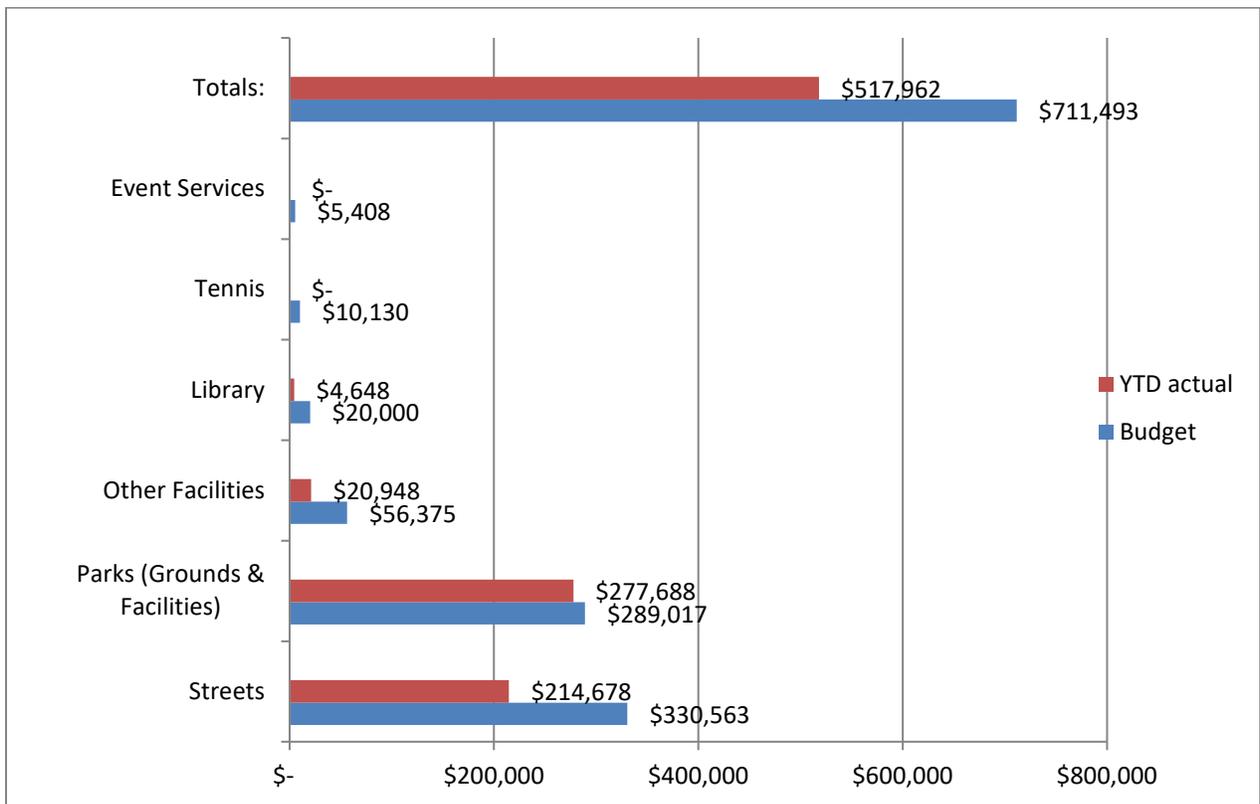
Category	Created	Ack	Closed
Street Sign	2	1	1
Encroachment Violations	1	0	1
Public Right-of-Way Concern	1	0	0
Sidewalk Damage	1	0	1
Street Light	1	0	1
Trees	1	0	1
Zoning or Building Violations	1	1	0
Totals	8	2	5



ATTACHMENT 3

Town of Atherton
MCE Corporation/Public Works Maintenance
Rev. vs. Exp. Through May 2022

Short Code	Acct'g Code	Description	Budget Dollars	Actual Dollars	% used
A01	101-53-52031-053	Streets	\$ 330,563	\$ 214,678	64.94
A02	101-57-52031-057	Parks (Grounds & Fac.)	\$ 289,017	\$ 277,688	96.08
A03	101-59-52031-059	Other Facilities	\$ 56,375	\$ 20,948	37.16
A04	213-30-52031-000	Library	\$ 20,000	\$ 4,648	23.24
A05	101-58-52031-000	Tennis	\$ 10,130	\$ -	0.00
E06	101-58-52031-058	Event Services	\$ 5,408	\$ -	0.00
Totals:			\$ 711,493	\$ 517,962	72.80





