



Initial HCD Draft Housing Element

August 15, 2022

Ad Hoc Housing Element Committee

Town of Portola Valley



Meeting Format

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



Meeting Purpose

- Review Planning Commission feedback from June 29 and Town Council direction on July 13
- Review changes to Initial HCD Draft Housing Element
- HCD review timeline
- Next steps and Committee Role going forward



Meeting Updates

June 20, 2022 – AHHEC Meeting on Public Review Draft Housing Element

1. Opt-In Rezoning
2. Dorothy Ford Field and Open Space Site
3. ADUs/JADUs
4. Buffer
5. Sunrise Strategy
6. Glen Oaks



Draft Housing Element Key Issues

| Issue | Planning Commission Feedback | Town Council Direction |
|--------------------------------|---|---|
| Opt-In Rezoning Program | <ul style="list-style-type: none">• Consensus to remove Opt-In approach.• Some interest in keeping if revised to be more like Planning Commission Subcommittee's approach with clear limitations. | <ul style="list-style-type: none">• Consensus to preserve Opt-in Program. However, limit program to allow a maximum of 4 du/ac with a maximum of 4 per site. |
| ADUs/ JADUs | <ul style="list-style-type: none">• Three Commissioners supported increasing ADU/JADU projection and an aggressive marketing plan and incentives• Two Commissioners did not support increasing ADU/JADU allocation, pointing to lack of historical data as well as a difference between building versus renting units.• Support for breaking out ADUs and JADUs | <ul style="list-style-type: none">• Consensus to keep ADU/JADU projection• Some interest in seeing if a rationale could be made for slightly increasing units in Above Moderate Income (AMI) Category. |

Draft Housing Element Key Issues

| Issue | Planning Commission Feedback | Town Council Direction |
|---|---|--|
| Buffer | <ul style="list-style-type: none">• Planning Commissioners were split on how to address the buffer, with most interested in lowering it, but without consensus on how to do so | <ul style="list-style-type: none">• Council Subcommittee asked to further explore the formula and structure |
| Sunrise Program and Gateway District | <ul style="list-style-type: none">• Three Planning Commissioners supported Sunrise program and adding Gateway District for Dorothy Ford Field and Open Space site and Ladera Church site. Hold off on development until January 2025 to assess Town's progress with RHNA. Preserve Town's gateway feeling along Alpine Road; and preserve two Oak trees and baseball field if feasible.• Two Planning Commissioners concerned would add more complexity to already time-sensitive process. | <ul style="list-style-type: none">• Consensus to add Gateway District to include Dorothy Ford Field and Open Space site and Ladera Church site.• Support to start process in the second year of 6th Cycle. |

Draft Housing Element Key Issues

| Issue | Planning Commission Feedback | Town Council Direction |
|------------------|--|---|
| Glen Oaks | <ul style="list-style-type: none">• Three Planning Commissioners agreed Glen Oaks site should be added to Sunrise program and developed as a last resort.• Suggested another dialogue with Stanford to gauge interest in keeping equestrian facility and developing housing for workers.• Two Planning Commissioners supported keeping Glen Oaks site in inventory because no other known replacement sites for proposed 29 units. | Council Subcommittee to reach out to Stanford and Equestrian Center owner about interest in developing housing for workers through Affiliated Housing Program to try to preserve Equestrian Center. |

Revisions to Initial HCD Draft Housing Element

Glen Oaks and Isola Riding Academy

- Council Subcommittee asked to explore feasibility of preserving horse operation at Glen Oaks site and developing portion of site with housing for workers of existing business.
- Mayor and staff met with Stanford representatives and equestrian center owner.
 - Significant challenges to this approach
 - Town encourages Stanford and business operator to continue discussion about the future use of the site
- Council Subcommittee directed staff to keep site on inventory but reduce the number of units from 29 to 16.
 - Number of units needed – overall buffer 16%
 - 14 of 16 units in Above Moderate Income Category – could always be developed at lower income level

Revisions to Initial HCD Draft Housing Element

| Section | Changes |
|-----------------------------|---|
| 1. Introduction | <ul style="list-style-type: none">• Added more detail to Community Engagement summary |
| 2. Housing Needs Assessment | <ul style="list-style-type: none">• Added summary of key facts to Introduction• Updated San Mateo County unsheltered homeless survey data from 2022 |
| 3. AFFH Summary | <ul style="list-style-type: none">• Added Background section highlighting Portola Valley's past and current efforts to affirmatively further fair housing• Updated Program 1-1 to include new "Gateway" land use designation in Fair Housing Action Plan |
| 4. Constraints | <ul style="list-style-type: none">• Added more detail to Environmental Constraints, including hazards maps with proposed housing sites |
| 5. Resources | <ul style="list-style-type: none">• No changes |

