



**TOWN OF PORTOLA VALLEY**  
**Ad Hoc Housing On Town-Owned Property**  
**Committee**  
**Monday, November 18, 2019 7:00 PM**  
**Historic Schoolhouse**  
**765 Portola Road, Portola Valley, CA 94028**

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**MEETING AGENDA**

1. Open Communications
2. Approve September 5<sup>th</sup> Action Minutes
3. Approve October 24<sup>th</sup> Minutes
4. Update on Property Disposal Work
5. State Housing Bills/Housing Element Update
6. Review of Site Comparison Matrix
7. Discussion, Recommendation to Town Council
8. Adjourn



**TOWN OF PORTOLA VALLEY  
Ad-Hoc Housing on Town Owned Property Committee  
Thursday, September 5, 2019 3:30 pm  
Historic Schoolhouse  
765 Portola Road, Portola Valley, CA**

**COMMITTEE MEETING ACTION MINUTES**

**Call to Order:** The meeting was called to order at 3:31

**Roll Call:** all members present

**Oral Communications:** none

**New Business:**

**Update on Property Disposal Work** – Town Manager Dennis provided an update on contacting residents of the Woodside Highlands on property identified by this committee and the Open Space Acquisition Advisory Committee for potential disposition. Staff has begun contacting residents, and some initial interest in acquiring properties has been indicated.

**Property Review Process Update** – A quick update on next steps on the Committee's actions was discussed.

**Review of Parcels –**

- The Committee reviewed sketched provided by Member Warr for the Town Center "substation, showing 8 units in a two story building along the soccer field. Residents provided feedback on the sketch, with primary concerns relating to massing and visual impacts. Committee members found the sketch too dense for the site, and requested that Member Warr revise the drawing to reduce the number of units and their impact on the site.
- Staff provided an update on Ford Field; based on reviewed documents, there was some opportunity to consider housing on the unimproved portion of the site. Residents shared their concerns about creek impacts, setbacks, and whether the site was appropriate for any kind of development. Committee members indicated their reservations about any kind of housing development on the site, due to its placement on Alpine Road.
- Staff provided some legal analysis of the Los Trancos Road site, and indicated they would provide more at the next committee meeting. Staff believed that negotiations with the landowners were possible, but that the site in question was designated open space as part of the subdivision. Committee members believed that the site was promising for housing, based on the final staff legal analysis.

**Next Steps** – Vice Chair Toben and Member Hasko were tasked with developing a tool to rank each of the remaining sites for the Committee to use for a potential recommendation to Council

**Adjournment: 5:10 pm**

**TOWN OF PORTOLA VALLEY**  
**Ad Hoc Housing on Town-Owned Property Committee**  
**Thursday, October 24, 2019 7:00 pm**  
**Historic Schoolhouse**  
**765 Portola Road, Portola Valley, CA 94028**

**CALL TO ORDER AND ROLL CALL**

Vice Chair Steve Toben called the Town of Portola Valley's Ad Hoc Housing on Town-Owned Property Committee meeting to order at 7:00 p.m.

Vice Chair Toben explained that Mayor Wengert was attending a mandatory official function and he was standing in for her. He expressed the Committee's gratitude for the public attendance and participation.

Vice Chair Toben reviewed the meeting agenda. He asked the Committee colleagues to consider taking positions or seeking consensus around some of the issues that have been brought to the Committee's attention by community members over the last few months. He said, for example, they have heard the suggestion the Town should take a considerable portion of the \$3.4 million housing fund and go out and buy some other property somewhere and develop it, intended as a solution to concerns about the existing imperfect candidates. He asked if the Committee should be offering a viewpoint to the Council as part of their final report. He said it has also been suggested that the housing fund should be paid down in the form of rent subsidies to residents willing to rent their ADUS to teachers, firefighter, and other public employees. He asked if the Committee should consider these particular themes and take action on them in the context of determining the best way of advancing the Town's very committed strategy to generate more units of affordable housing to serve the public employees, seniors who wish to downsize, etc. He asked if the Committee favored building a small number of units quickly or undertaking the more strenuous process of finding a nonprofit housing developer, securing outside financing, and working with a host of community concerns related to a larger-scale project.

Present: Steve Toben, Vice Chair, Public Member; Maryann Derwin, Council Member; Arthur "Chip" McIntosh, Public Member; Nicholas Targ, Planning Commissioner; Carter Warr, Public Member.

Absent: Ann Wengert, Chair, Mayor; Judith Hasko, Planning Commissioner;

Others: Jeremy Dennis, Town Manager.

**(1) Open Communications**

Randy True, 4860 Alpine. Mr. True asked that the recording be released very soon after the meeting. He said there were some technical comments at the last meeting made by the Town's Attorney around Ford Field and Los Trancos and it is important that they be able to listen to them and understand them. He said there were full minutes for the June meeting that were very helpful; however, the action minutes for the last meeting were not helpful. He said another alternative proposed was that the Town Council consider housing subsidies to people working in Town or living in Town who meet some criteria of poverty. He said the ultimate big picture goal of this \$3.6 million is meeting people's needs, which do not just fall specifically to housing. He said there is massive historic statewide legislation going through that has potential to impact all Californians. He said the housing crisis is being vastly misunderstood and there are very important antipoverty measures that need to be addressed. He said Portola Valley has \$3.6 million sitting in an account and rather than focusing on building high-density housing on parks and open spaces, which is unprecedented in Portola Valley, there is a better alternative that can help hundreds of people. He said the price for the units is \$800,000 to \$1,000,000 per unit and a far more compassionate path

would be to distribute those funds to help many more people. He said Roberts was understaffed and frequently parts of the deli were closed because they cannot hire people. Mr. True said he spoke with an employee at Roberts who commutes from East Palo Alto at 5:30 every morning and her daughter was recently denied access to preschool here. He said there are people living and working in the community that are being left behind by this booming economy and there are ways to address it effectively. He believes the Town should be focused on that, turning the staff's and the Town attorney's attention to that instead of trying to find legal loopholes to build on greenspace.

MJ Lee, 100 Meadowood Drive. Ms. Lee said she previously expressed her opposition to building next to the soccer field. She obtained a handout from the San Mateo County Community College District, who has affordable housing at Cañada College and San Mateo College and are now building some at Skyline. She said they built 30 to 60 units at the campus. She said the proposal for the soccer field would serve four to eight families at a significant cost in community benefit. She said the .75-acre lot in Palo Alto that was previously the Compadres Restaurant will have 17 housing units on it with the first floor being commercial. She said there is a lot for sale next to Roberts and buying that land could be a good use of the Town's money. Town Manager Dennis said the Trails and Paths Committee's note related to some of the work they're doing on a recommendation to the Town Council regarding this issue is available at the back of the room.

Town Manager Dennis explained that there was a technical glitch in the recording machine for the August meeting which is why they could only provide action minutes.

