

## Supplemental Materials Submitted by AHSEC Members

Emailed Before 10:00 am on December 17th, 2024

<u>Committee Member(s)</u>	<u>Time and Date</u>	<u>Related Item(s) (Description)</u>	<u>Page</u>
Ronny Krashinsky	1:40 pm, 12/4/2024	4.b.i. Nathhorst Triangle & Vicinity	2
Ronny Krashinsky and Karen Vahtra	6:47 pm, 12/16/2024	4.c. Town Council Report Draft PPT 4.d. Site Evaluation Criteria	3

TO: Ad Hoc Site Evaluation Committee  
FROM: Ronny Krashinsky, committee member  
DATE: 12/4/2024  
RE: Nathhorst AHHEC research

I would like to share with the committee some research regarding the AHHEC consideration of development at Nathhorst. This is to provide historical context, and is not to say that our AHSEC committee can not consider development options in/around Nathhorst, especially if new information has become available.

1. The lot behind Robert's was included as "Nathorst D" [sic] in an early draft HE.  
Reference: [Ad Hoc Housing Element Committee Agenda 05-24-22](#) (pages 7, 51, 52, 54)
2. The AHHEC decided to remove the lot behind Robert's from the HE in its 5/24/2022 meeting.  
Reference: [Ad Hoc Housing Element Committee Agenda 06-20-22](#) (page 4)  
Relevant recording: [link](#) (AHHEC 5/24/2022, time: 4:23:33)
3. The AHHEC favored developing Dorothy Ford Field over greatly increased density at Nathhorst.  
Reference: Town Council [07-13-22 Agenda Packet](#) (page 43)
  - a. *AHHEC Recommendation: A majority supported affordable housing at Dorothy Ford Field and Open Space based on the conclusion it was the only realistic path to the required number of very low-income units, other than increased development at Nathhorst which was strongly opposed by the Nathhorst neighbors. The AHHEC also supports preservation of the primary Oak trees at the site if possible.*

# Ad Hoc Site Evaluation Committee Report to Town Council (Draft/Proposal 12/17/2024)

# Overview

- Status
- Sites evaluated in this report
- Evaluation criteria
- Voting process
- Recommendations
- Questions for Town Council

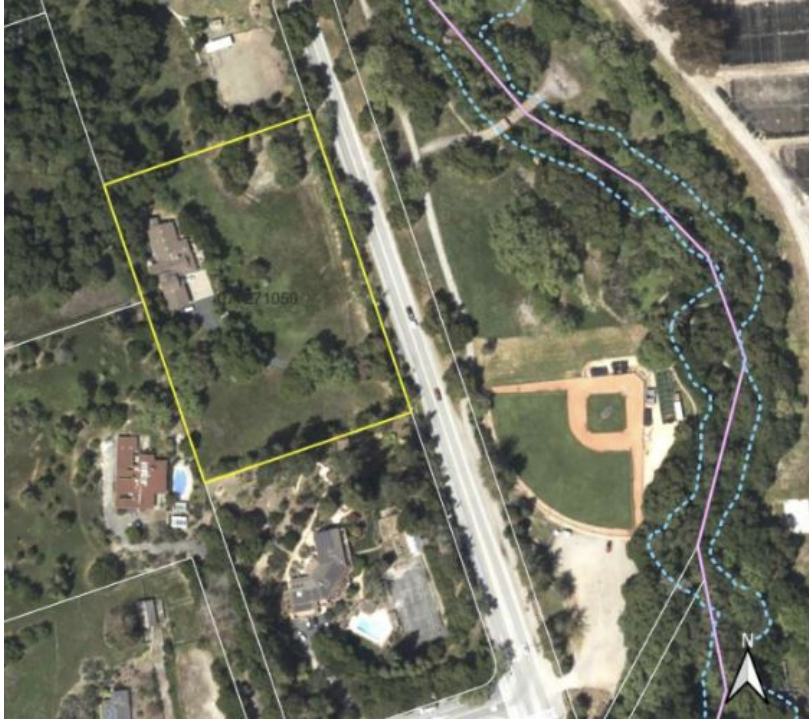
# Status

- Town Council Sunrise Provision Outreach Subcommittee (Hufty and Hasko) provided a list of 26 sites for consideration
- 7 are in our currently adopted Housing Element (HE)
- 11 are private properties in stalled discussions or with no interest
- 2 HE sites and 6 new sites are included in this report
- AHSEC continues to consider additional sites

# Sites evaluated in this report

1. 3350 Alpine Rd.
2. 19501 Skyline Blvd. (Fogarty property)
3. Blue Oaks town owned strip east of Los Trancos Rd.
4. Christ Church (in current HE)
5. Town Center substation/restroom/parking strip
6. Town Center soccer field + substation/restroom/parking strip
7. Nathhorst subcommittee site(s) *(TBD placeholder)*
8. Dorothy Ford Park (DFP) *(TBD placeholder - for purposes of comparative ranking)*