Revisions to Initial HCD Draft Housing Element

| Section | Changes |
|-------------------|---|
| 6. Adequate Sites | <ul style="list-style-type: none">• Updated Sites Inventory to reduce number of AMI units for Glen Oaks site which reduced overall total from 29 to 16 units• Reduced overall RHNA buffer from 21% to 16%• Expanded Realistic Capacity discussion with additional justification for Town's Housing Sites Inventory• Reduced one of the new Multi-Family Zoning Districts to allow up to 4 du/ac (instead of 8)• Updated Opt-in Single-Family Rezoning to have a maximum of 4 du/ac• Moved Dorothy Ford Field and Open Space Housing site to non-vacant category• Added more detail on feasibility analyses for Non-Vacant Sites |

Revisions to Initial HCD Draft Housing Element

| Section | Changes |
|----------------------------------|--|
| 7. Goals, Policies, and Programs | <ul style="list-style-type: none">• Updated quantified objective/metric for Programs 1-1 and 1-2 with revised number of units• Updated Policy 1 with new “Gateway” land use classification• Updated Program 1-1 to:<ul style="list-style-type: none">○ Include Dorothy Ford Field and Open Space site and Ladera Church site in new “Gateway” land use classification○ Reduce one of new Multi-Family Zoning Districts to allow up to 4 du/ac (instead of 8)• Updated Policy 3-1 with:<ul style="list-style-type: none">○ Initiate site planning process for sites in new “Gateway” land use○ Consider improvements to baseball field as part of site planning process○ Consider collaborating with Ladera Church to integrate their site into Town’s affordable housing project○ Begin site planning process Jan 2024, issue RFP by Sept. 2024• Updated Program 6-4 to reevaluate sites to determine if any new ones needed or if new fire prevention measures needed (once new fire hazard maps available) |

Revisions to Initial HCD Draft Housing Element

| Section | Changes |
|--|---|
| 7. Goals, Policies, and Programs (Cont.) | <ul style="list-style-type: none">• Updated Program 6-5 to evaluate ADU and SB 9 ordinances to determine if any new fire prevention measures needed (once new fire hazard maps available)• Updated Program 7-1 to:<ul style="list-style-type: none">○ Create new informational materials on JADUs○ Track ADUs and JADUs separately to help analyze how well each program is working |
| Appendix A. Community Engagement | <ul style="list-style-type: none">• Updated with additional AHHEC, Planning Commission, and Town Council meetings• Added more detail and images of Town's Housing Element Update website, Town-wide postcard/mailers sent• Highlighted Town's efforts to reach out to local employers and employees• Added demographic detail from two Community Meetings• Added Public Review Draft Comments Summary and how feedback was incorporated into the Initial HCD Draft• Attached results from Town's Housing Preferences and Priorities Survey |