**(2) Approval of Action Minutes – Meeting of September 5, 2019.**

Committee Member Derwin moved to approve the September 5, 2019, action minutes as amended. Seconded by Committee Member [REDACTED], the motion carried.

Mr. True said he had several comments on the minutes but, since they were provided so late, he would like the opportunity to submit his comments in writing. He said there are many very important things from the last meeting that need to go on record.

Vice Chair Toben said Mr. True and Ms. Caroline Vertongen are welcome to submit comments but it's the Committee's prerogative to proceed on the basis of the minutes they've been given and approve or disapprove based on their perceived completeness so they can move on. He said the Committee welcomes the submitted comments and, subject to that input, the Committee may revisit the approval of the minutes at the November 18 meeting.

Ms. Vertongen said approval of the minutes should be moved to November 18 because it is not appropriate to approve them today.

Committee Member Warr said he did not object to waiting on approval of the minutes for the next meeting. In response to Committee Member Derwin's question, Town Manager Dennis said it is acceptable as a point of order.

Vice Chair Toben asked the Committee if they were acceptive of waiting to approve the minutes pending submissions by members of the public. Committee Member Derwin asked who would read the submissions and decide if they will be included in the minutes. Town Manager Dennis said the minutes taken from electronic form are not intended to capture every nuance but are intended to capture as much as possible and are not a verbatim transcript. He said there have been previous issues where people have wanted to submit comments on minutes and it is difficult to determine if they are accurate or not. He said they can be accepted through a submittal from the audience but he would need to discuss with the Town Attorney on how to move forward. He said he does not have an issue with delaying the approval of the minutes.

The Committee agreed to defer the approval of the September 5 minutes to until the November 18 meeting.

**(3) Summary of Town Housing Work and Committee's Mission Statement**

Town Manager Dennis explained that the Committee was formed in late-2016 by the Town Council with the charge to review properties owned by the Town to see if any were possible for some type of housing development. The Committee began meeting in 2017 with a list of approximately 40 Town-owned properties. He said approximately 90 percent of those properties were eliminated from the list because they were not appropriate due to legal, seismic, and size issues. In late-2017, the Committee submitted a report offering to research four possible properties – the Town Center, the unimproved portion of Ford Field, the property called the “road remnant” adjacent to Corte Madera School and the Frog Pond, and the Los Trancos property. He said the Council came back to the Committee approximately six to eight months later, asking the Committee to continue their work. The Committee has been meeting over approximately the last year to further review opportunities on the four properties. This has included sketches prepared by Committee Member Warr for a couple of the properties. He said at the last meeting there was broad consensus that Ford Field was likely not an appropriate site for a housing development. He said the Committee requested that Committee Member Warr prepare a revised sketch reducing the size. There was also further legal research necessary related to finding documents pertaining to the Los Trancos property.

**(4) Update on Property Disposal Work**

Town Manager Dennis thanked Committee Member Chip McIntosh for the work he put into getting addresses and phone numbers of people he's been contacting. He said this Committee and the Open Space Acquisition Committee have identified properties that are acceptable for disposition given that they might provide an opportunity for an adjacent landowner to improve floor area issues. These are all properties that are some form of open space so cannot be built on, mostly located in the Highlands. Town Manager Dennis said phone calls have been made and letters mailed to the identified properties. He and Committee Member McIntosh will meet again tomorrow to do another round. Town Manager Dennis said those he has spoken with have some level of interest in potentially acquiring the property, understanding this is very early in the process and the properties have not yet been valued.

**(5) Review of Parcels**

**a. Town Center Substation Revised Concepts**

Committee Member Warr presented the revised site plan and design. He described the design as a reflection of the footprint of the existing building at the other end of the parking lot and said it does not impact the soccer field in any way. He described the details of the design as shown in his presentation for a six-unit concept with three 800-square-foot, two-bedroom, one-bath units and three 480-square-foot, one-bedroom, one-bath units. He said because of their small size, they're affordable even if rented at full price. He said these units would not have covered parking or storage like most housing units.

Vice Chair Toben again pointed out that this is only a concept, an idea showing a possibility of something that could work toward the goal of providing affordable living units for the targeted population.

Committee Member Derwin asked if the maintenance yard was located in a seismically difficult area. Committee Member Warr said the building is not intended for people to work or occupy and is only for the public works storage of tools and equipment. He said the project geologist said there is a zone of en echelon faulting that is very wide that runs through the property.

Committee Member Targ asked if adequate trenching had been done to establish the location of the traces. Vice Chair Toben said they've done exhaustive trenching through the area.

Committee Member Targ asked about cost per square foot. Committee Member Warr said other faculty-type housing in Town is currently running around \$375 per square foot. He said the presented design is meant to stack on top of itself with little deviation or articulation and would include horizontal infrastructure.

Committee Member McIntosh asked if Committee Member Warr had explored the potential of two-story units so that one is not on top of the other, with the same number of units. Committee Member Warr said it is less efficient because there are then stairways inside the units rather than common stairways. He said the design is parallel in concept to the second-floor addition of the substation building. He said there would be some economy of scale because all four units are the same design as the two units shown at the February meeting. He said parity and equivalence makes it easier to operate and easier to rent.

In response to Vice Chair Toben's question, Committee Member Warr said this would not require the relocation of the substation function. He said it maintains the building as currently occupied and used. He said the only adjustment would be in the height inside the spaces. Vice Chair Toben said the use now in the building could be relocated if another place to put them is found. Committee Member Warr said an application for design review of a remodel of Fire Station 8 has been submitted, which would include a Sheriff's substation. He said that space should not be given to housing because the Town will continue to need those kinds of functions on the site.

#### **b. Los Trancos Road – Legal Update**

Town Manager Dennis expressed Town Attorney Silver's regrets for being unable to attend tonight's meeting.

Town Manager Dennis recapped that staff had classified the property, referred to as "Parcel C," as open space as per the dedication map for Blue Oaks. A thorough search revealed an additional document, prepared by then-Town Planner George Mader for a subdivision subcommittee that was meeting on this issue in 1994. Blue Oaks had dedicated two parcels for open space purposes that equaled approximately 10 acres, not quite enough to satisfy the requirements of the subdivision act, which required approximately 3.5 additional acres. In lieu of simply dedicating 3.5 acres, they dedicated the entire Parcel C. He said the conclusion is that certainly 3.5 acres of that property is open space under any legal definition and is likely that the entire property will be seen that way. He said this supports staff's earlier conclusion that this is dedicated open space. He said it does not preclude a conversation with the current HOA but it is clear that was its purpose.

Vice Chair Toben acknowledged that a package of comments was received this evening concerning the Los Trancos site. He said he had not yet had a chance to review them but offered assurance they would be given full consideration. He acknowledged that a great many residents of Vista Verde and Los Trancos are present and have registered concerns.

