

**PLANNING COMMISSION  
RESOLUTION # 2023-~~24~~**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PORTOLA VALLEY  
RECOMMENDING THE TOWN COUNCIL ADOPT THE 2023-2031 HOUSING ELEMENT  
UPDATE AND OTHER GENERAL PLAN AMENDMENTS  
REQUIRED TO CONFORM WITH THE UPDATED HOUSING ELEMENT**

**WHEREAS**, the California Government Code Section 65300 et. seq. requires every city and county in California to adopt a General Plan for its long-range development, and further, to periodically update that Plan to reflect current conditions and issues;

***The Current Affordability Crisis***

**WHEREAS**, the California legislature has found that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives.” (Gov. Code Section 65589.5.);

**WHEREAS**, the legislature has further found that “Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.” (Gov. Code Section 65589.5.);

***The Town’s RHNA Allocation***

**WHEREAS**, State Housing Element Law (Article 10.6 of Gov. Code) requires that the Town Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the Town of Portola Valley’s (Town) regional housing need allocation (RHNA) of 253 housing units, comprised of 73 very-low income units, 42 low-income units, 39 moderate-income units, and 99 above moderate-income units together with an appropriate buffer to ensure compliance with the “no net loss” requirements of Housing Element law;

***Housing Element Law Requirements***

**WHEREAS**, State law requires that the Town conduct an assessment of housing needs and prepare an inventory of resources and constraints relevant to the meeting of these needs, including analysis of population and employment trends, household characteristics, inventory of land suitable and available for residential development (Gov. Code Section 65583(a));

**WHEREAS**, State law requires that the Town identify a zone or zones where emergency shelters are allowed as a permitted use with sufficient capacity to accommodate the need for emergency shelter identified in the assessment of housing needs (Gov. Code Section 65583(a)(4));

**WHEREAS**, State law requires that the Town analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including for special housing needs and persons with disabilities, land use controls, fees, and

permit procedures, along with efforts to remove governmental constraints (Gov. Code Section 65583(a)(5));

**WHEREAS**, State law requires that the Town analyze potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those identified in the sites inventory, along with local efforts to remove nongovernmental constraints (Gov. Code Section 65583(a)(6));

**WHEREAS**, State law requires that the Town analyze special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter (Gov. Code Section 65583(a)(7));

**WHEREAS**, State law requires that the Town analyze opportunities for energy conservation with respect to residential development (Gov. Code Section 65583(a)(8));

**WHEREAS**, State law requires that the Town analyze existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years (Gov. Code Section 65583(a)(9));

**WHEREAS**, State law requires that the Town prepare a statement of the community's goals, quantified objectives, and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement, and development of housing (Gov. Code Section 65583(b));

**WHEREAS**, State law requires that the Town prepare a program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, the utilization of appropriate federal and state financing (Gov. Code Section 65583(c));

**WHEREAS**, State law requires that the Town identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the Town's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory without rezoning (Gov. Code Section 65583(c)(1));

**WHEREAS**, State law requires that, where the Town identifies inadequate sites in the inventory to accommodate the need for groups of all household income levels, that the rezoning of those sites, including adoption of minimum density and development standards, for jurisdictions with an eight-year Housing Element planning period, shall be completed no later than three years after either the date the housing element is adopted pursuant to subdivision (f) of Gov. Code Section 65585;

**WHEREAS**, State law requires that the Town identify programs that assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households (Gov. Code Section 65583(c)(2));

**WHEREAS**, State law requires that the Town identify programs that address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities (Gov. Code Section 65583(c)(3));

**WHEREAS**, State law requires that the Town identify programs that conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action (Gov. Code Section 65583(c)(4));

**WHEREAS**, State law requires that the Town identify programs that promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other protected characteristics, and any other state and federal fair housing and planning law (Gov. Code Section 65583(c)(5));

**WHEREAS**, State law requires that the Town identify programs that preserve for lower income households the assisted housing developments that are eligible to change from low-income housing uses during the next 10 years (Gov. Code Section 65583(c)(6));

**WHEREAS**, State law requires that the Town develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent for very low, low-, or moderate-income households (Gov. Code Section 65583(c)(7));

