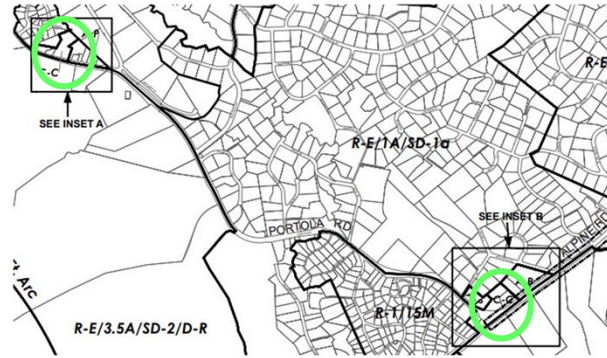


Example A: Allow Residential in C-C District

- Allow residential in Community Commercial (CC) District
- Result: 10 or less unit yield, many constraints, not compelling



Town of Portola Valley 

- Conditions: Remove existing Community Commercial district by allowing residential uses, while leaving existing development standards as is.
- Result: Very low projected unit count, wouldn't move the needle on satisfying the Town's RHNA. Some of these sites have existing commercial businesses with active leases; unfavorable conditions for potential housing sites.

Example B: Increase Density in C-C & A-P Districts

- Allow increased Floor Area Ratio (FAR) in Community Commercial (C-C) and Administrative Professional (A-P) districts

- Result: Could yield 20-30 units – need to study further

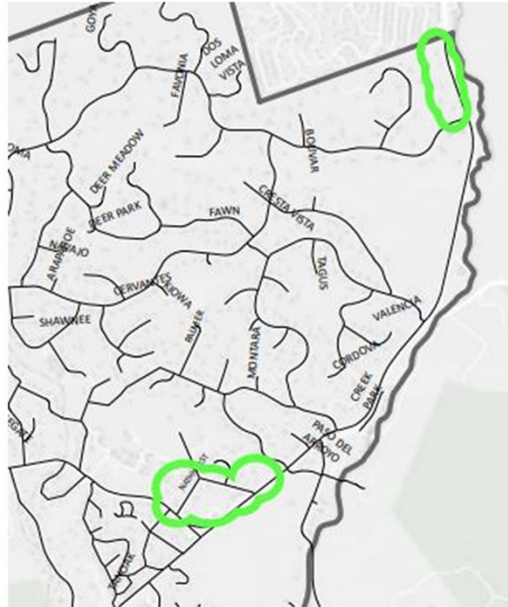


Town of Portola Valley 

- Conditions: Increase density in the C-C and A-P Districts by increasing the Floor Area Ratio (FAR: The ratio of a building's total floor area to the size of the piece of land upon which it is built). The A-P district already allows single-family residential; didn't test any other changes to existing land uses, just the FAR development standard.
- Result: Scenario could work because increase in FAR would facilitate increased development. Conversely, constraints present in these zoning districts such as existing businesses with leases; need to further test the scenario for feasibility. Possibly a viable scenario as the unit yield could be significant if development were to occur.

**Example C:
Allow Multi-Family Along
Alpine Road
(New R3 Zone)**

- Create new R3 district in areas along Alpine Road
- Result: Could yield >100 units

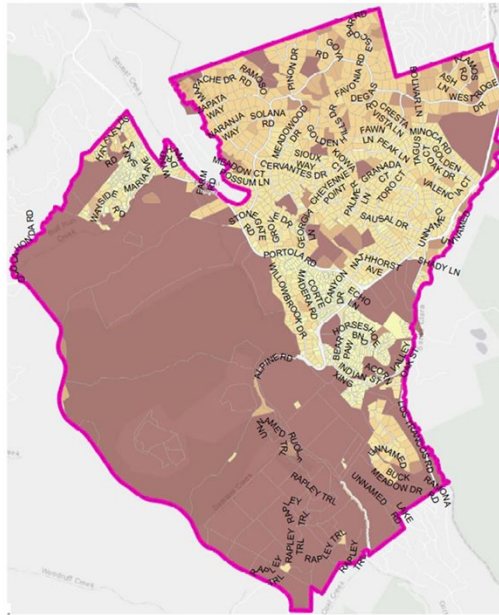


Town of Portola Valley 

- Conditions: Create new R3 multi-family district along Alpine Road corridor. Example areas: Alpine Road just south of Ladera and the Nathorst Triangle area.
- Result: Of all tested scenarios, shows highest potential for overall unit counts and best potential to achieve affordable units.

Example D: Reduce Lot Sizes Minimums in R-E Districts

- Reduce lot size minimums in Residential Estate (R-E) district
- Result:
Approximately 50 units

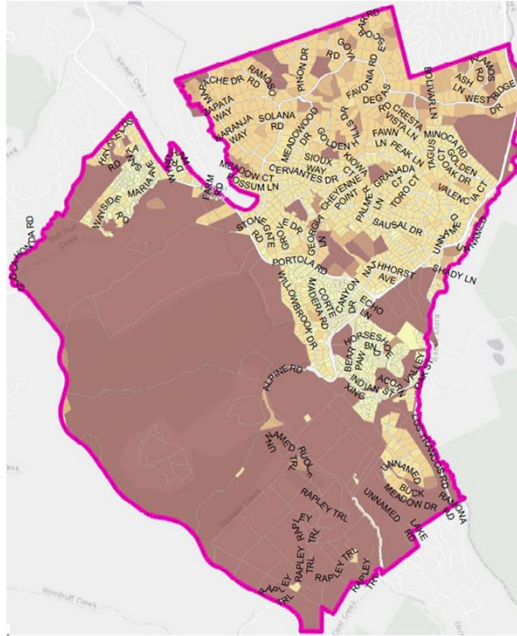


Town of Portola Valley 

- Conditions: Reduced lot size minimums in the Residential estate districts; specifically if the minimum existing lot size is 2 acres, reduce minimum to 1 acre and if minimum existing lot size is 2.5 acres, reduce minimum to 1.5 acres.
- Result: Possible yield of 50 or more units; could be a scenario worthy of further analysis.

Example E: Increase Density in R-E Districts

- Increase density maximum in Residential Estate (R-E) district
- Result: Approximately 20 units



Town of Portola Valley 

- Conditions: Allow additional units in relation to the parcel size. Does not include subdivisions, but rather, greater densities to facilitate family compounds. Specifically tested changing the development standards based on parcel size: lots of 2-2.99 acres would allow 2 units; lots of 3-3.99 acres would be allow 3 units; and lots of 4-4.99 acres would be allow 4 units and so on.
- Result: A possible unit yield of 20 or more. Scenario needs further analysis to better understand the unit yield potential.