Town of Atherton

**Building Department
80 Fair Oaks Ln.
Atherton, California 94027
Phone: (650) 752-0560**

Community Services Monthly Report May 2022

Submitted by:
Interwest Consulting Group

**Town of Atherton
Building Safety Inspections**

ATTACHMENT 4

Construction and Permit Summary
May 1, 2022 to May 31, 2022

	May-22	Fiscal Year 2021-22	Fiscal Year 2020-21
Total Construction Valuation¹:	\$17,135,719	\$147,036,954	\$160,023,965

REVENUE

Plan Check Fees Collected:	\$39,096	\$389,308	\$349,687
Permit Fees Collected:	\$129,688	\$1,073,098	\$1,106,217
Other Fees Collected:	\$4,635	\$55,668	\$51,818
TOTAL:	\$173,420	\$1,518,074	\$1,507,722

PLAN CHECK

Applications Received:	68	764	756
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PERMITS

Residential:			
New Single Family Residential Permits Issued:	4	38	34
New Accessory Structures Issued:	22	216	226
Addition / Alteration Permits Issued:	12	106	110
Reroof / Water Well / Grading Permits Issued:	16	110	138
Plumbing/Mechanical/Electrical Permits Issued:	18	219	191
Demolition Permits Issued:	1	31	39
Non-Residential:			
New Permits Issued:	1	4	11
TOTAL Permits Issued:	74	724	749

INSPECTIONS

Inspections Performed:	914	9,003	10,267
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Footnotes:

¹Valuation: For permitted projects during this period.

²Other.

**Town of Atherton
Building Safety & Inspection**

Planning Projects

May 1, 2022 to May 31, 2022

	This Month Activity	Fiscal Year to Date Activity
Staff Level Reviews	37	331
Planning Commission Items	6	38

The Planning Commission held a regular meeting on May 25th and took the following actions:

1. Approved a Tree Protection Zone (TPZ) exception at 1 Nora Way to allow for reduced TPZ distances for two heritage trees.
2. Continued to a date uncertain a Special Structures Permit at 401 Fletcher Drive to exceed the maximum (30 feet) and sidewall height (22 feet) limit for the main residence.
3. Denied a Tree Protection Zone (TPZ) Exception at 268 Catalpa Drive to allow for a reduced TPZ distance for one heritage tree.
4. Accepted the 2022 Annual School Master Plan Update from Menlo School at 50 Valparaiso.
5. Recommended that the City Council adopt Atherton Municipal Code (AMC) text amendments to Chapter 17.50 "Landscape Screening".
6. Made a determination that the Capital Improvement Program (CIP) for Fiscal Years 2022/2023 – 2026/2027 is consistent with the Town's General Plan.

Staff provided an update of the Housing Element efforts underway and noted that staff would work to evaluate holding a Special Planning Commission meeting sometime in June during the 30-day public comment period to review a draft Housing Element. Staff informed the Commission of Good City Planning's exit from Town Planning Services over the next few months.

The next regularly scheduled Planning Commission meeting is June 22, 2022.

Arborist Activity Summary

May 1, 2022 to May 31, 2022

	Site Visits			Plan Review
	Tree Removal	Inspections	Info. / Consu.	
TOTAL	15	17	3	100

**Town of Atherton
Building Inspection & Plan Check**

Summary of New Single Family Residential Permits Issued by Month

Month	2022	2021	2020	2019	2018	2017
January	1	0	1	4	0	2
February	1	2	1	1	2	1
March	2	5	0	1	3	2
April	2	3	0	1	2	0
May	4	1	2	1	5	4
June		4	2	1	2	3
July		2	4	1	5	1
August		3	5	5	4	2
September		3	2	3	1	3
October		1	1	1	4	2
November		3	2	1	0	4
December		1	3	1	1	3
Total New SFD Permits:	10	28	23	21	29	27

