



# Housing Sites Inventory Part II

February 22, 2022

Ad Hoc Housing Element Committee

Town of Portola Valley



# Key Topics

Building the Inventory & Work Plan

Housing Sites Discussion - Recap

Affordable Housing Sites and Default Density

Mapping Exercise



# Building the Inventory

**Step A**

## Identification of Sites

Identify general characteristics of suitable sites in the inventory.

**Step B**

## Sites To Accommodate Low And Very Low- Income RHNA

Analyze if sites are appropriate for low- and very low-income households.

**Step C**

## Capacity Analysis

Describe methodology to determine the number of units that can be developed on a site.

**Step D**

## Non-Vacant Sites

Analyze if non-vacant sites are appropriate to accommodate the RHNA.

**Step E**

## Determination of Adequate Sites

Determine whether sufficient sites exist to accommodate RHNA or if there is a shortfall requiring rezoning.

**Committee's Work**

**Staff/  
Consultant Work**

**Committee/  
Staff Work**

# Work Plan



# Housing Sites Inventory – Recap

- Housing sites selection:
  - Rigorous safety analysis
  - Market feasibility
    - Achievable density
    - Reasonable chance based on market conditions, that a site will develop (or redevelop) in the 6th Cycle (2023-2031)



# Committee's 10/18/22 Housing Sites Meeting

- Committee began process of housing site analysis by establishing analytical framework via mapping:
  - General Plan Comprehensive Plan Map, Very High Fire Severity Zone Map, Ground Movement Potential Map, Slope Map, Lot Size Map and Zoning Map
    - Revealed areas of land in Town to consider for sites analysis



# Committee's 10/18/22 Housing Sites Meeting

- Committee assessed several draft site scenarios
- Scenarios with the highest potential unit yield:
  - **Scenario B:** Increase density in Community Commercial (C-C) and Administrative Professional (A-P) districts by allowing increased Floor Area Ratio (FAR)
  - **Scenario C:** Allow Multi-Family Along Alpine Road and Nathhorst Triangle area (New R3 Zone)



# Committee's 10/18/22 Housing Sites Meeting

- Committee considered whether housing sites should be dispersed throughout the Town or concentrated in key areas according to: Ease of evacuation in a fire event, traffic management and access to shops and services etc.
- Committee expressed support for “patchwork approach”
  - Various sources and types of housing ex. Affiliated Housing Program, ADUs etc.



# Committee's 1/18/22 Fire Safety Meeting

- Detailed fire safety meeting on January 18
- Heard from fire safety experts
- Moritz Map



# Committee's 1/18/22 Fire Safety Meeting

## Summary of Deer Creek Resources guidance memo:

- Highest-hazard areas of Town on steeper slopes of canyons or gullies, in difficult-to-access places where vegetation management is difficult
- Hazards are amplified in east-west oriented canyon areas where the topography will funnel strong autumn winds, which tend to blow from the east or west
- Historic weather data suggests a catastrophic fire is most likely to come from the east, in the autumn



# Committee's 1/18/22 Fire Safety Meeting

- Avoid building new dwellings on slopes over 20%
- Avoid developing hillside areas where access to vegetation management is constrained on slopes below a structures
- Multifamily housing should not be constructed on dead-end streets/neighborhoods with potential evacuation problems
- Maximize vegetation thinning within the right-of-way along major arterial travel routes
- Alpine and Portola Roads are safest options for new development; relatively flat, outside path of slope-driven wildfires



# Regional Housing Needs Allocation (RHNA) – Draft Projection

	Very Low Units	Low Units	Mod Units	Above Mod Units	Total Units
<b>RHNA</b>	73	42	39	99	253
RHNA with 20% zoning target	88	50	47	119	304
Type	Very Low Units	Low Units	Mod Units	Above Mod Units	Total Units
Pipeline Projects	0	19	6	27	52
ADUs	4	24	40	12	80
Affiliated Housing Sites	5	5	12	0	22
Housing Sites Inventory	0	0	0	0	0
<b>Total</b>	9	48	58	39	154
Additional Housing Need	Very Low Units	Low Units	Mod Units	Above Mod Units	Total Units
<b>Outstanding Housing Need</b>	<b>49</b>	<b>-1</b>	<b>9</b>	<b>64</b>	<b>99</b>
<b>Outstanding Housing Need with 20% zoning target</b>	<b>64</b>	<b>7</b>	<b>17</b>	<b>84</b>	<b>150</b>

# Affordable Housing Sites

- State law allows any site zoned for 20 DU/Acre or more to count as 100% affordable
- The density trade off: The denser a site → The higher the unit yield → Fewer sites needed
  - Ex. Fewer sites required to satisfy affordable units if Committee selects site density of 30 DU/Acre vs. 20 DU/Acre



# Non-Affordable Housing Sites

- Committee will need to select several housing site(s) for 17 moderate income and 84 Above Moderate Income units as well
- Committee can select a lower density than 20 DU/Acre for these sites, but density tradeoff still applies
  - ex. Can select 10 DU/Acre, however more sites will be needed



# Total Housing Sites Outstanding

- Very Low Income: 64 units (min 20DU/Acre)
- Low Income: 7 units
- Moderate Income: 17 units
- Above Moderate Income: 84 units



# Mapping Exercise

- New land use constraints maps to analyze the hazards being considered with the Town's Safety Element Update that have land use implications:
  - Flood Zone Map
  - Ground Movement Potential Map – Least Stable Soil Types
  - Fault Map
  - Slope Map
  - Evacuation Map (parcels with a single evacuation route)
- Maps depict Scenarios B and C and demonstrate most and least constrained areas of Town



# Next Steps

1. Questions for staff and consultants
2. Public comment
3. Committee discussion



# Committee Discussion

1. Have comprehensive discussion around multi-family sites
  1. Very Low and Low Income (affordable) units
  2. Moderate and Above Moderate Income units
2. Discussion should be focused enough for Committee to make a detailed recommendation by end of 2/28 meeting



END