**WHEREAS**, State law requires that the Town identify the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other General Plan Elements and community goals (Gov. Code Section 65583(c)(8));

***New Affirmatively Furthering Fair Housing (AFFH) Requirements***

**WHEREAS**, State law requires that the Town make a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort (Gov. Code Section 65583(c)(9));

**WHEREAS**, State law requires that the Town affirmatively further fair housing in accordance with Gov. Code Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2 (Gov. Code Section 65583(c)(10));

**WHEREAS**, State law requires that the Town include a summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and fair housing outreach capacity (Gov. Code Section 65583(c)(10)(A)(i));

**WHEREAS**, State law requires that the Town include an analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty and affluence, disparities in access to opportunity, and disproportionate housing needs, including displacement risk (Gov. Code Section 65583(c)(10)(A)(ii));

**WHEREAS**, State law requires that the Town include an assessment of the contributing factors, including the local and regional historical origins and current policies and practices, for the fair housing issues (Gov. Code Section 65583(c)(10)(A)(iii));

**WHEREAS**, State law requires that the Town identify the jurisdiction's fair housing priorities and goals, giving highest priority to those factors identified that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance, and identifying the metrics and milestones for determining what fair housing results will be achieved (Gov. Code Section 65583(c)(10)(A)(iv));

**WHEREAS**, State law requires that the Town include strategies and actions to implement those priorities and goals, which may include, but are not limited to, enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and protecting existing residents from displacement (Gov. Code Section 65583(c)(10)(A)(v));

**WHEREAS**, State law allows local government to satisfy all or part of its requirement to identify a zone or zones suitable for the development of emergency shelters by adopting and implementing a multijurisdictional agreement (Gov. Code Section 65583(d));

#### ***Public Outreach and Review Process***

**WHEREAS**, the Town conducted extensive community outreach over 24 months and totaling approximately 126 hours, including the following public meetings to discuss various aspects of the Housing Element update (current through February 17, 2023): 7 Town Council meetings; 10 Planning Commission meetings; 1 Joint Town Council and Planning Commission meeting; 15 Ad Hoc Housing Element Committee meetings; 2 Ad Hoc Committee of Town Committees meetings; and 2 Community-Wide meetings;

**WHEREAS**, on August 11, 2022, the Town submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for review;

**WHEREAS**, on November 9, 2022, HCD provided the Town with a number of comments regarding the draft Housing Element (Exhibit A), and based upon comments, Town staff revised the draft Housing Element to include additional information and data to support the Town's position that the proposed programs and zoning changes would be adequate to accommodate the RHNA and affirmatively further fair housing as shown in Exhibit B;

#### ***Environmental Review Process***

**WHEREAS**, the Town, as lead agency under the California Environmental Quality Act ("CEQA"), prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the Housing Element, Safety Element, conforming General Plan amendments and zoning code amendments and circulated it for public review;

**WHEREAS**, on February 15, 2023, the Planning Commission conducted a public hearing to review the Response to Comments memorandum addressing the verbal comments made by Members of the Planning Commission and the public on November 16, 2022, the adequacy of the IS/MND, and the recommended text changes to the IS/MND. The Planning Commission then recommended approval of the IS/MND, ~~and~~ updated Response to Comments, and further

recommended that the Town Council adopt the project design features listed in the Targ/Brothers Colleagues Memo, excluding the financial terms, through the mechanism of Council's choosing, and additionally recommended that the Town Council further consider adopting the key approaches for Fire Safety presented by Fire Marshal Bullard in his February 15, 2023 presentation to the Planning Commission;

### **Conforming General Plan Amendments**

**WHEREAS**, on November 30, 2022, the Planning Commission discussed amendments to the General Plan required to conform with the Housing Element.