A member of the audience said she didn't understand what the implications were of Town Manager Dennis' summary of the legal aspects of the Los Trancos property. Town Manager Dennis said he was describing what the documents say about the intentions at the time of the subdivision. He said every subdivision project in Town has certain open space requirements, and in this case it was 5 percent of the property, which equated to a certain amount of acreage. He said the Blue Oaks owners at the time decided to dedicate more property than was necessary to open space, including Parcel C. He said the final dedicated map shows it as open space.

Committee Member Derwin asked if the Town could build on that property. Town Manager Dennis said it couldn't currently be developed given the way it was conveyed; however, there may be an opportunity to speak with the current landowners about it. He said whether or not they would agree to it is an entirely different conversation. Town Manager Dennis confirmed with Committee Member Derwin that the landowners are the Blue Oaks HOA.

Committee Member Warr said the Town owns Parcel C. Town Manager Dennis said the Town owns it but the subdivision was negotiated with the Blue Oaks HOA so they would be the entity to have the conversation with.

Vice Chair Toben invited public comment, beginning with the people who submitted speaker cards.

Linda Drey Nightingale, Los Trancos Circle. Ms. Nightingale asked if the Town really wants to put a new development in a wildland urban interface knowing from the last several years what that will mean and knowing what has happened in Sonoma County. She said if a fire comes up Los Trancos Creek there will be no way to save that affordable housing and no one would want that responsibility.

Karen Halvorson, Los Trancos Circle. Ms. Halvorson thanked the committee members for their service and for considering affordable housing. She said she has been a public school teacher for 15 years and is very much aware of how difficult it can be to live here. She said her husband is not a teacher which is why she can live here. She said her concern is about additional fire risk of adding housing. She said their primary route up and down the mountain would be impacted by the housing construction. She said the other way to get down the mountain is a very narrow, windy path that would take a long time. She said she is also concerned about the additional fire risk in general with additional housing and humans living up there. She urged the Committee to consider someplace less remote and less prone to wildfires.

Noel Hartzell, 50 Joaquin Road. Mr. Hartzell said his children attend Ormendale and Corte Madera schools. He expressed his appreciation of the volunteer work being done by the committee. He objected to the Blue Oak subdivision remnant site on Los Trancos Road. He said: 1.) There is no access to public transportation; 2.) It is remote and far from any centralized community services such as libraries and schools; 3.) It would disrupt an important wildlife, ecological, scenic, and night sky corridor; 4.) It sits atop an environmentally significant watershed and steelhead trout spawning grounds; 5.) It would exacerbate a disastrous wildfire and emergency scenario (i.e., Geyserville today); and 6.) It appears to be in legal conflict with the open space elements of the Town General Plan. He said that in the spirit of finding alternatives, solutions, and recommendations, he does not understand why the Town wants to be in the business of developing, building, operating, and managing housing units. He would encourage looking at financial instruments that can incentivize ADU development and can subsidize rent for people who live and work in the community, as opposed to getting into the housing business.

Jeff Wiley, 103 Ramona Road. Mr. Wiley said he has family that attend Ormendale school and an in-law unit that he rents to community people. He asked the Committee what they have done to seek feedback from the community, most specifically Los Trancos Woods and Blue Oaks. He said it has been very difficult to find information unless making proactive efforts to find it.

Suzanne Rufflo-Greenleaf, 75 Joaquin. Ms. Rufflo-Greenleaf said she does not usually drive by the area at issue but shared that when the President was visiting at the McNeely mansion on Los Trancos, before the split (left to Vista Verde and right to Los Trancos), the road was closed. She said they were locked in all day and the only way she could leave was to go down a single-lane road down Alpine. She said that single-lane road is a cliff and drop down. She said when two people are on that road, one person has to back down to a wider part so the other person can go around. She said when President Trump was in Portola Valley, she had to go down Alpine and twice had to maneuver that way in order to get down the hill. She said during that visit, because power was on, people could stay home and work remotely to avoid having to deal with that situation. She said people died in their cars in the Paradise fire because they could not go forward or backward. She said the Town's Safety Element, prepared July 28, 2010, talks about a number of risks faced in the area but does not mention increased traffic in the event of an emergency situation. She said she didn't understand how the moderate level of acceptable risk for local roads, utilities, and communication facilities was tolerable. She suggested that the Safety Element needs to be updated due to changes in global warming and increased fire danger. Town Manager Dennis said the Council has identified updates to the General Plan as part of this year's work plan. He said a comprehensive plan is in the works in the next couple of years, including the Safety Element.

Robert Zimmerman. Mr. Zimmerman said he was originally nominated to serve as an organizing chair for a watchdog committee for this project when first initiated in the early-1990s. He said at that time there was a disturbing pattern of misleading information provided by the developer. He said when looking at the fire and earthquake risks, San Francisco airport data was used for the temperature and relative humidity profiles were provided for Blue Oak. He said they were trying to sell the use of that property as a high-density development totally misleading about the fire risk. He said it was caught in the late cycle of the EIR and the Town Council felt there was already too much momentum on the project to push back against it. He said he's walked the area with someone who has a Ph.D. in seismic engineering from Cal Tech. He said when walking down into the area from the trail up above, the Ph.D.'s first reaction was, "This is classic earthquake territory. How are they ever going to get this permitted?" The answer came back from the developer, "We're just selling land. Each individual homeowner will need to do their own geotechnical research as to what they need to have a foundation." He said they kept pushing the property from the central two parcels for four units off to the periphery and onto the road with a variety of rationales. He said those that were paying attention felt the developers were extremely misleading and disingenuous. He said pushing it into the space now that's adjacent to the road, particularly on the side of the road between the road and the creek is a huge safety issue for fire risk. He said he's seen the traffic situation on two fires on Old Spanish Trail. He said in the 1995 fire, the Los Trancos Road access was blocked when responding Fire Departments blocked the road because their trucks could not get up the road. They now drive those roads regularly to test the trucks. For the September 1, 2013 fire three years ago, on Old Spanish Trail adjacent to the water tank, the first set of trucks came up Los Trancos Road and discovered no water in the tank adjacent to the property. Then sent subsequent trucks with tankers up Alpine Road and Joaquin Road, which closed Alpine and left Los Trancos as the only road out. He said it is reasonable to think that in any serious fire in that area, one of the roads will be consumed by the Fire Department for access. He said developing the site for any housing should be beyond consideration. He said the one-acre site next to the Frog Pond shows 11 units on 1 acre, so on 13 acres there would be at least that much if not more, which is putting an awful lot of people at risk, in addition to traffic, impermeable space for water runoff, the water requirements, no access to public transit, and requiring to get into a car for any town services.

