



TOWN OF PORTOLA VALLEY
Ad Hoc Site Evaluation
Committee Meeting
Tuesday, January 21, 2025
5:30 PM

Karen Askey, Chair
Mary Hufty, Vice Chair
Ronny Krashinsky, Committee Member
Carter Warr, Committee Member
Nona Chiariello, Committee Member
Joslyn Gray, Committee Member
Karen Vahtra, Committee Member

HYBRID MEETING

HISTORIC SCHOOLHOUSE – 765 PORTOLA ROAD, PORTOLA VALLEY, CA

Present: Askey, Chiariello, Gray, Hufty, Krashinsky, Warr, Vahtra **Secretary:** Dewes **PV Interim Planning and Building Director:** Grindall via Zoom

1. CALL TO ORDER at 5:42 p.m.

2. ORAL COMMUNICATIONS FOR ITEMS NOT ON THE AGENDA: None

3. APPROVAL OF MINUTES:

- **January 7, 2025:** After corrections/edits, minutes were approved unanimously.

4. REVIEW UPDATED TIMELINE:

- Added update to the Town Council in February
- Ronny: commented that the timeline is missing time for the Planning Commission and Town Council to develop a revised HE based upon the recommendations and/or accepted proposals of the AHSEC. Grindall commented that the work would be done in parallel, i.e. as options are identified, the Planning Department would begin the necessary background work. Grindall feels that the overall timeline is reasonable, but Krashinsky would like to see some staff time and Planning Commission time allocated during this process.
- It was noted that this is a worst-case scenario, if things move quicker, we could move things up.

5. COMMITTEE DISCUSSION:

a. Site Updates:

- Hufty/Vahtra will be meeting with Maureen Sedonaen - SF Regional Chief Executive Officer for Habitat for Humanity on February 7
- Everyone was reminded to provide Vahtra with property updates so the Master Site list could be kept current.
- **Portola/Alpine Corner:** (Gray, Hufty, Warr):
 - Met w/ Mid-Pen Open Space Leadership re: Hawthorns: Across SM County they have about 50 units total for worker housing. Hawthorns specifically is highly constrained by conservation easement as well as Historical Designation of the buildings. Have explored putting about 5 units into the main house, but they don't have a budget to work with. Committed to keeping the conversation open.
- **Alpine Corridor/Los Trancos/Skyline** (Chiariello, Hufty, Krashinsky):
 - Nona – looked at Fogarty parcels that would be favorable for development.

- There is a parcel along Skyline which has an open area that is not forested and could potentially meet the elements of the HE selection filters. The team will walk the parcel prior to the next meeting.
- It was noted that wildfire risk is a “secondary” filter for the HE selection criteria.
- Betsy Morgenthaler (Chair Open Space Committee): Provided some background on the Open Space Committee It’s an advisory committee which oversees the Open Space Fund (roughly \$9M). The funds are legally restricted; dedicated to acquisition, conservation easements, and ongoing maintenance of acquired parcels.
- The Open Space Committee expressed interest in working with the AHSEC in acquiring a property which could replace the planned development at DFPOS in the HE and the new property could be combined usage for housing and open space.
- The Committee also indicated that, in parallel, they would work to preserve the durability of the Open Space designation of DFPOS.
- We have been informed that the parcel being considered is NOT under the Williamson Act.
- Conversations are ongoing but still introductory and informal.
- Karen A. asked if we could look at a mixed-use development at the Fogarty parcel? Grindall replied that it is a reasonable possibility as HE scores better if retail is included and a store up on Skyline Road would be a plus.
- Karen A. also asked about the application of bonus density - adding above market units to make it more attractive to a developer. Grindall replied that this is possible, we ONLY need to ID a site to accommodate the 50 units, the other components are “extra. “
- Grindall confirmed that the CEQA study would be completed when the properties are being developed.
- 3350 Alpine Road; No new information
- **Town Center/Portola Road Area** (Askey, Hufty, Vahtra)
 - Christ Church: more informal discussions, looking at different areas of the site. They are not able to share any new updates at this time. SB4 allows faith-based organizations to build housing without rezoning.
 - Mirador property: Not likely in our required timeframe, legal issues are extensive
- **Public Comments:**
 - Corley: Hawthorns Board meeting next week.
 - Betsy M: questioned the language in the HE regarding DFPOS. Grindall: the State requires the language but it’s immaterial to Town owned property.
 - Breen: LA fires will force HE filters to change. Ladera Church ADU is NOT priced to be affordable, how does the Town define affordable housing?
 - R. Flynn: Isn’t HCD waiting for us to re-zone DFPOS to high-density residential? Grindall – HCD requires that we make those changes before they re-certify our HE. The Town is currently looking for a surveyor to perform the necessary work to map the parcel. There is no timeframe on when this will be completed.
- **Committee Discussion:**
 - Several committee members spoke in favor of developing a community on Skyline. It would benefit local workers and might appeal to students. We’ve neglected this part of PV.

