

From: [Jennifer Torres](mailto:Jennifer.Torres)
To: [Jennifer Torres](mailto:Jennifer.Torres)
Subject: FW: Priorities Abound
Date: Wednesday, January 24, 2024 11:43:14 AM

From: Mary Hufty <mhufty@portolavalley.net>
Sent: Sunday, January 21, 2024 12:21 PM
To: Jon Biggs <jbiggs@portolavalley.net>
Subject: Fwd: Priorities Abound

Some feed back from my last letter. I thought this comment was thoughtful. It is sort of like the Sunrise provision right?

Sent from my iPhone

Mary Hufty

Portola Valley Town Council

Begin forwarded message:

From: Ulrich Aldag <[REDACTED]>
Date: January 20, 2024 at 10:19:27 PM PST
To: Mary Hufty <mhufty@portolavalley.net>
Subject: Re: Priorities Abound

Therefore, I suggest to submit the Housing Element in its last version but with a legal reservation in a cover letter such as;

"We are submitting this Housing Element as required by..., however with the following reservations:

a) The Fire District responsible for our Town has not yet assessed the overall high-to-very-high fire hazard of our town and special sections thereof. The District is still working on it without a final result.

b) The Town is also facing substantial and serious problems with the evacuation routes in case of a wildfire or earthquake. Remedying these problems might exceed the financial means available to the Town. The Town is still working with the Fire District on a suitable solution.

From: webmaster@portolavalley.net
To: [Town Center](#)
Subject: New Entry on Town Council Comments Survey
Date: Sunday, January 21, 2024 5:19:49 PM

A new entry to a form/survey has been submitted.

Form Name: Comment on an Agenda Item for Town Council Meeting
Date & Time: 01/21/2024 5:19 PM
Response #: 64
Submitter ID: [REDACTED]
IP address: [REDACTED]
Time to complete: 3 min. , 16 sec.

Survey Details

Page 1

1. First and Last Name

Karen Vahtra

2. Email address (will not be publicly displayed)

[REDACTED]

3. Organization (Enter name of organization, business, or non profit if you are submitting comments on their behalf.)

Not answered

4. Street address (will not be publicly displayed)

[REDACTED]

5. City

Portola Valley

6. State

CA

7. Zip Code

94028

8. Date of Meeting you are submitting comment for.

01/24/2024

9. Agenda Item number or name

6.a

10. Comment

Please see the attached PDF file.

11. Optional: You can upload a copy of your comments.

HousingElementJanuary24.pdf

Thank you,
Portola Valley, CA

This is an automated message generated by Granicus. Please do not reply directly to this email.

Dear Town Council,

The latest HCD response brought up a number of questions in my mind that I thought were worth exploring. The information I found might help inform your decisions, so I thought it was worth sharing with the Town Council and the community at large.

Karen Vahtra

How are other similar smaller communities without vacant parcels and limited commercial development addressing Housing Mobility?

I found three reasonably similar jurisdictions with a certified Housing Elements: Los Altos Hills, Hillsborough, and Piedmont. Los Altos Hills was certified on 5/30/2023, Hillsborough on 11/30/2023, and Piedmont on 11/23/2023. All three municipalities have different approaches to housing mobility than Portola Valley's Opt-in Diversification program.

Los Altos Hills has RHNA sites at Foothill College, St. Nicholas Catholic School, and a cluster of seven parcels for upzoning along Arastradero Road and Twin Oaks Court right along 280. They have a program A-12 to allow existing conforming single family residents to be converted up to three units (i.e. duplex or triplex) in specific areas that are in lower fire hazard areas with adequate sewer and water service abilities. The Housing Element states a goal of a conversion of 50 single family homes to duplexes or triplexes throughout the planning period although rezoning is to occur by Q1 2027.

Piedmont has a program to require the construction of an ADU or JADU either when redeveloping a property or on vacant land and also allowing up to 81 units per acre.

Hillsborough is creating two widely distributed overlay districts. In RD-1 (4,083 parcels), the lot area minimum is decreased from 1/2 to 1/3 of an acre. In RD-2 (13 parcels), the lot area minimum is decreased from 1/2 to 1/4 of an acre. Hillsborough also allows two detached ADUs on lots of two acres and larger.