Plan Check Performance
May 1, 2022 to May 31, 2022

Project Type	Cycles	No of Plan Checks	Target **	Overdue Plan Checks
Major Plan Check	1st Review	117	10	0
	Subsequent Rev.	139	5	0
Minor Plan Check	1st Review	11	3	0
	Subsequent Rev.	0	2	0
Total Number of Plan Checks		267		

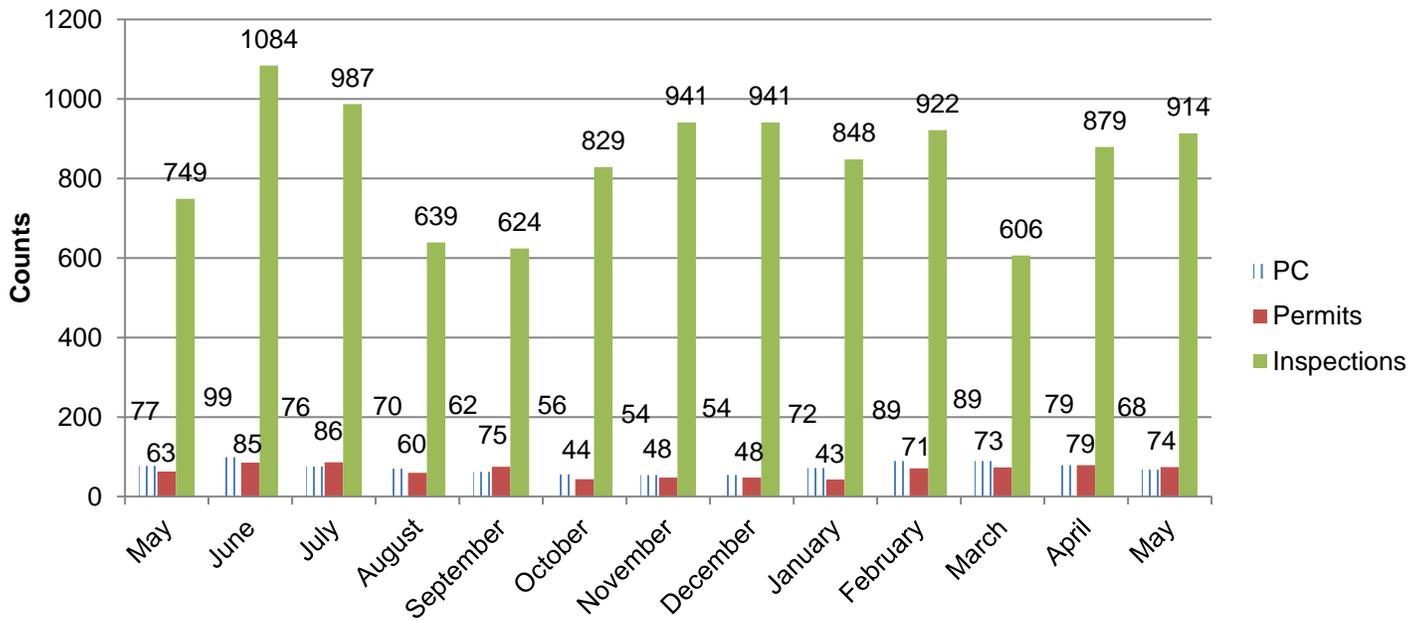
** Target: in working days

Major Plan Check: New Houses, New Accessory Structures, New non-Residential

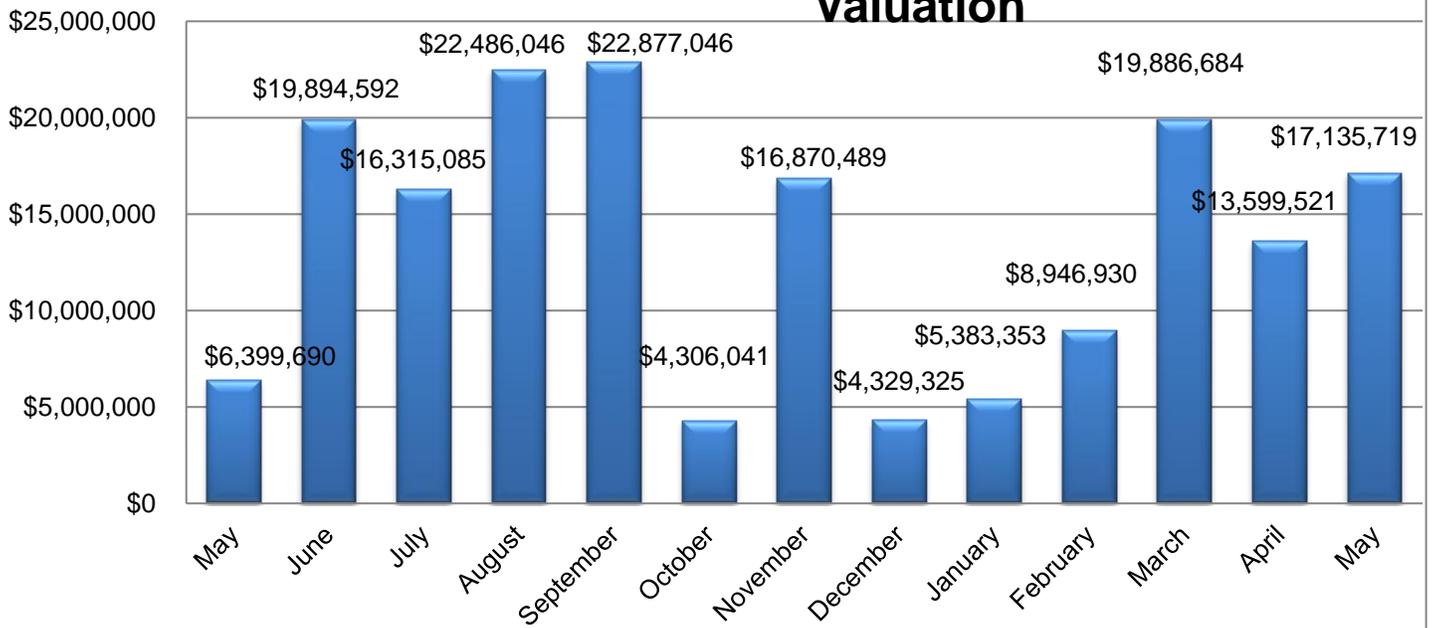
Minor Plan Check: Small additions, Reroof, Alterations, PV, Gates, Misc.