**WHEREAS**, these programs include: the creation of a new "Gateway" district that allows affordable housing, recreation, and open space; the creation of two new multi-family land use classifications allowing up to four and 20 dwelling units per acre, respectively; an "opt-in" overlay provision permitting limited single family homes to voluntarily upzone to up to 4 units (not to exceed a townwide total of 12 units), and a new mixed-use land use classification to allow for up to six dwelling units per acre. These changes will require relatively minor conforming updates to the Land Use Element, the Nathhorst Triangle Plan, and corresponding maps/diagrams;

**WHEREAS**, on November 30, 2022, the Planning Commission also discussed the need to update the Alpine Scenic Corridor Plan to clarify that any new development along the Alpine Scenic Corridor should be designed to respect the Plan's scenic principles and provide sufficient setback for the use of Alpine Road as a major evacuation corridor. The Planning Commission also discussed that the Land Use Element be updated to remove outdated, impermissible limits on household composition;

**WHEREAS**, on March 6, 2023, the Planning Commission further discussed amendments to the General Plan required to conform with the Housing Element as required for general plan consistency;

**WHEREAS**, on March 2, 2023, the Town published the final draft Housing Element on the Town website and requested public comment on the final draft;

**WHEREAS**, the Planning Commission held a public hearing on March 6, 2023, considered all public comments received, the presentation by Town staff, the staff report, and all other pertinent documents regarding the proposed request, which are incorporated by reference;

**WHEREAS**, the Planning Commission has reviewed the Housing Element and all pertinent maps, documents and exhibits, including HCD's findings in Exhibit A, the Town's response to HCD's findings in Exhibit B, the staff report and all attachments, and oral and written public comments; and determined the Housing Element to be consistent with State law and the General Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission hereby makes the following findings to recommend the Town Council approve the General Plan amendment to update the Housing Element and other portions of the General Plan (collectively "General Plan amendments") for consistency with the Housing Element:

1. The findings-above recitals set forth in this resolution are hereby incorporated.

2. ~~The findings in~~ Planning Commission Resolution No. 1 adopted on February 15, 2023, including Exhibit A Project Design Features and Exhibit B Key Approaches to Fire Safety ~~is~~are hereby incorporated. The Commission finds that on the basis of the whole record before it, there is no substantial evidence that the adoption of the Housing Element and the General Plan amendments, as mitigated in the Mitigated Negative Declaration, will have a significant impact on the environment.
3. The proposed Housing Element amendment attached to the Staff Report as Attachment 1 is necessary to implement the State housing Element law. The Housing Element will accommodate higher density multifamily housing to expand housing options and affordability.
4. The Housing Element substantially complies with Housing Element Law, as provided in Government Code 65580 et seq. and contains all provisions required by State Housing Element Law.
5. A key principle of General Plan law is that each element in the General Plan must be consistent with one another. Therefore, to ensure consistency with the Housing Element the Planning Commission recommends that the Town Council adopt the following minor conforming amendments to other General Plan elements: the Land Use Element, the Nathorst Triangle Plan, and corresponding maps/diagrams; the Alpine Scenic Corridor Plan; and the Land Use Element to remove outdated, impermissible limits on household composition as set forth in Attachment 3 to the Staff Report.
6. The proposed General Plan amendments will not be detrimental to the public interest, convenience, and general welfare of the Town. The amendments will result in a logical placement of land uses consistent with the overall intent of the General Plan and facilitate housing development opportunities at a range of income levels and household types. The proposed General Plan amendments will facilitate the development, maintenance, and improvement of adequate and affordable housing for new and existing residents, which will be a benefit to the public.
7. The Planning and Building Director is hereby authorized to make non-substantive changes to the Housing Element to address comments received from HCD.

\* \* \* \* \*

Passed and Adopted at this special meeting of the Planning Commission of the Town of Portola Valley on March 6, 2023.

By: \_\_\_\_\_  
Anne Kopf-Sill, Chair

ATTEST:

\_\_\_\_\_  
Laura Russell, Planning and Building Director

**EXHIBIT A – HCD LETTER**

**EXHIBIT B – RESPONSE TO HCD LETTER**



## Dylan Parker

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**From:** Thomas Geisler  
**Sent:** Monday, March 6, 2023 1:34 PM  
**To:** housing  
**Subject:** FW: meeting with residents before March 6, 2023

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**From:** Town Center <TownCenter@portolavalley.net>  
**Sent:** Thursday, February 16, 2023 12:47 PM  
**To:** Dylan Parker <dparker@portolavalley.net>  
**Cc:** Thomas Geisler <tgeisler@portolavalley.net>  
**Subject:** FW: meeting with residents before March 6, 2023

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**From**  
**Sent:** Wednesday, February 15, 2023 11:55 PM  
**To:** Town Center <[TownCenter@portolavalley.net](mailto:TownCenter@portolavalley.net)>  
**Subject:** meeting with residents before March 6, 2023

Dear Planning Commission,

It is imperative you meet with long time residents to discuss and review current policies as well as real perspectives from Town residents before you move on to the March 6 meeting.