Are we the only municipality who has resorted to using open space or parks?

Piedmont includes both recreation facilities and open space.

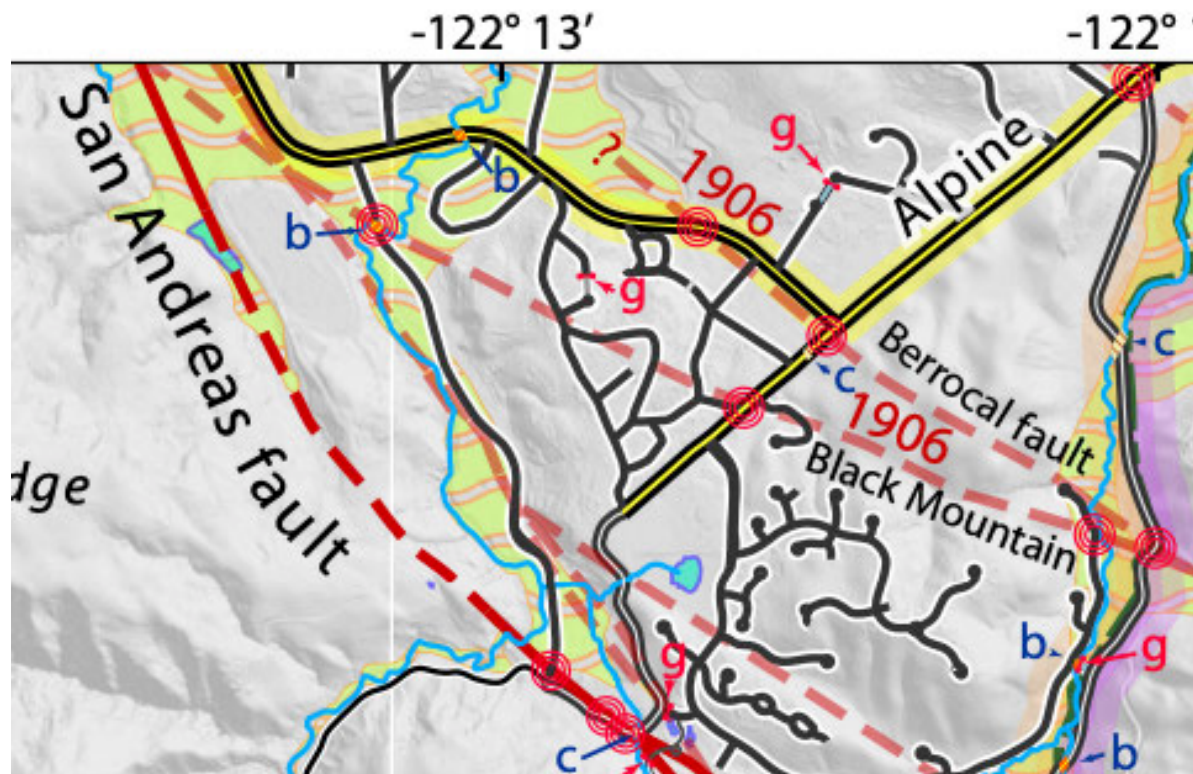
North of Moraga Avenue are two parcels, totaling approximately 13.4 acres, that contain Coaches Field and Kennelly Skate Park recreational facilities, the City's Public Works Department corporation yard, two small parking lots, and open space on sloping terrain. South of Moraga Avenue are two parcels, totaling approximately 4.85 acres, that provide an open space area, named Blair Park. — Piedmont Housing Element

What are some of the penalties received in Southern California to date since they are one year ahead of Northern California?

Last month, Los Angeles County Superior Court Judge Curtis A. Kin blocked the city from issuing all building permits except for new residential development as a penalty for Beverly Hills' failure to approve a sufficient blueprint for affordable housing. — LA Times 1/18/2024

If we expand the Opt-in Diversification Program to parcels between 1/2 acre and 1 acre, how many parcels will this decision affect and where are they located?

