



TOWN OF PORTOLA VALLEY STAFF REPORT

TO: Mayor and Members of the Town Council

FROM: Ad Hoc Housing on Town Owned Property Committee

DATE: September 27, 2017

RE: Report and Findings, Housing on Town Owned Property

RECOMMENDATION

Staff recommends that the Town Council accept this Report and provide feedback on next steps.

BACKGROUND

In the fall of 2016, the Town Council adopted its Housing Strategic Plan to guide the Town's actions to support the creation of additional housing opportunities. Recommendations 6 and 7 of the Plan created an advisory committee to the Council to examine the potential for housing on town-owned property. The Council appointed Councilmembers Derwin and Wengert to the Committee, and its remaining membership (Attachment 1) was appointed by the Council in November 2016.

The Committee met three times over the first half of 2017, and concluded its review of properties on July 11th.

Review Process

Staff initially compiled a list of 30 properties known to be owned by the Town. There was no preliminary review of restrictions, covenants or other restraints to the development potential on these properties – all town-owned properties were included. During the course of the staff's work, additional town-owned right-of-way remnants were located and included as part of the Committee's analysis (Attachment 2).

Each property was then assigned to one of three categories:

- "A Properties" were considered worth further review

- “B Properties” were held for further review but on first appraisal not considered promising locations
- “C Properties” were considered unfit for further review, and could be considered for disposal, sale, or status quo ownership

The Committee undertook a detailed review of each “A” and “B” property, considering:

- How it was acquired and its legal status for housing, including review of deed and title documents
- Its size and location
- Geologic and land-based constraints
- Further legal review was made on select properties to determine legal risks

Additionally, a subcommittee of the Committee, tasked with discussing potential communication options to the town at large about future housing activities, met in April 2017 and presented its findings to the Committee at the July 11th meeting.

DISCUSSION

Based on the review process detailed above, the Committee made the following determinations:

1. None of the reviewed properties were obvious candidates for housing opportunities, as most of the property owned by the Town is in permanent open space, is a remnant of a road or larger parcel, or was abandoned due to geologic issues.
2. Should the Council wish to further review town-owned properties, the four that may be worth a further examination are:
 - a. Town Center
 - b. Town-owned property adjacent to Ford Field
 - c. Blue Oaks subdivision remnant property on Los Trancos Road
 - d. Road Right-of-Way along Alpine Road adjacent to Corte Madera School
3. Inclusion of these four properties does not constitute a recommendation for further review, as all four properties have land-use, legal and political constraints; they merely represent the “best” of town-owned properties reviewed.
4. Each of these parcels could support one or more units of housing under current or modified regulations.
5. Remaining properties should be considered for disposal, and, if possible, sold to raise funds for alternative housing opportunities

Communications

The Committee as a whole discussed the need for a clear message regarding potential recommendations made to the Council. Given the natural sensitivities that accompany

discussions of land-use changes and decision, the Committee formed a Subcommittee to consider engagement/communication options.

The Subcommittee agreed that a broad, inclusive effort was necessary to:

1. Engage with residents prior to any housing “project”
2. Further examine resident desire for workforce housing options
3. Learn and share the stories of those who commute to work in Portola Valley
4. Educate residents on the opportunities “smart design” can provide to any future housing options that are fully compatible with the Town’s aesthetic standards.

The Committee is willing to continue meeting, under a different charter, to further support the Council’s housing priorities and Housing Strategic Plan.

FISCAL IMPACT

There is no fiscal impact associated with accepting this report. Should the Council wish to pursue any of the communication/engagement related recommendations, staff will return to the Council with those requests.

ATTACHMENTS

1. Ad Hoc Committee Membership
2. List of properties reviewed

Reviewed by: Jeremy Dennis, Town Manager



Ad-Hoc Committee for Housing on Town-Owned Property

Members
Meets as announced
Council Liaison:

Year: 2017

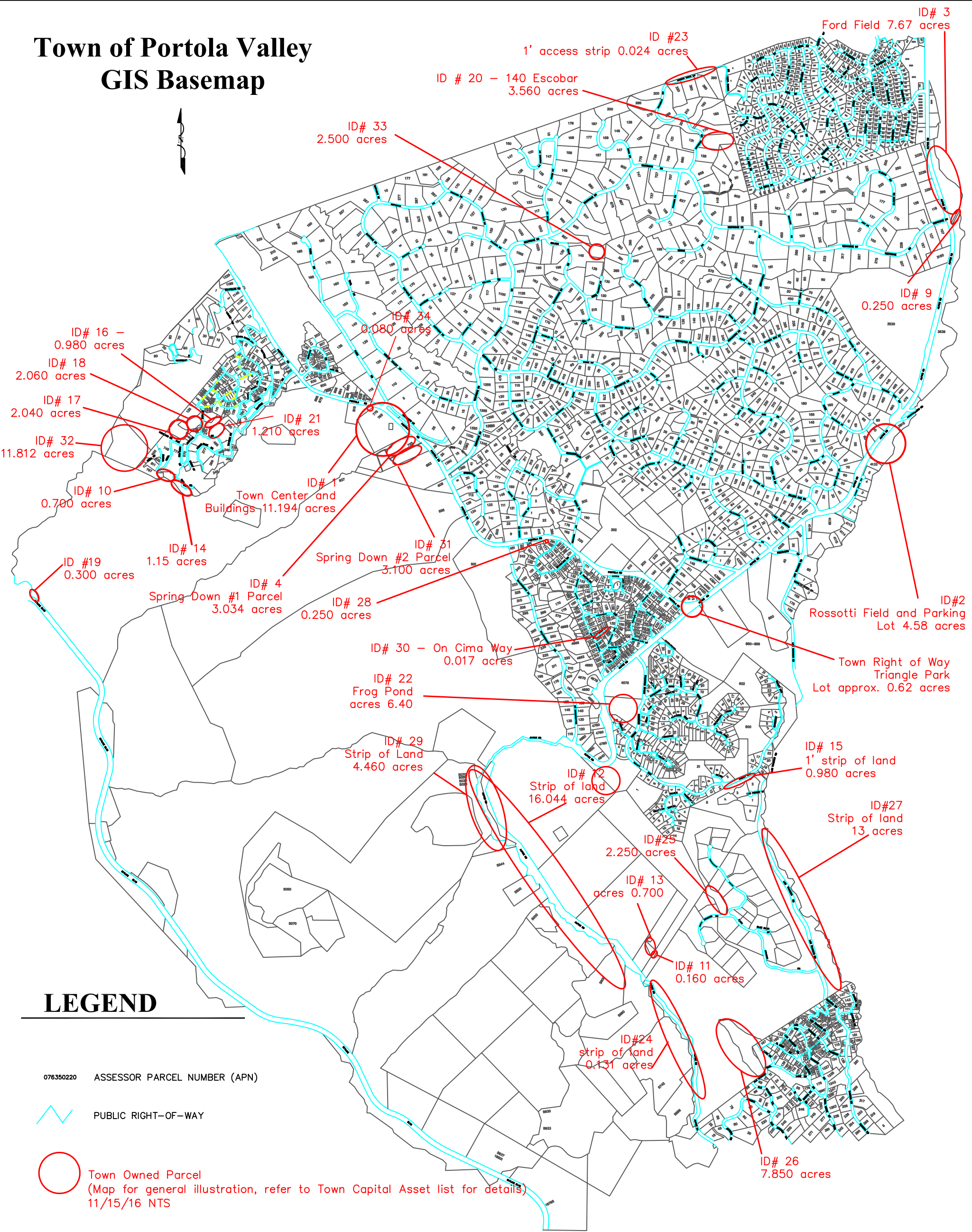
Name	Address	Home Fax	Work Other	E-Mail
Judith Hasko	6 Applewood Lane	Portola Valley CA 94028		
Arthur "Chip" McIntosh	20 Dos Loma Vista	Portola Valley CA 94028		
Maryann Moise Derwin	148 Ramoso Road	Portola Valley CA 94028		
Nicholas Targ	80 Hayfields Road	Portola Valley CA 94028		
Steve Toben	12 Santa Maria Avenue	Portola Valley CA 94028		
Carter Warr	130 Portola Road, Ste. A	Portola Valley CA 94028		
Ann Wengert	150 Grove Drive	Portola Valley CA 94028		