Randy True. Mr. True pointed out that at the December 6 meeting the Committee reviewed the four properties and eliminated the Blue Oaks subdivision remnant for further review of legal constraints. He said the Mayor's March letter specifically said there were only two properties under consideration – the Town Center and the Alpine Road crescent Frog Pond property. He said those were also the only two mentioned in the June 1 meeting. But then Ford Field and Los Trancos reappeared on the agenda for consideration. He said this is just one of many, many contradictions and inconsistencies. He said there was a lot of citizen comments pointing this out. He said that during the meeting Committee Member McIntosh said there would be fierce opposition, legal opposition, and lawsuits. He said this community stress could have been avoided.

Vice Chair Toben asked Town Manager Dennis to explain the revival of the consideration of Los Trancos and Ford Field. Town Manager Dennis said the Los Trancos property for some time was not under active consideration to this Committee due to the legal issues discovered in the initial review. However, staff recognized there were additional documents that needed to be located in order to bring a conclusion to the conversation so the Committee asked staff to keep it on the agenda. Tonight was a legal update of the parcel and did not indicate that the Committee had elevated the property. He said the Committee did indicate a couple of meetings ago during that discussion that there were advantages to the site given its size but he did not understand that to indicate it was back on or off a list and they were just wrapping up the due diligence.

Town Manager Dennis said he did not recall Ford Field being eliminated until a more recent meeting.

Judith Murphy, 8 Portola Ranch Circle. Ms. Murphy said she appreciates that all of the properties were analyzed, as mandated from the Council. She said Mr. Warr's design is terrific and it is an appropriate place to do it, causing the least disruption to the community, fits in nicely, and are a good size for their purpose.



Tracy Sherman, Los Trancos Woods. She sat on the Los Trancos County Water District Board of Directors almost a decade ago. At that time, the meadow was completely filled with contiguous coyote brush and broom. She said the Los Trancos Water District Board worked with the Town and got permission to bring in contractors and worked with Acterra to clean it out and protect wildlife habitats. She said they have been maintaining that meadow for over a decade with the community funds, taxpayer dollars. She said it is heartbreaking to think that the care that's gone into that management may not be taken into consideration in this decision. She said there are a number of cities that have quite innovative programs to incentivize existing homeowners to add accessory dwelling units to create the needed affordable housing. Vice Chair Toben said the Town of Portola Valley passed last year a very extensive ADU update that liberalizes a number of procedures as a forward step addressing the housing issue.

**(6) Review/Discussion, Property Rating Matrix for Potential Council Recommendations**

Vice Chair Toben explained that Mayor Wengert asked him and Committee Member Judith Hasko to come up with a tool to help rank each of the remaining sites for possible recommendation to the Council. He shared the property rating matrix they developed.

Vice Chair Toben said the chart shows the Committee's opinion that the Town Center site offers the greatest promise for achieving a result in a reasonable period of time. He advised that the Committee is not attached to any of the particular comments and it is all subject to review. He said the Committee is not sure that any of these four rise above the water line and it may end up that the Town Council may conclude that none of the Town-owned properties are suitable for development. He said this is the Committee's attempt to prioritize the properties. He said they have ranked the Town Center as the best choice. He said they have pointed out the community concern regarding the Alpine Road site, the resistance to the Blue Oaks subdivision remnant, and that Ford Field has been found unsuitable for housing development.

Vice Chair Toben invited the Committee to offer responses to the matrix – what looks right, what looks wrong, where should it be tweaked, whether or not the rough ranking is in line with community input, etc.

Committee Member Warr said he did not think there was any chance of Ford Field being anything but open space and park. He said the Blue Oaks subdivision remnant is potentially developable; however, the issues brought forth tonight and the well-known fire and access issues are yet to be resolved in that area. As a consequence, he feels the Blue Oaks land should be open space and probably more improved as a park. He said he was pleased and heartened by hearing about the Los Trancos Woods maintenance of the property. He said it was something he was unaware of it. He said the Alpine Road remnant has the opportunity for housing but is one of the most beautiful pieces of property in Town and he could totally support maintaining it as open space. He said the six units he sketched could work at the Town Center. He said the issue comes down to whether or not the Town should be in the cumbersome business of owning housing. He said he is also conflicted on what subsidizing housing does to people who cannot own the property or benefit from the value appreciation. He said the public subsidy and creation of housing is a disincentive for the production of more housing, which would naturally, through supply and demand, force down the price of housing. He said while he thinks the Town Center property could work, and he agrees it could be done in a way that does not impact the Town or Town Center, he is still concerned about the philosophical issues about the Town building housing.

Committee Member Derwin wanted to provide the audience with a sense of what the Town is up against from a regulatory perspective. She explained that the Town's RHNA (Regional Housing Needs Allocation) number for the last eight-year cycle was 64 units. The next RHNA cycle starts in 2023 and they must have the Town's Housing Element submitted by the end of 2022 and certified by January 15. She said the requirements in the next RHNA cycle is the most brutal in the history of RHNA cycles. She said they have been working on this in C/CAG (City/County Association of Governments), a County Board that she chairs. A woman from the audience questioned whether Committee Member Derwin works for San Mateo County. Committee Member Derwin explained that she did not work for San Mateo County. She explained she is Chair of the C/CAG Board, has previously chaired the Library JPA Board, chaired the Council of Cities, was elected to the Express Lanes JPA Board, was elected to the Flood and Sea Level

Rise Resiliency Board, and also serves on the Resource Management Climate Protection Committee. Vice Chair Toben explained that all Town Council members, even though they are volunteers, are expected to take on their share of these regional duties.

Committee Member Derwin said they are all discussing the next RHNA cycle because housing is number one on Governor Newsom's list of to-dos and he has vowed to build 3.5 million housing units between now and 2025. He just signed 118 bills related to housing in this session of the legislature. She said all RHNA numbers in San Mateo County are expected to be 50 to 200 percent larger, an estimate based on the RHNA numbers that have been received by San Diego County and a group in Southern California. She said jobs-rich Counties will get a much bigger number. She said one of the things that will be required in the Housing Element are sites that could support multi-family affordable housing. She said that is why it is so great that the Town started this site vetting process two years ago. She said if a site is left on the list, all that means is that the Town is saying that the site can support housing and the Town can prove that they've gone through the process. The process for assessing housing will be much, much more difficult. She said it is not clear how ADUs will be counted in the next RHNA cycle and the Town depends on ADUs. She said it's not clear if the Town will need to demonstrate that the ADUs are actually being rented out or lived in. She said it is also very likely the affluent areas will be required to provide more of the low-income units and the disadvantaged communities will need to provide more of the moderate or above-moderate units. There are categories – very low, low, moderate, and above-moderate, all based on the average median income (AMI) of the County.