The number of parcels in town with between 1/2 an acre and 1 acre is around 250. These parcels are all in the western side of town: in the Corte Madera, Brookside, Woodside Highlands, Wyndham Drive, and Portola Valley Ranch neighborhoods. Portola Valley Ranch consists of 205 homes each with about 1/2 an acre of land; some have small amounts less than 0.50 of an acre but only have one ingress and egress. Woodside Highlands is a Very High Fire Zone and limited ingress and egress. All the remaining parcels except for 4 on Wyndham Drive are in the Corte Madera area. This section of town is nearby both the San Andreas and Berrocal faults and is bisected by the Black Mountain fault running right through the neighborhood:



Evacuation Routes and Earthquake Faults — Geological Safety Committee
01-08-2024 Agenda Packet

The easiest way I found to gather this data for the more diverse areas was to use an online realty site which listed the number of acres in the description of the home. A few parcels had no information. The method to obtain this list was based upon a simple visual search and is not completely thorough but gives a good idea of the neighborhoods and streets likely to be affected. These parcels are between 0.5 and 1.0 acres:

Street	Number	Acres	Street	Number	Acres
Alpine Road	4680	0.98	Crescent Ave	135	0.74
	4750	0.91		143	0.86
	4760	0.94		150	0.53
	4840	0.84		171	0.55
	4850	0.99	Echo Lane	232	0.50
Brookside Drive	131	0.90	Groveland Street	119	0.58
	151	0.80	Portola Road	195	0.63
	163	0.70		331	0.64
Campo Lane	127	0.62	Willowbrook	115	0.78
Corte Madera Road	111	0.53	Wyndham Drive	143	0.65
	133	0.52		203	0.50
	140	0.53		219	0.64
	150	0.84		239	0.59
	180	0.51			

Note, the Planning Department’s number listed in the agenda packet (31) is similar but not exactly the same (27). Ten of these properties are between 3/4 of an acre and 1 acre and are highlighted in yellow.

Increasing density in this neighborhood could cause problems during an emergency situation. With increased density on these narrow roads, street parking will likely increase. If either an earthquake occurs or a wildfire, the streets may be impassible for emergency vehicles.

Conclusion

From my research similar municipalities with certified Housing Elements have developed a program similar to a town wide Opt-in program although each are quite different in nature to our approach and each other.

P.S. To look at all the other municipalities Housing Element data, I have included hyperlinks to their respective documents.

From: webmaster@portolavalley.net
To: [Town Center](#)
Subject: New Entry on Town Council Comments Survey
Date: Monday, January 22, 2024 9:22:48 AM

A new entry to a form/survey has been submitted.

Form Name: Comment on an Agenda Item for Town Council Meeting
Date & Time: 01/22/2024 9:22 AM
Response #: 65
Submitter ID: [REDACTED]
IP address: [REDACTED]
Time to complete: 2 min. , 35 sec.

Survey Details

Page 1

1. First and Last Name

Dale Pfau

2. Email address (will not be publicly displayed)

[REDACTED]

3. Organization (Enter name of organization, business, or non profit if you are submitting comments on their behalf.)

Not answered

4. Street address (will not be publicly displayed)

[REDACTED]

5. City

Portola Valley CA

6. State

CA

7. Zip Code

94028

8. Date of Meeting you are submitting comment for.

01/24/2024

9. Agenda Item number or name

Housing Element

10. Comment

Members of the Town Council;

The most recent request from HCD is well beyond any community expectation, would completely destroy the concept of single family housing in Portola Valley, and cannot be accepted. This is extreme over reach by HCD and an attempt at a "cram down" policy change at the very last minute. We need to stand up and reject this policy and the overall approach of HCD.

I believe that the "opt in" program was controversial from the beginning and a compromise finally adopted was a "trial program" with a cut off of 12 parcels. Even at this low level, many of us were concerned about unintended consequences. The request by HCD to remove trial and have the program apply to all parcels in Portola Valley is well beyond any expectation of the residents.

I also disagree with the interim planning director view that the Town Council could accept the current changes without further review. The HCD requests are way beyond any discussion or analysis that has been held over the past several years. The changes are so dramatic that several open meetings should be held to examine the potential for additional unintended consequences if the Council wishes to move in this direction.

The possible solution is to eliminate the opt-in program entirely and make up the 12 units somewhere else, maybe by taking from the buffer. At any rate, the request by HCD is complete over reach and inconsistent with the ethos of Portola Valley.