# 1. 3350 Alpine Rd.



- Across from DFP HE site; 3.0 acres, relatively flat
- Town and/or developer would likely need to buy property, finance project
- Owner supportive of ~10 units
- Lot split may be required to get VLI density at 20 units/acre
- Could combine with DFP to distribute density (consistent with “Gateway” concept in HE)
- Impact on neighbors
- Westridge CC&Rs; AB 721 may apply

## 2. 19501 Skyline Blvd. (Fogarty property)



- ~360 acres, varying terrain, could likely support many units
- Owner interested in farmworker housing, ~?? units
- Williamson Act may apply
- Independent evacuation route(s)
- Smallest parcel is 13.6 acres

### 3. Blue Oaks strip east of Los Trancos Rd.



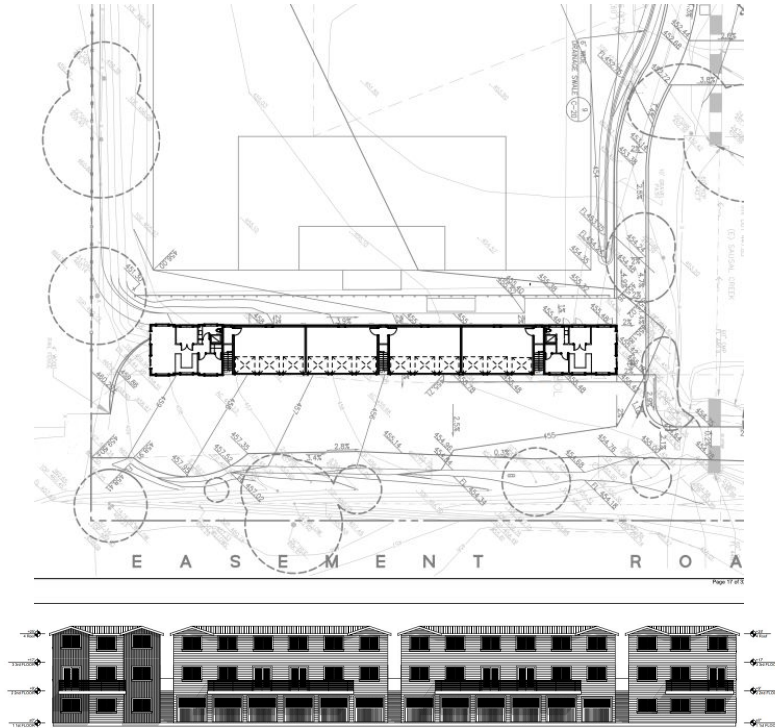
- Previously considered by AHHEC<sup>1</sup>, rejected due to development difficulty and wildfire risk ([5/2/2022 meeting summary](#))
- Steep slope along eastern edge
- Creek setback requirements will likely impact development opportunity
- Could support small market rate development

## 4. Christ Church



- In current HE with 6 AMI<sup>1</sup> units
- Could potentially reclassify as 6 VLI, and possibly increase units
- A total of 2.9 acres
- Depends on congregation, leadership, and funding
- Congregation wishes to maintain hillside views
- Exploring possible locations
- Acquired grant to do exploration
- Town Council can help with clear path for applying for town affordable housing funds

## 5. Town Center substation/restroom/parking strip



- In 2019 Town considered developing 8 units next to soccer field
- Sheriff's substation, restrooms, and parking strip would be removed
- Sheriff's office has requested better facilities
- 16 year old building was financed with public funds and donations
- Considered by AHHEC, deprioritized in 5/2/2022 meeting due to easement issue ([link1](#), [link2](#))

## 6. Town Center Soccer Field + substation/restroom/parking



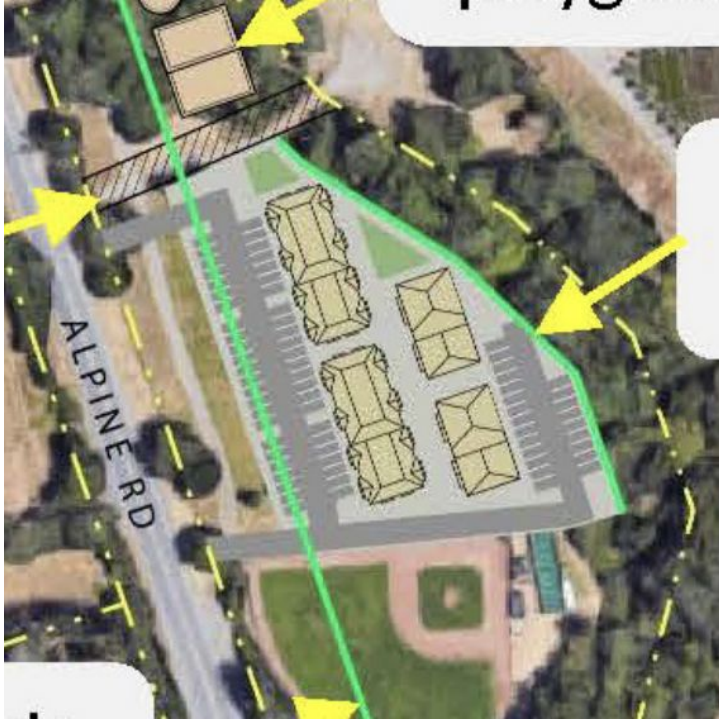
- Town-owned land, ~1.8 acres
- Tight fit for ~50 units
- “Sophie's choice”
- If it's a likely candidate, consider conducting resident survey
- Moving soccer field to DFP is not viable
- AHHEC briefly considered the soccer field during the 6/20/222 meeting and voted for DFP ([link1](#), [link2](#))