Town-Owned Property Assessment Report										
ID #	APN #	Size (ac)	Description	Zoning District	Land Use Category	History	Sewer/Septic	Geo Category	Other Notes	Legal Issues
1	076-270-080 076-270-050	11.19	Town Center	R-E/3.5A/SD-2/D-R	Community Park	PV School District sold land to Town in 1976 for \$120,000.	Sewer line on Portola Road	Pf/Sun	<ul style="list-style-type: none"> Portola Road scenic corridor Fault line over portions of parcel 	
2	079-123-120	4.580	Rossotti Field and Parking	OA(R-E/1A/SD-1)	Community Park	In January 1981, the Town purchased the property from Beltramo and Rossotti for \$312,000. Condition is for land to be used only for parking, recreational or open space purposes. The agreement notes that "open space purposes" shall not be construed to include residential uses.	Sewer line on Alpine Road	Sun	<ul style="list-style-type: none"> Only regulation-sized soccer field in Town; well-used Annual parking lot lease with Alpine Beer Garden In Los Trancos Creek setback area (55 ft from top of bank) 2 equestrian easements Alpine Road scenic corridor 	Sale Agreement prohibit residential use
3	077-272-010	7.67	Ford Field and Open Space Preserve	OA(R-E/2A/SD-2)	Community Park	Grant Deed dated 2/24/71 to acquire land from Hare Brewer and Kelley for \$90,000. (Reso. 34-1965)	Sewer line on Alpine Road	Sun	<ul style="list-style-type: none"> Baseball diamond and parking lot In Los Trancos Creek setback area Public Park, scenic corridor, well-used Alpine Trail Ingress/egress driveway easement (Kelly property) 	
4	076-280-140	3.03	Springdown Open Space (parcel 1)	R-E/3.5A/SD-2/D-R	Community Park/Preserve	Agreement of Sale with the Goodsteins dated April 7, 2000, purchased land for \$1,625,000	Sewer line on Portola Road	Sbr/Pf	Open space preserve, half of the open space. See parcel ID #31.	Deeded for Open Space purposes. Grant Deed June 29, 1982
9	077-272-020	0.250	Land: 0 Alpine	OA(R-E/2A/SD-2)	Community Park	~20' x 150 long narrow strip of easement next to Ford Field, 18-RSM-PG048	Sewer line on Alpine Road	Sun		
10	076-192-260	0.700	Land: 0 South Court	R-E/1A/SD-1a	Conservation Residential	Motmans gave the land to the Town for open space purposes 2/26/1976.	Septic	Md/Pd	Landslide Parcel at top of wayside road	
11	080-250-430	0.160	Land: 0 Alpine	PC/2A/SD-1	Open Residential	Irregular remainder parcel surrounded by blue oaks open space	Septic	Ps	Remainder parcel, PV Ranch. Encumbered by an open space easement limiting the use of the property to open space and computable uses (e.g. agricultural use, grazing). It does provide that the open space easement could be abandoned pursuant to Section 51061.	
12	080-250-160	16.04	Land: 0 Alpine (Bovet Pk, Parcel C)	PC/2A/SD-1	Scenic Corridor & Greenway	Grant Deed 3/12/68 dedicated to Town for road easement		Sun/Pd/Ps/Md	Long narrow strip of land along Alpine road ROW. Max width ~100' with alpine road running through the land.	Deeded for Parks and Recreation purposes. Grant Deed September 5, 1975
13	080-250-440	0.700	Land: 0 Alpine (Portion Parcel 2 of PM)	PC/2A/SD-1	Open Residential	Irregular remainder parcel surrounded by blue oaks open space	Septic	Sbr/Ps	Remainder parcel, PV Ranch. Encumbered by an open space easement limiting the use of the property to open space and computable uses (e.g. agricultural use, grazing). It does provide that the open space easement could be abandoned pursuant to Section 51061.	
14	076-192-090	1.150	Land: 0 Wayside	R-E/1A/SD-1a	Conservation Residential	Burroughs property dedicated to the Town as neighborhood preserve, December 31, 1974	Septic	Md	Landslide parcel	
15	080-511-050	0.980	Land: 0 Valley Oak (Lot T, 1' strip PVR)	PC/2A/SD-1	Conservation Residential	Lot T of PV Ranch, ROW along Valley Oak St.	Septic	Sun	1' strip of land that runs along valley oak	
16	076-184-030	0.980	Land: 0 Wayside	R-E/1A/SD-1a	Conservation Residential	Town acquired as Open space preserve October 4, 1974	Septic	Md	Woodside Highlands landslide parcels given to town	
17	076-181-150	2.040	Land: 0 Buena Vista	R-E/1A/SD-1a	Conservation Residential	Town acquired as Open space preserve October 4, 1974	Septic	Md	Woodside Highlands landslide parcels given to town	
18	076-181-160	2.060	Land: 0 Wayside	R-E/1A/SD-1a	Conservation Residential	Town acquired as Open space preserve October 4, 1974	Septic/TBD County	Md	Woodside Highlands landslide parcels given to town	