- b. **Open Space Committee Update:** Incorporated in comments in a.
- c. **Review & Revisions & Initial Vote of Proposal for Reporting to the Town Council (Krashinsky):** Made some updates to the document based upon the discussion at last week's meeting.
- Karen A: 5 under questions for TC - is it in the charter of this Committee to explore financing options
 - **Public Comments:**
 - Corley: Not understanding the purpose of the pre-voting process? Is this normal, necessary? Last week's voting was confusing to the public. The Committee replied that getting interim votes is helpful in gauging the direction of the committee, triggering discussions, generating questions, making adjustments, etc. Diversity of opinion is valuable. It was felt that last week, members had not been prepared to vote.
 - Betsy M. felt it was important to note the smaller footprint of DFPOS as reflected in the HE vs. reality.
 - **Committee Discussion:**
 - Carter: expressed concern that we are identifying and carving out specific properties for re-zoning but not re-zoning adjoining or similar properties. This type of proposal would typically be rejected by the Planning Commission. He felt that we should propose re-zoning for all such properties allowing homeowners to opt-in/out.
 - Grindall – Our practice in PV is that the Homeowner applies and consents to the re-zoning. It's possible to do without owner consent, but not our practice.
 - Carter also expressed frustration with the overall “push” by HE to build affordable multi-use housing in Portola Valley. There will be significant pushback by homeowners if it's “next-door.” We should ID areas where people “want” development, Fogarty provides opportunities
 - Nona: Why is the gateway only on one side of the street. Ronny replied that the gateway does include DFPOS together with Ladera Church. The idea proposed in the HE was that it could be developed as one project
 - Nona also said that If all of Westridge is off limits, it seems unfair to the rest of the town.
 - Karen V. – the problem with 3350 Alpine is that the Town would have to purchase the property, precludes us from doing it at all. Others replied that it's possible a developer could purchase it.
 - Joslyn - Our mission is to find a few sites that are READY to build. Fogarty is great, but how can we get it to happen in this cycle?
 - Karen V. - don't like building on DFPOS but it's what it is available now. HCD may not like Fogarty because it doesn't have sewer, services, stores, schools, etc.
 - Karen A. - Will HCD evaluate sites down to that level of detail? Grindall - HCD will look at the feasibility of a project, so it doesn't preclude Fogarty. But HCD will not accept sites that are impossible to develop.
 - Karen A. – what is our timeframe? Grindall - ID a site and send out an RFP to find a developer. Have until 2030 to start development of the site. Within that timeframe, it is certainly feasible to do Fogarty.
 - Mary -What are the town limits of PV?

- Mary - Agrees w/ Carter that re-zoning situations can be counter-intuitive to incenting development.
- Mary - Why can't we target 50 units at Hawthorn? Other Committee members point out the restrictions already discussed above.
- Karen A. – is it necessary to re-zone all of Fogarty parcels? Grindall –No, we can re-zone individual parcels.
- At this point, all the members submitted votes, the final tally is attached to these minutes.
- **Formation of Sub-Committees, if necessary:** No action required.
- **Next Steps:**
 - Discuss results of voting in the next meeting.
 - Everyone should think about your individual comments that will be going to the TC. Send comments to Ronny if you want them to be included in the formal document.
 - More Outreach

6. COMMITTEE REPORTS AND RECOMMENDATIONS

- a. **Committee Reports** – Memo re HCD suitability from Karen A.
- b. **Staff Reports** – The Town is currently looking for a surveyor to perform the necessary work to map the DFPOS parcel. An update will be provided to the Town Council in March.

7, ADJOURNMENT at 8:13 p.m.

- a. ***The next regular Ad Hoc Site Evaluation Meeting will be on Monday, February 3 at 5:30 p.m.***

Submitted by Patty Dewes

	Question	Carter	Joslyn	Karen A	Karen V	Mary	Nona	Ronny	Avg.	Var.	Summary (yes/no)
1	Recommend 1 site for ~50 units	2	2	3	1	1	1	1	1.6	0.6	7 / 0
2	Recommend ~2-3 sites for ~50 units	2	5	1	5	3	2	2	2.9	2.5	5 / 2
3	Recommend ~5 sites for ~50 units	1	5	3	6	3	3	5	3.7	2.9	4 / 3
4	Recommend 3350 Alpine Rd. for ~50 units	5	5	3	5		2	4.5	4.1	1.6	2 / 4
5	Recommend 3350 Alpine Rd. for ~10-25 units, joint dev. with DFP	5	6	5	5		5	3	4.8	1.0	1 / 5
6	Recommend 3350 Alpine Rd. for ~10 units, independent of DFP	5	6	5	5		5	5	5.2	0.2	0 / 6
7	Recommend 19501 Skyline Blvd. (Fogarty property) for ~50 units	3	3	1	3	1	1	2	2.0	1.0	7 / 0
8	Recommend 19501 Skyline Blvd. (Fogarty property) for ~10 units	2	6	6	6	5	2	3	4.3	3.6	3 / 4
9	Recommend Blue Oaks strip east of Los Trancos Rd. for ~10 units	5	5	5	5	6	5	5	5.1	0.1	0 / 7
10	Recommend Christ Church for ~10 VLI units (vs. current HE 6 AMI)	1	5	1	5	1	1	2	2.3	3.6	5 / 2
11	Recommend TC substation strip for ~10 units	3	5	2.5	6	5	2	5	4.1	2.4	3 / 4
12	Recommend TC soccer field + substation strip for ~50 units	5	2	4.5	3	5	5	6	4.4	1.9	2 / 5
13	Recommend Hawthorns Historic Complex for ~5 units	2	5	1	6	1	1	5	3.0	5.0	4 / 3
14	Recommend Hawthorns Historic Complex for ~50 units	1	5	5	6	1	2	5	3.6	4.6	3 / 4
15	Recommend Dorothy Ford Park for ~50 units	5	2	5	2	6	6	3.5	4.2	3.0	3 / 4