



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Ad Hoc Housing Element Committee

FROM: Adrienne Smith, Senior Planner

DATE: November 10, 2022

RE: Initial Feedback from HCD on Draft Housing Element

I. Background

The Initial Draft Housing Element was submitted to California Housing and Community Development (HCD) on August 11, 2022 and is available online at www.portolavalley.net/housingelement.

The Town has a phone call scheduled with HCD on November 7, 2022, to discuss preliminary comments on the Initial Draft Housing Element. Written comments from HCD are expected to follow the call on November 9, 2022 and staff will update this AHHEC meeting packet accordingly. The written comments will also be shared with the public as soon as they are available.

II. Next Steps

The AHHEC will discuss HCD's comments at its November 10, 2022, meeting. Staff and the consultant team will update the draft based on HCD's comments and the AHHEC's discussion and then seek additional public feedback through AHHEC and/or Planning Commission meetings prior to formal adoption of the Housing Element.

Zoning code amendments are necessary to implement the Draft Housing Element. According to Town Council's direction, staff are working to complete the zoning changes for adoption by January 2023 to maintain as much local control as possible. Planning Commission has now reviewed the proposed zoning changes over the course of two study sessions on October 19, 2022 and November 2, 2022 and staff are currently working to address the Commission's feedback.

The [Initial Study and Mitigated Negative Declaration](#) (IS/MND) is now available for public review and comment. Comments must be received by November 29, 2022. Planning Commission will consider the IS/MND at its November 16, 2022, meeting.

An updated timeline of the Safety Element and Housing Element Updates, Rezonings, and Environmental Compliance is provided below.