Committee Member Derwin said there's been a lot of talk about who is living in these units and their incomes. She said for a family of four to qualify for a low-income unit, their income must be less than \$129,150. For a moderate unit, the income must be less than \$164,150 for a family of four or less than \$114,900 for a one-person household. To qualify for a very low unit, a one-person household must be under \$56,450. She said there is a sense of urgency because the Housing Elements must be submitted by the end of 2022 and adopted by 2023. In order to meet the requirement, the Town will likely have to make major land use changes by rezoning. She said if the Housing Element is not certified or adopted on time, the city or town will then be on a four-year cycle, may be ineligible for State funding, can be sued by the State, can be fined between \$10,000 and \$600,000 per month, and their previous RHNA numbers can be rolled over and the city or town would have to meet them. She said Portola Valley is doing great on the RHNA numbers and there won't be a problem for this cycle. She suggested going to the Housing and Community Development (HCD) website, the Planning and Community Development tab, then the RHNA tab, then the Accountability and Enforcement tab and it will show all the cities that are being sued and are going through the nightmarish hell for having a Housing Element that is not in compliance. She said these are some of the pressures on the Town to get sites.

Committee Member Derwin said the Town is facing another power shutdown from Saturday night at 10:00 until Monday at 2:00 p.m. She said it is unwise to put any construction in the hills. She is meeting with Assemblyman Berman to discuss how they are going to reconcile fire danger in the community with the enormous RHNA number. She said that while you will not find a more zealous affordable housing advocate in Town than her, she is not in favor of the Blue Oaks subdivision as a site for housing. She said Town Center could work and the Alpine Road remnant could work. She stressed that these would merely be sites on a list. She said she could not imagine that the Town would build on the Alpine Road remnant. She said the Town will need to look so far beyond this for sites. She doesn't know how it will be done but it must be done. She said the County is working together with 21 Elements, who is helping and working with Sacramento. She said this is a very daunting task. She said she is one of the people responsible for making sure the Town has a certified Housing Element so the Town can remain financially solvent.

Committee Member Targ said the table is well constructed and he appreciated the leadership in putting this together in a useful document. He suggested a category could be included for development constraints, to include such items as environmental considerations, fire, and traffic, and, in a certain sense, the ability to build based on general public considerations. He said they've discussed the satisfaction of the goals to be achieved but may not have clearly articulated those goals in terms of housing product they will be developing. He said one of the values of affordable housing in Portola Valley is the opportunity to raise kids in this town with remarkable schools, remarkable community, and

remarkable resources. He said one-bedroom units serve a particular purpose but may not serve the purpose to be achieved and it's worth considering what that purpose is to be achieved pretty quickly. He said the structures Committee Member Warr developed accomplishes a lot of goals and the massing makes a lot of sense. He recognized that this is for consideration only as a preliminary matter and not offered as a project to be developed, but he said in many respects it resolves some of the architectural concerns that were previously raised. He asked if it resolved the purpose they are seeking to accomplish and will it actually produce six units. In terms of the implied ranking, he agreed with what Committee Member Warr called out.

Committee Member McIntosh agreed with his colleagues. He said Committee Member Warr has shown the Town Center property to be viable. Committee Member McIntosh said the Alpine Road property, from the standpoint of creating housing, would work; however, he agrees that the understandable community resistance to developing this property takes it off the table. He said he is on the Open Space Committee, and they have voted to include this property in the Frog Pond Open Space. He said having it as a potential designated site, however, is worth consideration to meet the State criteria.

Vice Chair Toben asked Committee Member Derwin if she was recommending that, in light of the looming RHNA requirements and in light of her strong view that it would be unwise to develop in the hills, the Blue Oaks parcel should be removed from consideration all together or just not yet. Committee Member Derwin said she does not feel comfortable promoting housing up there. She said it's a great site but she already felt there was too much housing up there. Vice Chair Toben said that considering Committee Member Derwin's position in the County and long-time involvement in these issues, which merits enormous respect, for her to say this isn't even on the table is very persuasive and he would be inclined to send that message to the Council in the Committee's final report.

Vice Chair Toben said he differs with Committee Member Warr in that he doesn't have qualms about the Town engaging in the development of property for potential leasing to appropriate members of the community. Vice Chair Toben said there is likely to be great interest on the part of those individuals who otherwise could never afford to be members of this community and who would find tremendous benefit, even if they have to deal with the sound of soccer balls hitting their walls from time to time. He sees significant promise in the idea of suggesting to the Council that it go forward with interest and exploration in this regard. He suggested a strawman proposal to get them toward the finish line that they, as a group, could recommend that the Town proceed expeditiously toward examining prospects for development of the soccer field site and that they not yet remove the Alpine Roads site from consideration and it remain potentially developable at some future point. He said this is of course subject to input from the community and the decision of the Council.

Committee Member Derwin suggested leaving the Alpine Road property on the table until there is more clarity on the RHNA number and Housing Element and whether or not the Town will be able to meet that criteria with other sites. She said it would be left as a "if we have to, we'll include it" option. Vice Chair Toben said it is with great regret that he feels it is not possible to remove it from consideration. Committee Member Derwin also regretted it but said this is not the time to remove it from consideration.

Committee Member Targ said he does not see there is a direct intersection between the work of this Committee and the Housing Element because they are on two different paths and the Committee's limited charge is to make a recommendation. He said it may be worth going back to the charge of the Council to this Committee to see whether or not this is an issue that needs to be raised right now. Committee Member Derwin said the charge is to decide if a site can support multi-family housing. Committee Member Targ said the determination has been made that there are four sites that in principle could support multi-family housing. Whether or not it's desirable can be written up, but that is a determination ultimately for Council, and whether it should be included in the Housing Element ultimately is a charge for the Council. He said he is not sure it intersects with the Committee's current charge. Committee Member Derwin said because she's on the Council and knows what lies ahead, perhaps she's speaking too far ahead. Committee Member Warr said the way the chart is laid out provides the opportunity but it will take a lot of political will and change in demographics. He said he thinks the Committee's charge is to look at the properties and not try to foretell the future about the RHNA numbers. He said the Council can use this

information to help answer some of those issues, but the Committee's charge is to knock off where there is some low-hanging fruit, identify all of the Town-owned properties there were not reasonable or rational at all, and that was done years ago. He said getting down to brass tacks here will take outreach, more design, and a lot of soul searching on the Council's part that the Committee is not charged to do. He said none of the properties are completely good fits except for maybe the Town Center because it doesn't have to operate like any other property. He said he doesn't know that it makes sense to add a column for fire and traffic because it would require a lot of study. He said it might be an asterisk that says any of these areas need a deeper consideration of infrastructure, traffic, and fire access. He said this needs to be passed back to the Council for them to distill the information developed, and to understand there is a lot of community pushback on three of the sites that have been identified as maybes, but not much pushback for the Town Center site.