19	076-330-050	0.30	Land: 0 Skyline	M-R/7.5A/SD-3/DR	Scenic Corridor & Greenway	Landslide property	Septic	Pmw	<ul style="list-style-type: none"> • Intersection of old la honda road and skyline, corner of intersection. Used to be centerline of Old Ridge Road ROW. Remainder parcel. • Skyline is a scenic highway, no tree or vegetation removal within 100' • Pmw geo designation: steep to very steep slopes, fractured bedrock 	
20	077-080-120	3.56	Land: 140 Escobar	R-E/2.5/SD-2.5	Low Intensity Residential	Westridge developers offered the steep lot to the Town as open space in October 21, 1971.	Septic	Ps/Ms	<ul style="list-style-type: none"> • Moving shallow landslide, trail easement and scenic easement over portions of property. 	Gifted to the Town with the Intent as open space. "This land adjoins a scenic easement and would be a logical addition to it and the open space program, which we hope the community would be able to enjoy" Westridge Subdividers, Ltd. October 20, 1971
21	076-244-020	1.210	Land: 0 Tynan	R-E/1A/SD-1a	Conservation Residential	Town acquired Tax Delinquent Parcel as open space in June 3, 1975.	Septic	Md	Landslide parcel	
22	080-432-010	6.400	Land: 0 Bear Paw (Frog Pond)	PC/2A/SD-1	Neighborhood Preserve	Lot E of PV Ranch Subdivision. Grant Deed to Town 9/26/75 for Park and Recreation Purposes.	Sewer near PV Ranch	Sun	Deed prohibit construction of permanent building on land and reversion of title to the grantor in the event the property is not used for PR purposes or in the event the conditions of the deed is violated.	
23	077-080-220	0.024	Land: 0 Escobar	R-E/2.5/SD-2.5	Low Intensity Residential	Long narrow strip along Escobar ROW per parcel map 4PM-PG003, Sept. 1967	Septic	Sbr	Part of 30' x 350' emergency easement	
24	080-241-430	0.131	Land: 0 Los Trancos	M-R/7.5A/SD-3/DR	Scenic Corridor & Greenway	bottom of valley	Septic	Pd/Ps		
25	080-241-400	2.25	Land: 0 Los Trancos Parcel F	R-E/3.5A/SD-2/D-R	Neighborhood Preserve/Residential Open Space Preserve	Par. F Blue Oaks Sub. Rsm 128/64-92 Open Space - Trail. Redberry Preserve	Septic	Sbr/Pf	<ul style="list-style-type: none"> • Skyline is a scenic highway, no tree or vegetation removal within 100' 	Neighborhood Preserve required to be dedicated as part of subdivision to satisfy 5% (13.2 acres total) land requirement for park and recreation areas.
26	080-241-390	7.85	Land: 0 Los Trancos Parcel D	M-R/7.5A/SD-3/DR	Neighborhood Preserve	Parcel B, C, D, F Fee dedication to the Town for open space and neighborhood preserve purposes. Blue Oaks Subdivision, June 1998 128-RSM-PG064	Septic	Sbr/Ps/Pd	<ul style="list-style-type: none"> • Adjacent to 2 water district parcels • Adjacent to 0.12 parcel acquired from Los Trancos County Water District in 2015 that is subject to MROPSD conservation easement • Lake Trail/Old Spanish Trail pass through N and S ends of parcel • Relatively steep near NE end of parcel • Possible access via adjacent Lake Road cul-de-sac • Subject to Blue Oaks "open space neighborhood preserve purposes", "for passive recreational use" • Land flattens adjacent to lake 	Neighborhood Preserve required to be dedicated as part of subdivision to satisfy 5% land requirement (13.2 acres total) for park and recreation areas.
27	080-241-380	13.00	Land: 0 Los Trancos Parcel C	R-E/3.5A/SD-2/D-R	Residential Open Space Preserve	Parcel B, C, D, F Fee dedication to the Town for open space and neighborhood preserve purposes. Blue Oaks Subdivision, June 1998 128-RSM-PG064	Septic	Ps/Pdf/Sis	<ul style="list-style-type: none"> • Los Trancos Creek and road setbacks means only narrow strip at center of parcel would be developable • Open space easement 	Portions of the parcel (3.1 acres) required to make up for 5% land dedicated to Town for the subdivision. The entire parcel dedicated as open space on the final map, July 1998
28	079-151-280	0.250	Land: 0 Portola	R-E/1A/SD-1a	Low-Medium Intensity Residential	Town purchased land as part of flood control work (bridge) work in March 3, 1988	Sewer line on Portola Road	Sun	Town purchased land to facilitate construction of Portola Brookside bridge	
29	080-250-080	4.46	Land: 0 Alpine (Bovet Strip Park)	PC/2A/SD-1	Scenic Corridor & Greenway	Grant Deed 3/12/68 dedicated to Town for road easement	Septic	Pd/Sun	Long narrow strip of land along Alpine road ROW.	Deeded for Parks and Recreation purposes. Grant Deed March 1, 1965