11. Optional: You can upload a copy of your comments.

Thank you,
Portola Valley, CA

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: webmaster@portolavalley.net
To: [Town Center](#)
Subject: New Entry on Town Council Comments Survey
Date: Monday, January 22, 2024 1:19:34 PM

A new entry to a form/survey has been submitted.

Form Name: Comment on an Agenda Item for Town Council Meeting
Date & Time: 01/22/2024 1:19 PM
Response #: 66
Submitter ID: [REDACTED]
IP address: [REDACTED]
Time to complete: 23 min. , 34 sec.

Survey Details

Page 1

1. First and Last Name

Karen Askey

2. Email address (will not be publicly displayed)

[REDACTED]

3. Organization (Enter name of organization, business, or non profit if you are submitting comments on their behalf.)

Not answered

4. Street address (will not be publicly displayed)

[REDACTED]

5. City

PORTOLA VALLEY

6. State

CA

7. Zip Code

94028

8. Date of Meeting you are submitting comment for.

01/24/2024

9. Agenda Item number or name

Housing Element

10. Comment

Dear Town Council & Planning Department -

First, thank you to Jon Biggs and the Planning Staff for your diligence and meeting several times with HCD to seek clarification so that our Housing Element passes. I am hopeful that Portola Valley can adopt the Housing Element and meet the 1/31/24 deadline.

In your presentation to the Town Council and the public on 1/24, could you please:

1. Provide a parcel map that designates the potential 166 properties for the opt-in program? This visual will help all of us better understand where the potential sites may be, and if they are spread throughout the Town or concentrated in one area.
2. Provide an update on how many applications have been received for SB-9 sites, ADUs, and JADUs, for the past two years (2022 and 2023)? In addition, how many have received final permits? These numbers will help us better understand what is in our pipeline, and where we stand to date.

FYI, we live at 119 Groveland Street, which may be one of the parcels eligible for the opt-in program if the lot size is decreased to 1/2 acre. It is possible this is a double lot (the original zoning shows it as such). If so, would the property still qualify?

We would like to help meet Portola Valley's RHNA numbers, as we currently have a 400SF pool house (studio) that could easily be converted to an ADU, just by installing a stovetop. We do hope to move forward with the ADU conversion provided the permitting fees are in line with that small, proposed change. I realize that each site situation is unique, but I do believe there are other residents in a similar situation.

Thank you for your continued dedication and stewardship of Portola Valley. It is much appreciated!

Karen

11. Optional: You can upload a copy of your comments.

Thank you,
Portola Valley, CA

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: webmaster@portolavalley.net
To: [Town Center](#)
Subject: New Entry on Town Council Comments Survey
Date: Monday, January 22, 2024 4:45:48 PM

A new entry to a form/survey has been submitted.

Form Name: Comment on an Agenda Item for Town Council Meeting
Date & Time: 01/22/2024 4:45 PM
Response #: 67
Submitter ID: [REDACTED]
IP address: [REDACTED]
Time to complete: 8 min. , 40 sec.

Survey Details

Page 1

1. First and Last Name

George Savage

2. Email address (will not be publicly displayed)

[REDACTED]

3. Organization (Enter name of organization, business, or non profit if you are submitting comments on their behalf.)

Not answered

4. Street address (will not be publicly displayed)

[REDACTED]

5. City

Portola Valley

6. State

CA

7. Zip Code

94028

8. Date of Meeting you are submitting comment for.

01/24/2024

9. Agenda Item number or name

6a. Continued Item- Adoption of 2023 -2031 Portola Valley Housing Element Update and Conforming General Plan Amendments

10. Comment

I urge the Town Council to remove all opt-in up-zoning from the Housing Element prior to resubmission for approval.

Asymmetric negotiations between powerful and weaker parties follow a predictable trajectory. A deal is reached, the weaker party begins to savor the end of a protracted process marked by painful concessions. At the last moment, the powerful party introduces a new “final decision-maker” with “one more” demand. The lower-leverage player, jerked abruptly back into deal agony, just wants to get it over with, conceding the point. “We once again have a deal!” And now the stronger party introduces a new decision-maker with one more demand...

The cycle only ends when the weaker party walks. Only then does the whip hand player know that the prior deal was the best available.