Again tonight we saw a change in process that did not allow us to fully inform the new members of the Planning Commission so they could make a "sound" decision.

As I mentioned during the meeting it is imperative you meet with constituents to update and inform you so you can make a decision based on solid facts, experience, and the laws.

thank you,  
caroline Vertongen  
650-678-7562

## Dylan Parker

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**From:** Thomas Geisler  
**Sent:** Monday, March 6, 2023 1:34 PM  
**To:** housing  
**Subject:** FW: Colleague's Memo from Commissioner Targ and Commissioner Brothers

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**From:** Melissa Thurman <mthurman@portolavalley.net>  
**Sent:** Thursday, February 16, 2023 12:09 PM  
**To:** Dylan Parker <dparker@portolavalley.net>; Thomas Geisler <tgeisler@portolavalley.net>  
**Subject:** FW: Colleague's Memo from Commissioner Targ and Commissioner Brothers

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**From:** Maryann Moise  
**Sent:** Wednesday, February 15, 2023 9:30 AM  
**To:** Town Center <[TownCenter@portolavalley.net](mailto:TownCenter@portolavalley.net)>; Anne Kopf-Sill <[anneark59@sbcglobal.net](mailto:anneark59@sbcglobal.net)>; Nicholas Targ <[Nicholas.Targ@hklaw.com](mailto:Nicholas.Targ@hklaw.com)>; Ronny Krashinsky <[ronnykrash@gmail.com](mailto:ronnykrash@gmail.com)>; [jonathangoulden@gmail.com](mailto:jonathangoulden@gmail.com);  
[lynda.l.brothers@gmail.com](mailto:lynda.l.brothers@gmail.com)  
**Cc:** Laura Russell <[russell@portolavalley.net](mailto:russell@portolavalley.net)>; Jeremy Dennis <[jdennis@portolavalley.net](mailto:jdennis@portolavalley.net)>; Melissa Thurman <[mthurman@portolavalley.net](mailto:mthurman@portolavalley.net)>; John Richards <[fjrarchitect@gmail.com](mailto:fjrarchitect@gmail.com)>  
**Subject:** Colleague's Memo from Commissioner Targ and Commissioner Brothers

Dear Honorable Planning Commissioners,

We write in general support of the Colleague's Memo Attachment submitted by Commissioner Nicholas Targ and Commissioner Lynda Brothers on February 8, 2023, with three caveats:

- **That the formal commitment to and adoption of the "Proposed Design Features" does not hold up approval of the IS/MND by the Planning Commission.**
- **That the formal commitment to and adoption of the Attachment titled "Proposed Design Features" does not disrupt the Town Council's approved timeline for approving and submitting the Final Draft of the Housing Element (HE) to the Department of Housing and Community Development (HCD).**
- **That the staff, who have done extraordinary work on the HE to date, be granted any extra financial resources necessary to accomplish the above.**

### WHAT WE LIKE ABOUT THE PROPOSAL

It formalizes a road plan for the next phase of implementing the HE in anticipation of new residential building projects and new residents.

It adds an extra layer of comfort to the community to assure that these tasks are important and will get done.

It includes a new program to the Housing Element that many of us have talked about for years: that of bringing in the churches and the HOAs to help.

It includes the white elephant in the room, FINANCE. We need new revenue streams to pay for more staff assuming that the planning in the HE is actualized, and families and developers bring building applications to Town Hall. (We are less concerned with things such as park and rec and infrastructure costs since those are routinely negotiated with a developer who applies, not to mention that the sale of property in town incurs property taxes. Fundraising to purchase land for alternate housing sites should be figured out by those on the housing inventory working group.

## **THINGS THAT ARE ALREADY PLANNED FOR BUT COULD BE HIGHLIGHTED**

GP, Zoning and Design Review—We understand that the Town Council wants to create an Ad Hoc General Plan Review Committee to assure that the GP is consistent with the new HE while also upholding our historical values. You can call it out, but we don't think this is new work.