Summary Graphs

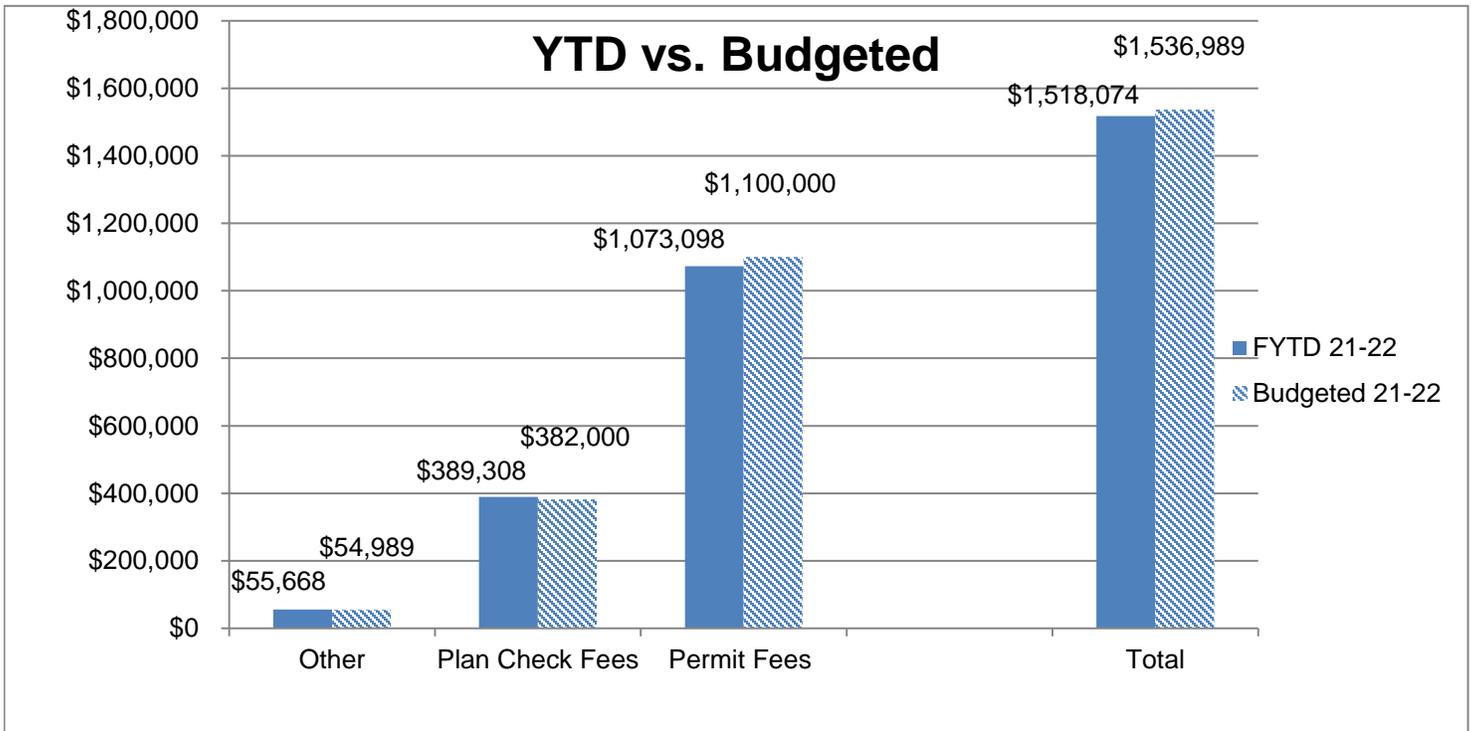