We need to realize that we are negotiating a transaction with an opposing party, not engaged with a neutral regulatory body. Our opponents believe that single-family zoning is a grave evil, responsible for many of our social ills. Their objective is to eliminate our way of life; our objective should be to preserve it.

I have previously spoken of the powerful pro-development incentives created by opt-in upzoning. To recap, opt-in upzoning creates an enormous first-mover advantage. A departing resident can earn a multi-million-dollar windfall by enabling the first high-density development in Portola Valley. Meanwhile, a new development will dramatically depress neighboring single-family home values. Remaining residents will face an irresistible incentive to recover lost property value by joining the bandwagon: upzone and move out. Since prices will decline as supply increases and rural charm is destroyed, the million-dollar imperative will be to upzone before your neighbor does. Well-capitalized developers will play on inevitable suspicions between neighbors to get the snowball rolling, triggering an avalanche.

Our opponents in Sacramento understand. Opt-in upzoning creates the strongest imaginable economic incentives to destroy the single-family zoning they detest. That is why now, in the Housing Element endgame, they are pushing hard for unlimited opt-in upzoning.

Let’s review where we are today. A final deal is in sight for Portola Valley after years of good-faith negotiations and painful concessions. “We are almost finished!” But wait a minute. A new reviewer appears on the scene and, out of the blue, demands we remove the Housing Element cap on opt-in upzoning. If we agree we create powerful incentives that will destroy Portola Valley as we know it. And we still won’t have a deal. Inevitably, there will be one more thing.

My recommendation is to push back. Remove opt-in upzoning entirely from the Housing Element plan. Inform our opponents that their next decision determines whether we move from the asset column— polite people intent on compliance – to the liability column – well-connected voters fighting tooth-and-nail for survival.

This is decision-time.

Sincerely yours,

George M. Savage

11. Optional: You can upload a copy of your comments.

Thank you,
Portola Valley, CA

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: webmaster@portolavalley.net
To: [Town Center](#)
Subject: New Entry on Town Council Comments Survey
Date: Tuesday, January 23, 2024 8:59:34 AM

A new entry to a form/survey has been submitted.

Form Name: Comment on an Agenda Item for Town Council Meeting
Date & Time: 01/23/2024 8:59 AM
Response #: 68
Submitter ID: [REDACTED]
IP address: [REDACTED]
Time to complete: 5 min. , 29 sec.

Survey Details

Page 1

1. First and Last Name

George Savage

2. Email address (will not be publicly displayed)

[REDACTED]

3. Organization (Enter name of organization, business, or non profit if you are submitting comments on their behalf.)

Not answered

4. Street address (will not be publicly displayed)

[REDACTED]

5. City

Portola Valley

6. State

CA

7. Zip Code

94028

8. Date of Meeting you are submitting comment for.

01/24/2024

9. Agenda Item number or name

6a housing element

10. Comment

On PV Forum, Dan Cornew raised a thoughtful concern about the adverse consequences of pushing back against the latest opt-in upzoning demand from Sacramento. I believe that our risk is far greater if we do not push back. Here is the reply i posted to the Forum, which I respectfully request the councilmembers to consider.

Nowhere in law is there a requirement to use opt-in upzoning as an instrument to create affordable housing.

We misunderstand the nature of the contest. We act as if we are negotiating with reference to a fixed legal standard. We are not. We are engaged in a zero-sum leverage game.

What is a compliant HE? Whatever it is, we cannot have one until our opponents decide we do. They utterly control the definition of the word "compliant." The latest demand gives the game away. Portola Valley has plenty of empty land available for infill development. Our opponents want it. The easiest way to get it, all of it, is to set up a massive profit incentive for individual residents to change the town's zoning one lot at a time.

If we agree to this latest demand we will still not have a "compliant" HE. Another demand will arrive, and another, and another after that. It will only end when we push back. I suggest we do so now by removing the current capped opt-in upzoning program from the HE plan. They imply that a fair opt-in program must be uncapped. We agree, and are therefore removing it entirely.

The only check on an arbitrary leverage play is to push back, whatever the alternative. This has more power than you realize. It is how many start-up acquisition deals get closed in the business world.

