

Review Partial Draft Housing Element Update

May 24, 2022

Ad Hoc Housing Committee



Town of Portola Valley



Meeting Format

1. Staff Presentation
2. Committee questions for staff/consultants
3. Public comments
4. Committee discussion



Goal for Meeting

Provide feedback on Partial Draft Housing Element with a focus on new programs and policies, especially related to ADUs/JADUs and new Opt-in Single-Family Rezoning Program



Meeting Updates

May 2, 2022 – AHHEC Meeting (> 80 participants)

- 5th Housing Sites Inventory Discussion
- Presented additional maps and analysis of sites under consideration
- Updates from April 19th ADU focus group meeting and April 21st “Opt-In” up-zoning meeting
- Committee discussed two possible Sites Inventory scenarios–
 - Scenario #1: More dispersed
 - Scenario #2: Less dispersed
- Committee agreed to move forward with Scenario #1: More dispersed with some modifications.



Meeting Updates

May 9, 2022 – Community Meeting (>100 participants)

- Concern about how site selection and dispersed approach might relate to evacuation routes, fire hazards
- Concern about opt-in sites, what criteria was used and neighborhood impacts
- Preference for dispersed approach to meet RHNA
- Maintain town's rural character and density of development
- Cottage/townhome designs preferred in neighborhood sites (maintain existing heights, setbacks, etc.)



Meeting Updates

May 9, 2022 – Community Meeting Cont.

- Implement dark sky standards, noise ordinance, and utility requirements
- Preserve scenic corridors, heritage trees, and open space
- Concern about parking impacts (both number of spaces and visual impact)
- Housing should meet workforce needs and provide options for both ownership and rental
- Interest in ADUs to meet more of RHNA; amnesty program and tools to streamline approval/reduce cost
- Need for additional ADU resources and access to information



Meeting Updates

Committee of Town Committees Meeting – May 16, 2022

- Valuable feedback provided by Committee members and community
- Mostly related to development standards that will be adopted with the Housing Element
- Committees have option of reviewing Draft Housing Element with their full Committees in June



Sites Inventory Updates

AHHEC 5/2/22 Meeting feedback	Sites Inventory Updates
<p>Nathorst Triangle: Committee expressed concerns around concentrating too much development in Nathorst Triangle area.</p> <p>Discussed having one property at 20 units per acre if needed.</p>	<p>Three sites included with mixed use and 6 units per acre residential density.</p> <p>Owner of vacant property at 4394 Alpine requested consideration of 20 units/acre mixed use.</p>
<p>ADUs/JADUs: Committee was in favor of slightly increasing number of ADUs as long as a reasonable justification could be established for the higher numbers.</p>	<p>Number of ADUs was increased from 87 to 92 units with inclusion of more ADU/JADU incentive programs.</p>

Sites Inventory Updates

AHHEC 5/2/22 Meeting feedback

Opt-in Sites: Committee has had some reservations about Opt-in Sites but elected to keep as part of the overall approach.

Community members expressed concern about approach at Community Meeting.

Staff/consultant team investigated ways to keep basic concepts of approach and develop a program that would mitigate concerns.

Sites Inventory Updates

Specific opt-in sites removed from Sites Inventory.

18 units still needed to meet Above Moderate Income category

New Program created in Section 7

Partial Draft Housing Element

- Sections provided:
 - 1 – Introduction
 - 2 - Housing Needs Assessment
 - 6 – Sites
 - 7 – Goals, Policies, and Programs
- Transition – our working format and tables to formal formatting for submittal to HCD
- Focus on content – editing and proofreading left to do!