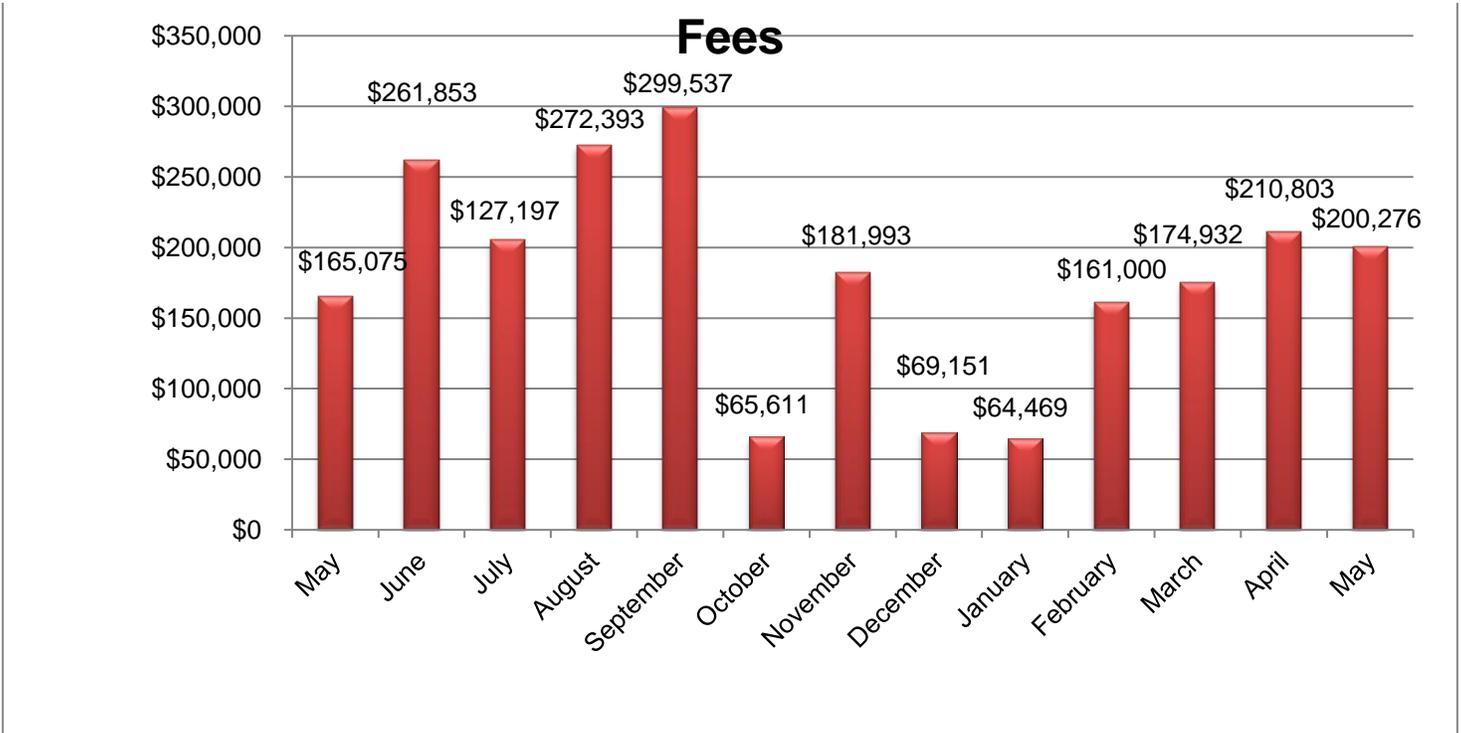
Plan Checks, Permits, Inspections