30	079-181-220	0.017	Land: Cima Way	R-1/15M	Low-Medium Intensity Residential	Agreement of Sale 11/30/81, town purchased from SMC for \$152.00 for ROW street purposes	Septic	Sbr	Small sliver of road ~740SF that part of the ROW	
31	076-280-150	3.10	Land: Springdown Parcel #2	R-E/3.5A/SD-2/D-R	Community Park/Preserve	April 7, 2000, Agreement of Sale with the Goodsteins for \$1,625,000	Sewer line on Portola Road	Sun/Pf	Open space preserve, half of the open space. See Parcel ID #4.	Deeded for Open Space purposes. Grant Deed June 29, 1982
32	076-170-030	11.81	Land: Kersten Parcel	R-E/3.5A/SD-2/D-R	Conservation Residential	Dangler Open Space Preserve donated to Town in 2005. A trail project started after the Kersten family donated what is now the Herb Dangler Preserve. Along with the donation of the property an additional \$25,000 was included for trail construction and maintenance. With this seed money the Trail Committee began working with the Public Works department to design an extension to the existing trail system. In December 2007 Bill and Jean Lane donated an additional \$25,000 towards the construction costs and the Trails Committee allocated \$10,000 from the FY70/08 trails budget to cover the estimated cost of \$60,000. The budget and initial design was approved by the Town Council on December 7, 2007.	Septic	Md/Od/Sls	Landlocked. No access except through Town of Woodside.	Deeded for Open Space purposes. Grant Deed November 29, 2005
33	077-212-140	2.50	Land: Shady Trail/Westridge	R-E/2A/SD-2a	Low Intensity Residential	Formerly Michael Tevis property. Town purchased flag lot to preserve as open space in November 16, 2007. Town contributed \$100,000 from Open Space Acquisition Fund. Per resolution 2373-2007, residents of the Town contributed the balance of the purchase price so \$1,595,000 to the Town to assist with the purchase to keep it in its open space condition.	Sewer line on Golden Hills	Sun/Ps		Deeded for Open Space purposes. "This land being transferred is to be kept in its natural state consistent with public safety, no structure may be placed or constructed on the land and no parking shall be allowed on the land". Grant Deed November 16, 2007
34	076-262-020	0.080	Land: 815 Portola Rd	R-E/3.5A/SD-2/D-R	Scenic Corridor & Greenway	Acquired as part of Christ Church LLA, Part of PV Town Center parking lot.	Sewer on Portola Road	Pf		
	ROW	~0.62	Triangle Park		Scenic Corridor & Greenway	Triangle Park, road ROW, not a parcel	Sewer on Portola/Alpine			
	ROW	~0.70	Alpine Road ROW adjacent to Corte Madera School		Scenic Corridor & Greenway	Part of Alpine Road ROW	Sewer on Portola/Alpine			

Town of Portola Valley GIS Basemap



LEGEND

076350220 ASSESSOR PARCEL NUMBER (APN)

PUBLIC RIGHT-OF-WAY

Town Owned Parcel
(Map for general illustration, refer to Town Capital Asset list for details)
11/15/16 NTS