Vice Chair Toben said he checked on the precise language provided by the Council with respect to their mandate. He said the Committee was to consider whether any Town-owned properties might be appropriate for modest housing opportunities to support the community, teachers, public safety workers, and employees. He said in this conversation he is especially impressed by Committee Member Derwin's comments about what is coming down the road from the State and at the same time maintains the view that it's not yet time to take the Alpine Road parcel completely off the table for a variety of reasons. He said he is aware that is one person's perspective only and certainly the Conservation Committee, Trails and Path Committee, Open Space Committee, and the community will weigh in, and it will ultimately be the Council's decision. He said, from his perspective, the work product handed off to the Council on November 19 should include that possibility.

Committee Member Targ said the mandate identifies including the Blue Oaks property unless the determination is made that it is legally not possible to develop. He said there are three locations identified which can be, in principle, developed and there are considerations that Council will need to evaluate based upon the record the Committee provides to them as to whether or not they're appropriate. He said the Committee can go beyond the fact-finding stage and recommend that the Town Center site should be placed under active consideration in the intermediate near future. He said they don't have to include or not include sites because the charge is to identify developable sites and there are three or four that are developable.

Committee Member Warr said, in that vein, a column should be added to the chart that identifies the Committee's recommendation to the Council. He said at this point no immediate action is recommended for the Alpine Road remnant but to hold it because the interim use as open space is still a good use.

Vice Chair Toben said, with regard to Blue Oaks, that Committee Member Targ's suggestion is that the Committee's charge ends with determining which sites are developable and Committee Member Derwin's perspective is that, for all intents and purposes, it is not developable and should be off the table. Committee Member said perhaps the narrative could reflect these points of view. Committee Member Targ said he also believes it's an undesirable place to develop for a host of reasons but he does not see it as this body's charge to make that determination.

Tom Brignand. Mr. Brignand asked about the Nathhorst property. The Committee explained that is not Town-owned property.

Mary Hufty. Ms. Hufty said this effort has activated community participation in Town. She said she was originally horrified that this Committee had been formed, but sees now how thoughtfully it has been done and how well the Committee has worked with differing opinions.

Majda Jones, 8 Long Spur. Ms. Jones thanked the Committee for going through this exercise in democracy. She said although it may not have been the Committee's mandate, she does not understand what alternatives are available for dealing with the housing challenges coming down from the State. She also wondered how likely it will be that these drastic State laws will go unchallenged. She said she is not sure the properties on the chart have been evaluated evenly. She said her interest is in the Alpine Road remnant, which she sees as open space. She said the Frog Pond is a treasure and a vernal pond is rare.

She said if human contact is brought close to the Frog Pond, the vernal pond will be destroyed. She would like to see something in the chart indicating the sensitivity of that remnant. She said the community has raised more than \$110,000 in pledges to go along with that land for maintenance if that remnant is dedicated as open space. She said she lives on the Ranch which has only one way in and out and two emergency exits in case of fire or earthquake. She said they will exit onto Los Trancos or Alpine. She said with 200 homes and one exit road (Indian Crossing), their traffic situation will be even worse if additional units are built on that remnant.

Vice Chair Toben said Ms. Jones' comments are in line with Committee Member Targ's suggestion about adding a column regarding development constraints. Vice Chair Toben said environmental constraints, as well as fire, traffic, etc., would also fit in that column.

Gary Morgenthaler. Mr. Morgenthaler commended the Committee on their very thoughtfully considered and evenhanded review of the issues around these various properties. He said he shares the view that it is questionable whether the Town should be in the business of developing and managing residential properties. He said the proposed RHNA and other State requirements are indeed drastic and aggressive but it is not at all clear that these will be passed into law and will likely be litigated for years. Committee Member Derwin suggested Mr. Morgenthaler may be confusing the housing laws such as 330 or 1473 with the RHNA Housing Element requirements, which are different. Mr. Morgenthaler amended his statement to not include the RHNA Housing Element requirements. He said something may be physically developable but not under the existing laws of the Town. He said the General Plan designates the Alpine Road remnant area as neighborhood community park and not available for residential development. He said the setback requirements for the Scenic Corridor could not be accommodated. The remnant is adjacent to open space and a delicate ecosystem and the Conservation Committee and Open Space Acquisition Committees have opined this property should not be developed.

Vice Chair Toben acknowledged that under the current General Plan designations there is work to be done, but it could be done if the Council were determined to move forward in that direction. He said some constraints are insurmountable and some are not.

Susan Coons. Ms. Coons said she worked with Tracy Sherman on the Los Trancos Water District Board for many years where they created a fire safety plan that involved defensible space, clearing brush, making sure that each household could access a small amount of money to clear vegetation. She said Alpine Road and Portola Road would be able to handle buses for transport but there is nothing like that up in Los Trancos Woods where a fire engine or even two cars can't pass. She said some of the properties had to be altered so that the firetrucks could even turn around. She said if there was development up there, there would also need to be a new road. She said the infrastructure required for developing the properties should also be added to the chart. She also recommended input from Woodside Fire about the properties.

Suzanne Rufflo-Greenleaf asked what the instruction was for the ad hoc committee. Vice Chair Toben repeated the Committee's mandate. Ms. Rufflo-Greenleaf asked if all the properties discussed were open space properties. Vice Chair Toben explained they were not. He said the Town Council property is not open space and there is an ambiguous General Plan designation on the Alpine Road remnant. Ms. Rufflo-Greenleaf said she assumed that open space would have some protected status that would need to be overcome in order for it to be developed. She said she speaks for all of Portola Valley when she says that places that are open space in Portola Valley are open space for a reason – because people use and enjoy them regularly. She referred to a trail that she hikes on regularly, and is not a part of this conversation, that Charles Krenz and his wife Karen work hard to maintain. She said Karen recently passed away and a bench was designated for her and that's not on the list.

Loverine Taylor. Ms. Taylor said her comment may be more appropriate for the Council but she wanted to plant a seed. She said California has two crises – affordable housing in the Bay Area and an unprecedented wildfire epidemic that will continue to grow. She said there should be a new mindset where people are not forced to leave the Bay Area because they can't afford to live here and so move out to places like Paradise because that makes the two crises build on each other. She questions

whether the mandate from Sacramento to provide affordable housing is the same across the board for all communities. She said Portola Valley is not the same as Palo Alto or Belmont. She said this is a WUI, a Wilderness Urban Interface community. She said it will not just be Los Trancos Woods or Alpine Road when the fire hits but it will also be her neighborhood. She said she understands that the Committee is limited to their mandate but hopes that the Town Council thinks in a broader way about whether more housing should be built in Town given the existing access and egress. Committee Member Derwin said she is meeting with Assemblyman Mark Berman to discuss this issue.