Our opponents wish us to be the author and finisher of our own destruction. If destruction is our lot, then make them do it. Naked tyranny isn't a good look for politicians. They prefer to hide behind the curtain. Right now the RHNA bureaucrats are exercising a cost-free option to demand more. We can impose real costs by pushing back. The abuse will continue until we do so.

Let's do so now.

11. Optional: You can upload a copy of your comments.

Thank you,
Portola Valley, CA

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: webmaster@portolavalley.net
To: [Town Center](#)
Subject: New Entry on Town Council Comments Survey
Date: Tuesday, January 23, 2024 3:47:11 PM

A new entry to a form/survey has been submitted.

Form Name: Comment on an Agenda Item for Town Council Meeting
Date & Time: 01/23/2024 3:47 PM
Response #: 69
Submitter ID: [REDACTED]
IP address: [REDACTED]
Time to complete: 4 min. , 31 sec.

Survey Details

Page 1

1. First and Last Name

Karen Vahtra

2. Email address (will not be publicly displayed)

[REDACTED]

3. Organization (Enter name of organization, business, or non profit if you are submitting comments on their behalf.)

Not answered

4. Street address (will not be publicly displayed)

[REDACTED]

5. City

Portola Valley

6. State

CA

7. Zip Code

94028

8. Date of Meeting you are submitting comment for.

01/24/2024

9. Agenda Item number or name

6.a.

10. Comment

Dear Town Council,

This is my second comment letter in response to item 6.a. I did a little bit more looking and wanted to clarify the case of Piedmont. I had missed this section earlier as they also are including duplexes, triplexes and fourplexes.

All three jurisdictions with certified housing elements similar in nature to Portola Valley have some kind changes in zoning similar but not exactly the same to Portola Valley's Opt-in Diversification program.

"Senate Bill (SB) 9, adopted in 2021, requires proposed housing developments containing no more than two residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain criteria. SB 9 also requires local agencies to ministerially approve a parcel map for an urban lot split subject to certain criteria. The goals of the City's program to implement SB 9 are to allow up to four housing units per property in single-family zoning districts like Piedmont's Zone A and Zone E, which includes the promotion integration of missing middle housing, such as duplexes, triplexes, fourplexes, bungalow courts, and ADUs, in these zones. As part of these amendments, the City will amend the Zoning Code to facilitate missing middle product types up to four units per lot, greater than those standards required at a minimum per State law."

Note: Zone A is Single family residential
Zone E is Single family residential Estate

Karen Vahtra

11. Optional: You can upload a copy of your comments.

Thank you,
Portola Valley, CA

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: webmaster@portolavalley.net
To: [Town Center](#)
Subject: New Entry on Town Council Comments Survey
Date: Tuesday, January 23, 2024 4:57:33 PM

A new entry to a form/survey has been submitted.

Form Name: Comment on an Agenda Item for Town Council Meeting
Date & Time: 01/23/2024 4:57 PM
Response #: 70
Submitter ID: [REDACTED]
IP address: [REDACTED]
Time to complete: 4 min. , 30 sec.

Survey Details

Page 1

1. First and Last Name

Kevin Joyner

2. Email address (will not be publicly displayed)

[REDACTED]

3. Organization (Enter name of organization, business, or non profit if you are submitting comments on their behalf.)

HIP Housing

4. Street address (will not be publicly displayed)

[REDACTED]

5. City

[REDACTED]

6. State

CA

7. Zip Code

94402

8. Date of Meeting you are submitting comment for.

01/24/2024

9. Agenda Item number or name

HIP Housing Calendar Thank you

10. Comment

(This is the Script that I will be using.)

Hello, my name is Kevin Joyner, with HIP Housing. I'm here tonight to share something fun!

On behalf of HIP Housing, I would like to thank the honorable mayor and the members of the Portola Valley Town Council for your enduring support of our organization. As a symbol for our appreciation of your partnership, I'm here tonight to present you with HIP Housing's 2024 calendar.

