



**TOWN OF PORTOLA VALLEY
Ad Hoc Site Evaluation
Committee Meeting
Tuesday, December 3, 2024
5:00 PM**

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

HYBRID MEETING
MINUTES

HISTORIC SCHOOLHOUSE – 765 PORTOLA ROAD, PORTOLA VALLEY,
CA

Present: Askey, Breen (1st hour), Chiariello, Gray, Hufty, Vahtra

Also Present: Grindall, Lane, Murphy, Adams, Flynn, Morganthaler, Vernazza,
Christiansen, Pflaum

1. CALL TO ORDER at 5:30 after tech delays.

2. ORAL COMMUNICATIONS FOR ITEMS NOT ON THE AGENDA

a. Christiansen reports that Christ Church is eager to proceed with below market rate housing. They have joined a learning group with other churches and hope to find grant money. Hopeful they might receive some of Town's In Lieu funds. 6 units minimum; more hopefully if feasible.

b. Askey encourages Town to set up a procedure for this committee to receive written comments from the public as was done with Ad Hoc Housing Committee. Create page on Town website as for other committees.

c. Breen is aware of other parcels not on current working list and will share with committee.

d. Warr, Corley and Vertongen – all can't hear from home.

3. APPROVAL OF MINUTES none available

4. NEW BUSINESS

a. Election of Secretary

i. No secretary elected. Non-Member Dewes has volunteered to be minute taker. For tonight only, Murphy will take minutes.

b. Review Goals & Objectives of Committee

- i. Update on HCD Requirements from Terrence Grindall, Interim Planning Director: Charge to this committee is to identify additional sites for BMR units to protect Ford Park from development. Best solution for this committee is to identify site to re-zone for 20-23 units/acre. Feasibility of site development in HCD view. If zoned for this density PRESUMED low income for Housing Element purposes. At this step not important to include financing, etc.
 - ii. Vahtra commented on practical reality of Focus on finding one site that could accommodate 40-50 units. 1 large building most economically feasible for developers. Large parcels could have a smaller area split off and re-zoned for high density leaving larger area with old zoning. Models that spread smaller buildings over multiple sites are possible – more socially/esthetically appropriate but more expensive.
 - iii. Public comments from Miller, Murphy, Corley
- c. Review & Discussion of Proposed Timeline
 - i. Chart attached to agenda. This committee’s report due May 2025, RFQ for Ford sent by January 2026. Construction must begin 2031. All agreed this is worst case timeline and efforts will be made to work faster than this. RFQ (Request for Qualification) is pick a developer and work on details. Issuing RFQs adds to validity for HCD. Zoning change at same time; if property not developed could be pushed to next HE cycle.
 - ii. Public comments from B.Morganthaler, Vertongen and Adams.
- d. Review & Discussion of Proposed Site Evaluation Criteria
 - i. Substantial discussion of what to include/add/eliminate from initial proposed list. Vahtra will condense and present at next meeting.
- e. Review & Discussion of Potential Sites – status of site visits and inquiries
 - i. Nathorst Triangle Plus (Grey, Hufty, Breen) Hufty has spoken to several owners. Significant interest and deep commitment to tenants. In flux, what are boundaries of developable sites in Nathorst triangle?
 - ii. Alpine Corridor/Los Trancos/Skyline (Chiariello, Hufty, Krashinsky) Further detail and discussion of 3350 Alpine, Fogarty Winery workforce housing, and Blue Oaks property.

Pros and Cons of most likely sites presented in very helpful chart. See attached.

- iii. Town Center/Portola Road Area (Askey, Hufty, Vahtra)
 - iv. Workload needs to be re-distributed between subcommittees
 - v. Krashinsky will share template for his chart with other subcommittees
 - vi. LIST OF PROPERTIES MENTIONED BY THE PUBLIC FOR FURTHER EXPLORATION: PV Garage, Sequoias, Parking Lot Behind Roberts Market, El Mirador, Neely, Frog Pond Park (Road Remnant), Nell Property near PV Ranch, Property between Neely and the White property, Property between Corte Madera and Willowbrook
- f. Review upcoming meeting dates
- i. Next meeting Tuesday, December 17. Discussion of optimum 2025 meeting schedule begun. No agreement reached.
- g. Consider formation of new subcommittees for special assignment.
- i. Deferred.

5.COMMITTEE REPORTS AND RECOMMENDATIONS

- a. Committee Reports – none
- b. Staff Reports
 - i. Update from Terrence Grindall on Status of site development/permits in Town and RHNA Progress. Grindall responded immediately to HCD's latest letter with additional specific requirements. Rest of report Postponed to January meeting.

6.ADJOURNMENT approximately 9:15

- a. *The next regular Ad Hoc Site Evaluation Meeting will be tentatively held Tuesday December 17, 2024, at 5:00pm*

Sites being considered by subcommittee

Priority (Ronny)	Priority (Nona)	ID	Acres range	Acres	Region	Address	Description	Map link	In HE ?	APN	Property Has OK'd Public Discussion	Next step(s)	Notes
3	3	10	0-5	3.0	Alpine Rd	3350 Alpine Rd	Across from Ford Park	33...	No	077271050	YES - 11/25 phone call with Mary	Nothing planned, ask staff about AB 721	Owner Martin Miller is supportive, wants to save Ford Park, could not move for 2-3 years. Westridge CC&Rs, maybe resolved by AB 721.
3	3	21	5-20	360.0	Skyline	19501 Skyline Blvd	Fogarty property	Th...	No	<various>	Yes - 11/26 in discussion with Mary	Nothing planned	They would welcome a relative assessment of feasibility in the public arena and want to understand how affordable housing can be built
3	3	1	0-5		Alpine Rd						10/24/24: So far NO	Mary to talk to ---	
3.5	3.5	14	0-5		Los Trancos						11/5/24: Who to ask	Nothing planned	
3.5	3.5	23	0-5		Alpine Rd						11/5/24: Need to ask	Nothing planned, Mary to intro?	
4	4	26	0-5	16.1	Los Trancos	800 Los Trancos Rd	Hawthorns Historic Complex	80...	No	079080090	public property	Mary+Nona to meet with Margie MacNiven MROSD	Anticipate long process with MROSD
4	4.5	13	0-5		Los Trancos						11/5/24: Need to ask	Nothing planned	
4	5	24	0-5	13.6	Los Trancos		Blue Oaks - strip east of LTR	Blue Oaks st	No	080241380	YES - town owned land, considered by AHHEC	Nothing planned	Considered during AHHEC process, rejected due to fire risk and development difficulty (slope)
5	5	2	0-5	0.5	Alpine Rd		LCC housing site	33...	Yes	077271170	(already public in HE)	Nothing (already in HE)	HE site; no new info
5	5	16	5-20	13.7	Alpine Rd	3639 Alpine Rd	Glen Oaks	Is...	Yes	077282030; 077282020	(already public in HE)	Nothing (already in HE)	HE site; no new info
5	5	20	5-20	75.4	Alpine Rd		Portola Terrace	Portola Terr...	Yes	077281020	YES - in public domain already	Nothing (already in HE)	HE site; no new info
5	5	22	0-5	7.7	Alpine Rd		Dorothy Ford Park	Dorothy For...	Yes	077272010	YES - in public domain already	Nothing (already in HE)	HE site; no new info

Ronny's scale:
 1 = viable option for 50+ affordable units
 2 = potential option for 50+ with traction, or viable smaller option
 3 = potential option with no traction or issues
 4 = potential option with resistance or significant issues
 5 = not viable / not relevant for committee

Submitted by Judith Murphy