Jeff Wiley, 103 Ramona Road. Mr. Wiley asked for clarification on what the Town is seeking from Blue Oaks with regard to making that property developable. He asked what was the legal understanding in terms of it having been permanently set aside for open space. Town Manager Dennis said there is nothing being discussed whatsoever. He said this was due diligence by the Committee to understand what's possible within their mandate. He said there has been no recommendation to the Council. Mr. Wiley asked how it is possible that a property is possibly available for development if it is permanent open space. Town Manager Dennis said there is always a possibility to reopen these kinds of agreements but that doesn't mean there will be another agreement.

Judith Murphy. Ms. Murphy said it is imperative to add a column regarding environmental restraints, etc. Vice Chair Toben agreed. Ms. Murphy said the Committee should consider they will save the Town enormous amounts of time, money, and agony by removing properties #2, #3, and #4 from the list. She said those three properties are not appropriate for development and saying they could be built on is different from saying they are appropriate for development. She is concerned that if these properties remain on a list, down the line the State will not care if the community has enormous resistance and it will leave the Council exposed. In response to Ms. Murphy's question, Committee Member Derwin said any development of the properties discussed would be part of next RHNA cycle. She again pointed out these properties are not approved for development and is just a list of possible housing sites.

Town Manager Dennis said it depends entirely on Council discussions on when they want to move forward on any development. He said development on any of these properties would take some time to put together, considering there would be partners associated with the development. He said the Town does not want to be in the business of operating housing, so someone would be identified to do that. \

Town Manager Dennis said it is important to note that this effort came out of a very broad set of efforts in the Housing Strategic Plan that the Council passed in late-2016. He said this was one of a number of different initiatives including ADU production, conversations related to how to spend the money, and encouraging the affiliated housing partners to build some of their own housing. He said three institutions can currently construct multi-family housing – Stanford, the Priory, and the Sequoias. He said the Priory has built approximately 20 units over the last three years. He said certainly efforts have been made related to looking at whether there are other properties available. He said this Committee has focused on this particular mandate; however, the Council's direction to staff, other Committees, and to the Council itself and subcommittees has been very broad.

Robert Zimmerman. Mr. Zimmerman said there are two things that have not been brought up this evening, items that the Committee and Town would be very wise to incorporate into future deliberations. He said, speaking as an engineer and an asset manager with decades of experience, he has not heard any mention of risk assessment for these properties. He said people have talked about the liability of the Town for placing people in a fire zone with poor escape options. He said just because it's physically buildable does not mean it is at all wise to put people in that risk environment. He said the other thing that should be factored in is climate change, which is already here and will increase the heat and dryness, lower the humidity, and cause increasing large fires. Vice Chair Toben said the Committee agreed with that assertion. Mr. Zimmerman said it should be called out that climate change is part of this. He said the fire risks perceived in 1990 were minimal and the developer artfully avoided addressing that question. He said the people who did their CEQA analysis also managed to keep it very low. He said the third item is that the Woods property on Los Trancos Road, now being managed by the Mid-Peninsula Open Space District, might provide an interesting option.

Town Manager Dennis said risk assessment usually comes as part of the CEQA and EIR process and is a very expensive process. He said there are no projects that have been actually proposed here and that would be a basic requirement for any CEQA proposal. He said should anything be proposed, it would go through a very rigorous process related to these issues.

Randy True. Mr. True said the large regulatory issues are super organized and there is a lot of confusion and lack of awareness in Town about how serious they are. He said he respectfully disagrees with the approach that Committee Member Derwin has taken in interacting on behalf of the Town around that. He said they've been told not to worry because these are not projects yet and there has been minimization of the seriousness of the effort in this initiative to build this high-density housing on parks and open space. He said in this environment, with the changing laws and aggressive push for this very simplistic narrative of building housing as the solution to all of the problems of California, what's emerged are groups that are suing the suburbs. He said this is the model of what we call karma in San Francisco. He said by the time anything becomes a project, then these groups can sue on behalf of developers. He said they are suing Los Altos around a housing project. He said the Town must be extremely careful. He said this is an historic time in land use and zoning and regulatory issues around California. He said Oregon has eliminated single-family zoning. He said the Town's 2014 Housing Element defends the Portola Valley ethos and values and way of life. He said that needs to keep being emphasized – that our parks and open spaces are not available for development. He said he has only moved here a few years ago and has been shocked to find this out, as have neighbors he's talked to including those who have lived here for 40 years. He said he understands that Committee Member Derwin is a goodhearted, zealous advocate for affordable housing but this is not the right place because of the situation. He said we cannot build on the parks and open spaces without violating the social contract of the citizens in this room, which is of utmost importance.

Committee Member Derwin told Mr. True that, with all due respect, this is the fourth time he has attacked her personally and she is getting tired of it. She said she is speaking to the facts that surround the next RHNA cycle and the next Housing Element. She said she is absolutely willing to give him every single document. She said he can go to the website. She said she can direct him to people in the County to talk to and people to talk to in Sacramento. She said she is providing nothing but facts. She said she wished he would back off.

Vice Chair Toben asked to come back to the task at hand which is to determine what to do with the table they've created as they prepare to conclude this Committee's assignment. He said there is a very narrow mandate and the intention is to essentially deliver on what the Council asked them to do with respect to these four parcels. He said all the comments will be taken into account and they will do the best they can. He thanked Mr. True for his comments.

Cynthia Dorrell, said her property borders Blue Oaks open space. She said she generally agreed the Blue Oaks property is not the best place for the reasons already stated. She said she understood that the Blue Oaks development dedicated a space for low-income housing. Town Manager Dennis said it is a somewhat complicated history. He said in the earliest renderings of the Blue Oaks subdivision the parcel being discussed tonight was identified for affordable housing. He said it was eventually changed to two parcels within the development itself. He said those two parcels were given to the Town as part of the inclusionary housing process. He said those two parcels within the Blue Oaks subdivision were the only dedicated sites. He said the Town attempted to develop them after the subdivision was created but was unsuccessful in finding a development partner and sold the properties back to Blue Oaks. The monies are now part of the \$3.4 million fund discussed tonight. As part of the final subdivision map, that property (Parcel C) was dedicated as open space. The Town does not have the ability to develop it for low-income housing but does have the ability to enter into a conversation about it. He said as it relates to this Committee, this Committee can make a recommendation that it may be suitable. Ms. Dorrell said it is unfortunate that the Town was unable to use the original dedicated land. Town Manager Dennis said everyone agrees with that.

Vice Chair Toben proposed that he and Committee Member Hasko return to the drafting table with this table, incorporating the input heard tonight. He said, in very roughly recapping the input heard tonight,

there is a good signal of support from the Committee notwithstanding Committee Member Warr's reservations with respect to the Town Center site. With respect to the Alpine Roads site, the Committee is not ready to take it off the table but it is not a top choice for proceeding any time soon and the open space is presently very desirable. With respect to the Blue Oaks subdivision, the Committee acknowledges the very serious constraints pertaining to all of the factors expressed tonight and there is a strong disinclination on the part of the Committee. He said Ford Field is essentially off the table. He said he and Committee Member Hasko will be happy to develop a column for development constraints which will include environmental sensitivities and a host of other factors.