Sites Inventory Table

Red Page 7 - Summary
Red Page 52 - Detailed

	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Total
2022-2031 RHNA	73	42	39	99	253
Land Resources					
Pipeline & Pending Projects (Willow Commons and Stanford Wedge)	0	17	7	28	52
Projected ADU Development	28	28	28	8	92
Vacant Sites					
Ford Field Housing Site	50	0	0	0	50
Vacant Nathorst "C" Housing Site	0	0	7	0	7
Non-Vacant Sites					
Glen Oaks (Stanford) B Housing Site	0	3	2	27	32
Nathorst D Housing Site	0	0	0	5	5
Nathorst E Housing Site	0	0	0	9	9
Affiliated Housing Sites					
Sequoias Affiliated Housing Site	0	0	5	18	23
Christ Church Affiliated Housing Site	0	0	0	6	6
Ladera Church Affiliated Housing Site	10	10	0	0	20
Opt-in Rezoning Program Sites	0	0	0	18	18
Total Unit Potential	88	58	49	119	314
Buffer Provided	21%	38%	26%	20%	24%



Policies and Programs

ADUs/JADUs to Meet RHNA

- Using HCD's recommended method = 56 units
- Proposed = 92
- Some risk- will present rationale to HCD

Policy #7: Promote ADU Construction and Affordability

- Improve public information on ADU application and permit process so it is clear and comprehensive.
- Create an amnesty program for existing, unpermitted ADUs.
- Provide direct assistance from the Building Division for property owners interested in making minor changes to accommodate a JADU.
- Establish staff and consultant ADU office hours so applicants can ask questions of subject matter experts.

Policies and Programs

Policy #7: Promote ADU Construction and Affordability Cont.

- Develop and run a survey of ADU owners in Portola Valley to determine how ADUs are being used in the community and how much they are contributing to the housing stock and affordable housing.
- Develop an affordable ADU rental program:
 - Develop a program to match landlords willing to rent ADUs at below market rates with tenants that have been displaced from their housing due to increasing rents.
 - Provide incentives to homeowners to rent to Housing Choice Voucher Program (previously Section 8) and low-income households (like waiving impact fees or offering another financial incentive).

Policies and Programs

Opt-in Single-Family Rezoning Program

- Create new voluntary upzoning program that allows property owners to develop up to 6 du/acre
- Criteria:
 - Site one acre or greater
 - Accessible to two ways of ingress and egress
 - Located on a slope less than 30%
 - Outside of a very high fire hazard severity zone, as adopted by the Town Council
 - Outside of a fault zone
 - Outside of areas identified with unstable soils or at risk of landslide or liquefaction
- Criteria would be further detailed in Municipal Code implementing the program (adopted by January 2023)

Policies and Programs

Opt-in Single-Family Rezoning Program, cont.

- Process:
 - Property owner apply to Planning Commission to join program
 - Planning Commission would review to ensure site meets criteria
 - Proposed project reviewed by ASCC
 - Objective design review based on objective standards to be adopted with Housing Element
- Objective design standards will include but not be limited to, floor area, setback, height, lighting, exterior material, landscaping, native/fire safe landscaping, and water usage standards.

Committee Feedback

Questions for the Committee:

- Staff will make final minor changes to the Sites Inventory to correct the mistake discussed. Are any other small changes needed?
- Are there ways to strengthen or improve the draft ADU programs?
- Does the Opt in Upzoning Program satisfy the Committee's intent? Are there ways to improve it?
- Are there other comments for staff to consider as we develop the full Public Review Draft?



Next Steps

- Full Public Review Draft released end of May or early June
- Public review for 30 days
- Upcoming Meetings:
 - Wednesday, June 15 – Planning Commission Meeting
 - Monday, June 20 – Ad Hoc Housing Element Committee Meeting
 - Wednesday, June 22 – Town Council Meeting



Sites Inventory Summary Table

	Very Low Units	Low Units	Mod Units	Above Mod Units	Total Units
RHNA	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	17	7	28	52
ADUs	28	28	28	8	92
Affiliated Housing Sites	0	0	5	18	23
Site Inventory	60	13	9	65	147
Total	88	58	49	119	314
Buffer Provided	21%	38%	26%	20%	24%