Housing Inventory—We assumed that creating a working group to seek out alternative sites to Ford Field/Park and Glenoaks (the sunrise provision in the HE) was taken for granted when we all signed on to the sunrise provision. But sure, call it out.

## **THINGS THAT WE THINK ARE ALREADY HAPPENING OR WILL HAPPEN ORGANICALLY**

**Safety**—Last Fall Vic Schacter from the Emergency Preparedness Committee made a presentation to the Town Council demonstrating the current iteration of the Evacuation Plan. We all gave it a thumbs up and approved next steps. Preliminary Fire Maps from WFPD have recently started to emerge. The Town does not have jurisdiction over the WFPD, but they do understand our deadlines. The Emergency Preparedness Committee is on top of this work, as is the Wildfire Committee; therefore, we think that the Council should direct one or both of those committees to work collaboratively with staff and the WFPD to make recommendations as described. You don't need to create a new ad hoc committee to accomplish this goal.

**Services and Infrastructure**—When people or entities buy property, they are charged property tax every year, right? Those taxes fund services from salaries for Town staff to schools to the library to infrastructure. In the case of a multi-family building or clustered development, standard practice is to negotiate mitigations with the developer. If a residential building will contain rental units that do not produce individual property taxes per household, the mitigations are higher. We believe it premature to work with service providers, etc. to plan for an unknown increase in population.

**Finance**—Following the same train of thought as above, projecting demand for services, public safety planning, and infrastructure are impossible to calculate when we have no idea exactly how much housing will be built and how many more people will choose to live here. As projects come in, these considerations are evaluated, and mitigations are negotiated. We are not the only town or city in the state who must deal with an unknown quantity of new folks to plan for; EVERYONE is facing the same dilemma. We think it's ok to highlight this, but we don't believe a formal evaluation is warranted at this time.

**Inclusionary Housing Fund Distribution Policies**—At least one committee, Race & Equity, has already reviewed and made recommendations and we believe more are planning to do the same. We know that the Council wants to resolve this issue sooner rather than later. Call it out if you will, but it is on the to-do list. You could highlight it as something to complete by end of fiscal year 22-23.

If the proposals in the Colleague's Letter Attachment can be easily assimilated into the Housing Element and don't present another burden for staff that will blow up the timelines, then we believe that these recommendations will add clarity to and enrich the document, both good outcomes.

Thank you for your service!

--maryann

Maryann Moise (Derwin), former Mayor and Council member

--john

John Richards, former Mayor and Council member



## Dylan Parker

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**From:** Dylan Parker  
**Sent:** Monday, March 6, 2023 10:40 AM  
**To:** housing  
**Subject:** FW: CEQA questions

Regards,

**Dylan Parker, AICP Candidate**

Associate Planner



**Town of Portola Valley**

Tel: 650.851.1700 Ext. 230

[www.portolavalley.net](http://www.portolavalley.net)

Upcoming Town Hall Closure: February 20 – President's Day

Please visit [www.portolavalley.net/virtualappointment](http://www.portolavalley.net/virtualappointment) for information on how to make an appointment for Planning and Building services.

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**From:** Melissa Thurman <mthurman@portolavalley.net>  
**Sent:** Monday, March 6, 2023 9:43 AM  
**To:** Dylan Parker <dparker@portolavalley.net>  
**Cc:** Thomas Geisler <tgeisler@portolavalley.net>  
**Subject:** FW: CEQA questions

To be distributed to the Planning Commission.

Thank you.

**-Melissa Thurman, MMC**

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**From:** Kristi Corley  
**Sent:** Monday, March 6, 2023 9:42 AM  
**To:** Melissa Thurman <[mthurman@portolavalley.net](mailto:mthurman@portolavalley.net)>  
**Subject:** Fwd: CEQA questions

I meant to just send this to you. Kristi

----- Forwarded message -----

From: **Kristi Corley**

Date: Mon, Mar 6, 2023 at 10:40 AM

Subject: CEQA questions

To: Laura Russell <[russell@portolavalley.net](mailto:russell@portolavalley.net)>, Anne Kopf-Sill <[anneark59@sbcglobal.net](mailto:anneark59@sbcglobal.net)>, Ronny Krashinsky <[ronnykrash@gmail.com](mailto:ronnykrash@gmail.com)>, Lynda Brothers <[lynda.l.brothers@gmail.com](mailto:lynda.l.brothers@gmail.com)>

Melissa,

Please deliver to the Planning Commissioners this morning and put into the digest.

