

April 18, 2022 Ad Hoc Housing Element Committee Meeting Summary

Meeting Recording [here](#).

Oral Communications: (00:03:27)

Agenda Item 1: Discussion regarding potential Affirmatively Furthering Fair Housing policies:

Staff gave a presentation (00:42:57) on the Town's legal obligation (on Pursuant to AFFH law), to take meaningful acts in addition to combating discrimination that 1) overcome patterns of segregation and 2) foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. 21 Elements along with Root Policy Research prepared a Fair Housing Assessment for Portola Valley describing existed fair housing issues, contributing factors and proposed potential policies. Committee Comments (00:57:15), Public comment (01:21:08), Committee discussion (01:34:33).

Agenda Item 2: Discussion regarding Housing Sites Inventory based on the "8 Ideas" + new ideas from 4.18 meeting:

Staff gave an update on progress in researching and analyzing the "8 Ideas" from the 2.28 meeting (02:16:53). Committee discussion (03:02:10) and Public comment (03:52:35). The table below summarizes progress to date on the "8 Ideas" including the current status and feedback from the 4.18 meeting (04:38:40). Feedback from the 4.18 meeting answered the following three critical questions:

1. Should ADUs be emphasized in the affordable housing strategy? Should the Town use the "standard" ADU allocation?
2. Up to this point, the Town has not analyzed sites (or portions of sites) that would replace active recreational or open space uses. For example, the soccer field at Town Center has not been analyzed for potential development. Should the staff/consultant team analyze those sites?
3. What combination of sites inventory strategies should stay under consideration and which should be removed from consideration?

	AHHEC Feedback from 2.28 Meeting	Staff Progress Update at the 4.18 Meeting	AHHEC Feedback from 4.18 Meeting
1	Explore new housing sites including further analysis of the Glen Oaks Stanford parcel, the El Mirador parcel behind Town Hall and the Neely property on Portola Road.	Estimated developable land available after mapping creek and scenic corridor setbacks and/or hazards constraints for each site: <ul style="list-style-type: none"> • Glen Oaks Stanford - 4.4 acres • El Mirador – 13.2 acres • Neely property – 25 acres 	General consensus to continue to explore all 3 options, some suggestion it may be more realistic to reserve Neely/El Mirador for the 2031 cycle given complexities associated with developing those parcels.
2	Further study the potential for mixed use in the Town’s C-C and A-P zones while preserving local-serving businesses.	Development potential is expected to be limited. Analysis is underway and will be presented at the May 2 nd meeting.	Strong consensus to prioritize retention of existing businesses, therefore some development is possible but potential will be limited.
3	Further study the development potential of the two vacant parcels on Alpine Road as sources of multifamily housing.	Staff/consultants are analyzing development potential of 3 parcels: parking lot behind Robert’s, vacant parcel next to Robert’s, and 4370 Alpine at corner of Alpine and Nathorst. Staff will report back at the May 2 nd meeting.	General consensus to continue to explore all 3 locations.

4	Explore an “opt-in” approach where property owners could volunteer for upzoning.	Mailers were sent to Portola Valley property owners with parcels 1 acre or larger to identify volunteers interested in upzoning their property. A property upzone discussion is scheduled for interested property owners for April 21 st .	General consensus that single family upzoning should be a last resort option, and if needed to NOT make single family “legal nonconforming”. Mixed feedback on the efficacy of the opt-in approach. Supporters feel opt-in will help disperse increased density across town. Others are concerned an opt-in approach will exacerbate tensions among neighbors. Consider next steps pending outcomes of the 4.21 rezoning opt-in meeting.
5	Investigate dispersing housing sites throughout the community via an overlay zone allowing for up to six dwelling units/acre, with the understanding that such units would be market rate with the potential for a small number of affordable units.	The Mailer included the option for interested property owners to upzone their property to up to six dwelling units/acre. A property upzone discussion is scheduled for interested property owners for April 21 st .	General consensus that upzoning single family parcels should be a last resort option, and if needed to NOT make single family “legal nonconforming”. Mixed feedback on the efficacy of the opt-in approach. Supporters feel opt-in will help disperse increased density across town. Others are concerned an opt-in approach will exacerbate tensions among neighbors. Consider next steps pending outcomes of the 4.21 rezoning opt-in meeting.

6	Revisit the list of Town-owned property to see if there is development potential.	Staff provided a composite map of Town-owned properties overlaid with hazards constraints to identify viable properties. Ford Field was identified as a feasible site with approximately 1.1 acre of developable land. Development potential analysis is underway and will be presented at the May 2 nd meeting.	General consensus to continue exploration of: <ul style="list-style-type: none"> • Ford Field (a sub-section, field would be retained) • General consensus was not to include Town-owned fields in regular use • Sub-station parcel at Town Center • Blue Oaks parcel (only if considered a viable location by WFPD given fire prone topography and impact to evacuation)
7	Consider using the Town's affordable housing fund to provide incentives for affordable housing (such as multifamily or ADUs).	No additional materials have been prepared. The Committee may wish to continue discussing how funds may support different options.	Broad discussion about the use of the Town's affordable housing fund, including in agenda item #1. General consensus to use the fund to provide incentives for affordable housing.
8	Revisit ADU process to see if additional streamlining is possible	An ADU Focus Group discussion for property owners is scheduled for April 19 th meeting to explore additional streamlining options.	General consensus to use the standard allocation thus increasing the number of low and very low income ADUs/JADUs. Some support increase ONLY if paired with strong policies requiring affordability. Consider next steps pending outcomes of the 4.19 ADU focus group.

NEW			Consider the following 3 additional sites: <ul style="list-style-type: none"> • Ladera Church (0.5 acre parcel) • Potential for additional units at Stanford Wedge (would be separate and incremental vs. the scope in the current EIR) • Town Center sub-station
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Agenda Item 3: Staff Update/Summary of Upcoming Meetings:

- April 19th -- ADU/JADU Focus Group
- April 21st – Upzone Opt-in Focus Group
- May 2nd -- Ad Hoc Housing Element Committee meeting to finalize the draft sites inventory
- May 9th -- Community Wide Meeting at 7 pm via zoom to hear an update on the Committee’s work and provide feedback
- May 24th -- Ad Hoc Housing Element Committee meeting to review the draft Housing Element