Valuation



Summary Graphs



Town of Atherton
Building Safety & Inspection

Active Construction Time Limit Penalties

May 1, 2022 to May 31, 2022

Project Address	Issue Date	CTL Deadline	Adjusted CTL **	Penalties Pd.	Est. Completion
25 Isabella	5/26/2016	5/22/2019		\$250K	Oct. 2021
NOTES: This project has not been finalized. Neighbor dispute. Owner trying to get a varaince on wall height					
91 Fleur	9/8/2016	9/8/2019		\$250K	Jun-22
NOTES:					
122 Hawthorne	8/24/2017	8/24/2020	1/10/2021	\$250K	Dec. 2021
NOTES:					
141 Tuscaloosa	5/12/2017	5/12/2020	9/28/2020	\$610K *	June. 2022
NOTES: Updated - Paid Additional \$90,000.00 CTL Fees on May 24, 2022					
50 Belbrook	9/19/2017	9/19/2020	2/5/2021	\$310K *	Apr-22
NOTES: Finaled on March 16, 2022. Filed Appeal - June 22, 2022 Planning Commission Meeting					
78 Shearer	10/19/2017	10/19/2020	3/7/2021	\$315K *	Oct. 2021
55 Camino Por Los Ark	12/5/2017	12/5/2020	4/23/2021	\$30K *	June. 2022
167 Toyon	7/2/2018	7/2/2021	11/19/2021	\$30K *	Dec-21
67 Redwood	8/28/2018	9/28/2021	1/14/2022	\$250K *	Apr-22
NOTES: Updated - Paid \$220K CTL Penalty Fee, Due on 5/14/2022					
88 Tuscaloosa	10/23/2018	10/23/2021	2/11/2022	\$30K *	Aug-22
76 Ridgeview	12/3/2018	12/3/2021	4/21/2022	\$30K *	22-Aug
2 Rosewood	12/3/2018	12/3/2021	5/27/2022	\$30K *	22-Aug
NOTES: New CTL 5/27/2022 Paid \$30K					

Total Penalties Deposited: \$2,385,000

NOTE: Penalties do not become revenue to the Town until all appeals have been exhausted.

* Under new modified ordinance. Additional Penalty fees due

** Covid-19 CTL adjustments due to shutdown.

Forfieted Construction Time Limit Penalties

Year	Amount Forfieted
2015 thru 2018	\$511,200.00
2019	\$307,200.00
2020	\$329,600.00
2021	\$333,000.00
2022	\$28,400.00
Total to Date	\$1,509,400.00