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Planning Director Laura and Planning Commission,

Do you still plan on completing CEQA for the 7 sites on the Housing Element list?

Will you conduct CEQA on the following sites with creeks, streams or seasonal creeks?

Sequoia site

Ford Field site

Dorothy Ford Park site

Glen Oaks Site

and any other sites with a stream or creek?

Do you plan on completing CEQA for building sites with streams in the Town of Portola Valley?

What housing site parcel addresses do you plan on completing CEQA?

(housing element and other parcels in permitting process?)

The proposed setback of the "ditch" of 5 feet seems inadequate for the seasonal overflowing stream (this winter and other winters.) You call the stream a ditch. Would the planning commission consider a 10 foot setback for the seasonal stream? Often people dump into streams and a 10 foot buffer would protect the stream better. Stream dumping which can often occur with a 5 foot setback and less likely with a 10 foot setback.

Please read and refer to the current code of ordinances:  
18.59.010 through 18.59.080 purposes of creek setbacks.

Any creek which flows into a larger creek such as Los Trancos Creek, Corte Madera Creek or Sausal Creek should also be protected.

Thank you for your consideration of my comments.

All the best,  
Kristi

## Dylan Parker

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**From:** Roland Strick Jr.  
**Sent:** Monday, March 6, 2023 10:34 AM  
**To:** housing  
**Subject:** Boething Treeland On Alpine

<https://www.google.com/maps/place/Boething+Treeland+Farms,+Inc./@37.4060144,-122.1910079,15z/data=!4m6!3m5!1s0x808fa53edf3e9d5f:0x4f817f540b147ca1!8m2!3d37.4060144!4d-122.1910079!16s%2Fg%2F1tr8ltkr>

Did we look at this property? This could cover all the housing. Close 280 and construction at one place. Bottom floor can have retail/restaurants and can keep extra traffic close to 280. Just a thought.....

Thank you, Roland



### Roland Strick Jr.

PRESIDENT

☎ 650.625.1010  
📠 650.625.1043  
🌐 [www.servicebymedallion.com](http://www.servicebymedallion.com)  
📍 455 National Avenue. Mountain View, CA 94043

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## Dylan Parker

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**From:** Bob Schultz  
**Sent:** Monday, March 6, 2023 10:33 AM  
**To:** Town Center  
**Cc:** housing; Melissa Thurman  
**Subject:** Comments on Proposed Housing Element Zoning Changes to 4394 and 4370 Alpine

Dear Planning Commission,

Please accept our comments and concerns regarding the plans for 4394 and 4370 Alpine Road zoning:

1. We support the two-story height limit proposed for 4394 Alpine. The two-story height limit should be maintained and enforced on all Nathhorst Triangle parcels in keeping with the Alpine and Portola Scenic Corridor plans in the General Plan.
2. We do not support a 21 unit/acre high density zoning of 4394 Alpine. As we and many residents have noted, this high density brings serious public safety, evacuation, parking, and infrastructure concerns which have not been adequately addressed by the Mitigated Negative Declaration.
3. We ask the Commission to take all zoning steps possible to prevent bonus density from being enacted at 4394 Alpine and other proposed high-density zones. As an example, the reduction in parking capacity enabled by bonus density would severely impact traffic and parking along Alpine and Portola Roads especially with additional parking needed by Willow Commons, 4370 Alpine, and the Hawthorns Open Space.
4. We would like to understand why the Supportive Housing Overlay seems to be specifically written to give the property owners maximum flexibility to enable their ministerial, by-right approval of any project. Why would the Town want to give away our control?
5. We feel that a high-density residential or Supportive Housing zone, especially when combined with the Willow Commons project, creates a specific, intensive use of the Nathhorst AP/CC parcels. This use runs counter to Objective #1 of the Nathhorst Triangle Plan which is "to develop the Nathhorst Triangle area (NTA) as a focal point for businesses and institutional type uses serving the residents of Portola Valley." The zoning changes to 4370 and 4394 generally reduce and replace the commercial potential of these parcels with uses that do not serve *all* the residents of Portola Valley.