## 7. Nathhorst Subcommittee site(s) (*TBD placeholder*)



- Potential for more mixed-use development, concern about impact on tenants
- 1 acre of land is a parking lot included in general plan as *“can accommodate uses which do not require frontage, such as office or residential uses.”*
- Impact on neighbors
- AHHEC previously opted against increased density at Nathhorst (TC [07-13-22 Agenda Packet](#), pg. 43)

## 8. Dorothy Ford Park (for purposes of comparative ranking)



- Dorothy Ford Park site in current HE
- Included for comparative ranking purposes

# Evaluation criteria

- Number, Type and Location of Units
  - Capable of supporting 40-50 units
  - Straightforward development of VLI Units
  - New site or previously considered in previous Housing Element discussions
  - A location that disperses units throughout town
- Safety:
  - Wildfire Risk
  - Geological Risk
  - Evacuation Risk
  - Flood Risk
- Infrastructure Capability
  - Water
  - Power
  - Sewer
  - Cell service
  - High speed internet
  - Road access
- Site development Constraints
  - Slope
  - Setbacks
  - Drainage
  - Shape of parcel
  - Sensitive indigenous cultural areas
  - Endangered species
- Property Owner Interest and Preparedness
  - Self Directed and/or Financed
  - Town Driven Project
  - Additional costs due to unique characteristics
  - Rental property management
- Community Resource Impact
  - Removing Open Space
  - Removing recreational fields
  - Removing retail businesses
  - Removing professional service businesses
  - Obstructing wildlife corridor
- Scenic Impact
  - Alpine and Portola Scenic Corridors
  - Vista Impacts
  - Mindful of rural character of town
- Neighborhood Impact
  - Distance to Neighbors
  - View shed impact
  - Traffic impact
  - Sound impact (proximity of cars, machinery, and people)
  - Light impact
  - Pollution impact (gas exhaust)

# Voting Process



1	<b>YES</b>	I can say an unqualified “yes” to the recommendation.
2	<b>Some concerns</b>	I find the proposal acceptable. It appears to be the best of the available options at this time.
3	<b>Significant concerns</b>	I can live with the proposal, although I am not especially enthusiastic about it.
4	<b>Abstain</b>	I do not fully agree with the proposal, but I am willing to stand aside, remain neutral, so the process can move forward.
5	<b>Not in favor</b>	I do not fully agree with the proposal. I have some suggestions and I would like the working group to do more work to see if we can reach a higher level of agreement.
6	<b>NO</b>	I do not agree with the proposal, and I will work actively to oppose it.

# Recommendations

	Question	Carter	Joslyn	KarenA	KarenV	Mary	Nona	Ronny		Average	Summary (yes/abs./no)
1	AHSEC should focus on a single site for ~50 units										
2	AHSEC should focus on ~5 sites for ~50 units										
3	Private sites with ~10 units are viable for VLI (not incl. farmworker housing or churches)										
4	Recommend 3350 Alpine Rd. for ~50 units										
5	Recommend 3350 Alpine Rd. for ~10 units, joint dev. with DFP										
6	Recommend 3350 Alpine Rd. for ~10 units, independent										
7	Recommend 19501 Skyline Blvd. (Fogarty property) for ~50? units										
8	Recommend Blue Oaks strip east of Los Trancos Rd. for ~10 units										
9	Recommend Christ Church for ~10 VLI units (current HE 6 AMI)										
10	Recommend Town Center Maintenance Building for ~10 units										
11	Recommend TC Soccer Field + Maintenance Building for ~50 units										
12	Recommend Nathhorst Subcommittee site(s) for ~50 units										
13	Recommend Nathhorst Subcommittee site(s) for ~10 units										
14	Recommend Dorothy Ford Park for ~50 units										

# Questions for Town Council

1. What is your feedback on the site recommendations? Are we done, or what more would you like to see for the recommended sites?
2. Would you like AHSEC to attempt to find new sites (beyond those identified by the TC sunrise provision outreach subcommittee)?
3. Do you prefer AHSEC to pursue a single site for ~50 VLI units, or multiple sites distributed throughout town?
4. If we are unable to find site(s) for ~50 VLI units, should we pursue an option where DFP remains in our HE but with reduced density (e.g. ~30–40 units)?
5. Should AHSEC explore financing options for VLI development at ~10 units (vs. ~40–50 units typically considered viable for affordable housing)?
6. Could TC budget staff and/or consultant time/fees for more formal analysis, either for financing options or to take steps to revise our HE with new site(s)?