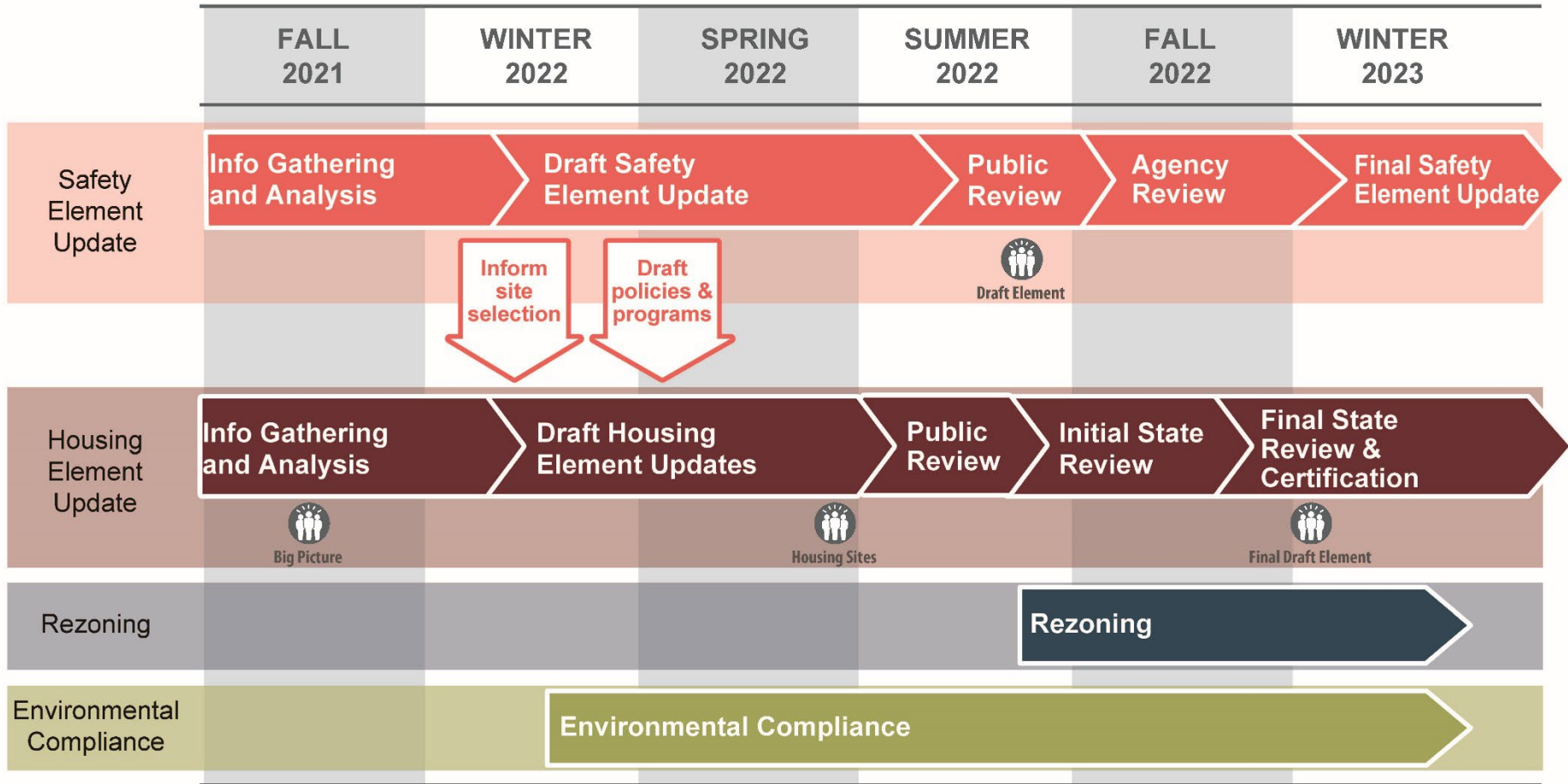
Revisions to Initial HCD Draft Housing Element

| Section | Changes |
|--|---|
| Appendix B. ABAG Housing Needs Data Report | <ul style="list-style-type: none">• Updated San Mateo County unsheltered homeless survey data from 2022 |
| Appendix C. AFFH Report and Fair Housing Action Plan | <ul style="list-style-type: none">• Updated Program 1-1 to include new “Gateway” land use designation in Fair Housing Action Plan |
| Appendix D. Evaluation of Past Performance | <ul style="list-style-type: none">• No Changes |
| Appendix E. Sites Inventory Spreadsheet | <ul style="list-style-type: none">• New Appendix required by HCD |

Next Steps

- Initial Draft Housing Element submitted to HCD on August 11, 2022. Available online at www.portolavalley.net/housingelement
- Town staff expects **phone call** with HCD in next 60 days (by **mid-October 2022**) to discuss preliminary comments on Initial Draft Housing Element. Afterwards, AHHEC will reconvene to discuss and Town staff with consultant team will immediately begin addressing comments.
- **Written comments** from HCD anticipated in **early November 2022**. Once received, staff and consultant team will update draft based on HCD's comments and seek additional public feedback prior to formal adoption of Housing Element.
- Over next few months, staff and consultant team will work on zoning code amendments necessary to implement Draft Housing Element. Due to State law, Town Council directed staff to complete zoning changes for adoption by January 2023 to maintain as much local control as possible. Planning Commission will review followed by Council review and approval.
- Environmental analysis under CEQA in progress. The Initial Study/Mitigated Negative Declaration (IS/MND) will be available in Fall 2022.

Updated Timeline



 Community Meeting

Town of Portola Valley