Sincerely,  
Bob Schultz and Suzanne Yamada  
145 Portola Road



## Dylan Parker

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**From:** Edith Collin  
**Sent:** Sunday, March 5, 2023 5:44 PM  
**To:** housing  
**Subject:** Recent meeting including the Fire Department

To the Planning Commission

It is my understanding that at the last Planning Commission meeting the Fire Department was invited to come and accepted the invitation. This is progress indeed. Thank you for making them welcomed.

I hope too that your acceptance of their 10 point plan is going to be presented to the Town Council soon.

Fire is a danger that has faced Portola Valley since before its existence as a town and I am very happy to see that as a town, we have opened the door with the fire department and welcomed them to work with us to mitigate the fire hazards we all face.

From my perspective as a mere town citizen, we need to enlist and listen to the fire department recommendations that will keep us all as safe as possible.

Thank you and well done, so far.

Edith Collin  
360 Cervantes Rd.

## **Dylan Parker**

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**From:** Peter Lipman  
**Sent:** Sunday, March 5, 2023 10:10 AM  
**To:** Town Center; housing  
**Cc:** Jeff Aalfs; Mary Page Hufty; <Judith.Hasko@lw.com>; Craig Taylor; Sarah Wernikoff  
**Subject:** Housing Element Plan (draft #3) & obliteration of Dorothy Ford Park

### **To the PV Planning Commission (and Town Council): Obliteration of Dorothy Ford Park**

Despite many prior written and oral complaints by town residents, the revised Housing Element Plan (draft #3) continues to distort, obfuscate, and conceal the multiple adverse impacts and even the nomenclature of its proposal to place high-density multifamily housing at Dorothy Ford Park.

This first public park of the town, acquired more than 50 years ago with funds donated by residents, consists of 7.67 acres, part of which is used as a little-league baseball diamond (commonly referred to as Ford Field). Truly constituting the gateway to Portola Valley, Dorothy Ford Park with its heritage oaks is the most accessible, most highly visible, and long-standing scenic open space in the town. The clear long-standing intent has been for this park to be provide a permanent open-space preserve (General Plan, Alpine Scenic Corridor Plan, p. 14, no. 5; also PV Town fact sheet: "Portola Valley's Open Spaces"--May 2020).



Plaque, under the two heritage live oaks

But nowhere in the draft housing-element plan is the term “Dorothy Ford Park” applied to this site. Instead, the document misleadingly references “a portion of the Dorothy Ford Field” (p. 32) or “Dorothy Ford Field and open space” (p. 105). Whether deliberately or not, such phraseology obscures the unpleasant reality that implementation of the proposed 50-unit development would completely demolish Dorothy Ford Park, other than the baseball diamond (Ford Field).

Along with the six other sites identified for multifamily housing along the northern segment of Alpine Road, with 160 units proposed in total, the current housing-element plan if implemented, would also drastically undermine the long-standing goal of the town’s General Plan to preserve an Alpine Scenic Corridor. This part of the scenic corridor, the primary access approach to the town, would become a high-density residential and commercial strip development. Detached from such a new reality, this optimistic aspirational element of the General Plan would become a vestigial eulogy for the goals and principles under which the town was founded. Sacrificing Dorothy Ford Park as the most expedient approach to meet the housing mandates imposed by HCD would be analogous to the city of San Francisco proposing that Golden Gate Park be used for its much-needed additional housing—think what public reaction would emerge from such a proposal!

Alternatively, many residents have urged that the town pursue alternatives to preserve the heritage and goals of its General Plan, using resources from its Inclusionary Housing Fund (currently, ~\$4.5 M?) to help obtain a more appropriate 2-3 acre site for multifamily housing located more centrally within Portola Valley. Neither the prior Town Council or the Ad-Hoc Housing Committee appear to have explored this or other alternatives in any depth. I hope the Planning Commission will convey such resident concerns and suggestions for alternatives in its report to the Town Council, while requesting that the the Housing Element Plan be revised further to provide clarity about the impacts and future of Dorothy Ford Park.

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“America is great because she is good. If America ceases to be good, America will cease to be great”  
Alexis de Tocqueville, “Democracy in America”, 1835