Each year, HIP Housing asks children from around the County, in grades Kindergarten through 5th, to draw a picture of home, and tell us what home means to them. This year we had over 320 calendar entries and from these entries, we selected 13 winners. 12 for each of the months and one for the front cover! Since 1972, HIP Housing has been helping low-income San Mateo County residents to find and maintain housing in one of the most expensive places to live in the Country. HIP Housing is listed in all 21 Housing Elements in San Mateo County...including yours...as a trusted affordable housing partner. Last year we worked with over 3,200 individuals and housed 1,241 people throughout the County.

We hope you enjoy the calendar and that it serves as a beautiful reminder throughout the year of how important housing is to everyone in our County, especially our children. More information about HIP Housing's programs and our Calendar Contest can be found on our website at www.hiphousing.org. THANK YOU!

11. Optional: You can upload a copy of your comments.

Thank you,
Portola Valley, CA

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: webmaster@portolavalley.net
To: [Town Center](#)
Subject: New Entry on Town Council Comments Survey
Date: Tuesday, January 23, 2024 6:17:21 PM

A new entry to a form/survey has been submitted.

Form Name: Comment on an Agenda Item for Town Council Meeting
Date & Time: 01/23/2024 6:17 PM
Response #: 71
Submitter ID: [REDACTED]
IP address: [REDACTED]
Time to complete: 20 min. , 21 sec.

Survey Details

Page 1

1. First and Last Name

William Russell

2. Email address (will not be publicly displayed)

[REDACTED]

3. Organization (Enter name of organization, business, or non profit if you are submitting comments on their behalf.)

Not answered

4. Street address (will not be publicly displayed)

[REDACTED]

5. City

Portola Valley

6. State

California

7. Zip Code

94028

8. Date of Meeting you are submitting comment for.

01/24/2024

9. Agenda Item number or name

Opt-in Program

10. Comment

My wife and I are strongly opposed to the proposal to open up opt-in zoning to 135 parcels (one acre) or 166 parcels (1/2 acre) as opposed to the currently proposed limit of 12 parcels as part of a pilot project. With the new proposal which abandons the 12 parcel limit and sets no new limits, there is a substantial risk that once an opt in selection is made in any given neighborhood it will snow ball with the danger of forever changing the character of our town. The 12 unit limit proposed for opt-in was extensively discussed and represented a hotly debated compromise. The current statement that "The Town anticipates that property owners will take advantage of opt-in rates similar to rates that they are taking of SB9, which is quite limited..." is entirely without any evidentiary support. The Town Council needs to communicate to all of the residents of this town by direct mail this most recent proposal from HCD. To do less and to take a vote now is a rush to judgment that is entirely unnecessary with potential everlasting harm to this town. The requirements of HCD have become a moving target which prevents rational thought and considered debate. Maybe, just maybe, now is the time to seriously consider litigation. My wife and I, as two 30 year residents of this town, will contribute financially to such a cause.

11. Optional: You can upload a copy of your comments.

Thank you,
Portola Valley, CA

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: webmaster@portolavalley.net
To: [Town Center](#)
Subject: New Entry on Town Council Comments Survey
Date: Tuesday, January 23, 2024 10:53:17 PM

A new entry to a form/survey has been submitted.

Form Name: Comment on an Agenda Item for Town Council Meeting
Date & Time: 01/23/2024 10:53 PM
Response #: 72
Submitter ID: [REDACTED]
IP address: [REDACTED]
Time to complete: 11 min. , 30 sec.

Survey Details

Page 1

1. First and Last Name

Ward Verducrysse

2. Email address (will not be publicly displayed)

[REDACTED]

3. Organization (Enter name of organization, business, or non profit if you are submitting comments on their behalf.)

Not answered

4. Street address (will not be publicly displayed)

[REDACTED]

5. City

PV

6. State

CA

7. Zip Code

94028

8. Date of Meeting you are submitting comment for.

01/24/2024

9. Agenda Item number or name

6.a Adoption of 2023 -2031 Portola Valley Housing Element Update and Conforming General Plan Amendments

10. Comment

If the Town Council is considering the ADU Amnesty Program, I would like to understand the property tax implications.

I am not a proponent of the Amnesty Program if this program would mostly benefit the many in town who already benefit from Prop 13; i.e., whose property is not assessed at market value and hence already minimally contribute to PV's funding.

Please take this point into consideration.

Thank you for all you do.

11. Optional: You can upload a copy of your comments.

Thank you,
Portola Valley, CA

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