Vice Chair Toben asked the Committee if they felt the mandate has been discharged by essentially filling out the table or if there was further conversation desired in response to some of the specific questions heard tonight; for example, the idea of giving up on these four properties and using the \$3.4 million to go out and buy something new. Committee Member Warr said that is not part of the Committee's charge. Committee Member Targ said when going through the longer list, the Committee considered expanding the charge to consider what might be done with that money and it was determined not to do that. Vice Chair Toben was supportive of limiting the Committee's scope but was mindful that there have been repeated comments from speakers about subsidizing rents. He said, as a way of helping the Council shortcut that public comment, there could be some value in taking a Committee perspective on that – pro, con, or neutral.

Town Manager Dennis suggested that there was so much good content developed tonight from hearing from residents, identifying it, even though it's not the charter of the group, is important. He said capturing things that have been heard would be appreciated. Committee Member Derwin said the Council would appreciate the capturing of the general comments and it was not necessary to get the specific opinions of the Committee members regarding possible alternative uses for the funds.

Committee Member Warr said he's encouraged that the community has been enlivened to come and talk. He said too often these types of meetings have no attendance and, although feedback is desired, there is none, so the Committees are just guessing or going on gut feelings. He said he would much rather have a lot of people with speaker cards expressing themselves. He said having a set of comments that might be considered in the future, what to do with the money, buying land, or doing something someplace else, is something the Council might want to consider as a next step. He said the Town has been working on this for almost three years. He said getting this to the point where it can be moved back to the Council for them to digest in their own way is appropriate at this time rather than expanding the Committee's charge. He expressed his appreciation for the community attending and speaking. He said he understands and appreciates their frustration that the Committee can't or doesn't want to deal with it right now but they are limited in their volunteer hours and ability to get their arms around a very, very complicated situation.

Vice Chair Toben expressed deep gratitude to the public for engaging on this issue. He said these are among the most sensitive topics that any community has to wrestle with and knows a lot of times they may not be agreement but he believes this Committee has been very much informed by the perspectives heard tonight. He said although it may not be 100 percent of what everybody wants, he feels the Committee is approximating an accurate reflection of the community's concerns.

Committee Member Derwin said if anyone is interested, tomorrow is Housing Leadership Day sponsored by the Housing Leadership Council at the College of San Mateo, Building 10. It will run from 9:00 to 3:30 and you can register and pay onsite. She said it is a very good full-day conference.

**(7) Next Meeting – November 18, 2019 7:00 PM**

**(8) Adjourn**

Vice Chair Toben adjourned the meeting at 9:33 p.m.





# TOWN OF PORTOLA VALLEY

## STAFF REPORT

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**TO:** Ad Hoc Housing on Town-Owned Property Committee

**FROM:** Steve Toben and Judith Hasko, Matrix Drafting Subcommittee

**DATE:** November 18, 2019

**RE:** Revised Table Ranking Town-Owned Sites for Potential Housing

### RECOMMENDATION

We recommend that the Ad Hoc Housing on Town-Owned Property Committee review, revise, and approve the attached table for use in ranking town-owned sites for potential housing.

### DISCUSSION

Based on the public comments we received at the October 24 meeting and input from committee members, we have revised the table ranking the four remaining town-owned sites under consideration for housing. We have added a final column denominated “Ad Hoc Housing Committee TENTATIVE Recommendations”. These tentative recommendations are obviously subject to review and amendment by the committee at the November 18 meeting.

We think it is important to emphasize the sharp rankings intended to be conveyed by this table. Relatively speaking, our committee appears to agree that the Town Center site is clearly the most viable candidate for near-term development of housing units<sup>1</sup>. Based on all relevant factors, we believe the Alpine Road site should be considered in a distant second place, well behind the Town Center. This conclusion takes into account the considerable community concern that has been expressed about this site over the last several months. However, it remains the case that this site has attributes that make it a viable candidate for housing, including its adjacency to Corte Madera School, which offers up the possibility of a few affordable units for teachers. Therefore, the tentative recommendation we are proposing to the committee is to hold off exploration regarding housing development at the Alpine Road site for now.

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<sup>1</sup> This presumes that a solution can be found to the challenge of finding a nonprofit housing developer to manage the project.

After the Alpine Road site, the Blue Oaks site comes in at a distant third place. Unlike the Alpine Road site, the Blue Oaks property presents clear legal hurdles, as well as site constraints including issues around emergency ingress and egress. It does not have the Alpine Road site's advantage of close proximity to Corte Madera School. Despite these shortcomings, our committee appears to agree that the Blue Oaks site cannot be eliminated altogether from consideration as a potential site for housing, given the urgency of the need to increase our stock of affordable housing. Thus, the suggested recommendation would be to hold off active pursuit of housing development of the Blue Oaks site for the time being.

The fourth place finisher is the Ford Field property, which we have effectively ruled out for housing.

These rankings are intended to give proper acknowledgment to the community concerns that have been expressed along the way. We think everyone would agree that it would be desirable if all undeveloped properties owned by the Town could be left in their current state, but the pressures we face to respond to the regional housing crisis, and in particular its impact on individuals who play vital roles in our community, necessitate consideration of these sites for housing.

## **ATTACHMENT**

1. Revised Table

**ATTACHMENT #1**

<b>Property</b>	<b>Acreage (approx)</b>	<b>Number of Units (1)</b>	<b>Type of Units (1)</b>	<b>W/in 1/2 mi of Public Trans.</b>	<b>Cost to Build</b>	<b>Initial Community Feedback (2)</b>	<b>Legal Issues</b>	<b>General Plan issues</b>	<b>Development Constraints</b>	<b>Other Town Committee Feedback</b>	<b>Ability to Build Project Relatively Quickly (3)</b>	<b>Ad Hoc Housing Committee TENTATIVE Recommendations</b>
<b>1. Town Center</b>	11	6 units, based on conceptual drawing	Attached, two story	Yes	Less expensive than other sites - two buildings, few units	Few opposition comments, some supportive	No legal constraints on development from easements or acquisition	General Plan Comprehensive Map shows site in open space designation	Potential impacts during construction to adjacent equestrian business, Town sports facilities	None to date	Yes	Proceed affirmatively with housing development
<b>2. Alpine Road Property adjacent to Frog Pond</b>	1	11 in conceptual drawing, but fewer units and a preference for PVSD teachers more likely to gain support	Attached, two story	Yes	Moderate, based on conceptual drawing	Significant community feedback in opposition	No legal constraints on development from easements or acquisition	General Plan Comprehensive Map inconclusive re: the property's open space designation	Community concerns related to potential environmental impacts from development on adjacent Frog Pond Open Space; potential wildlife movement impacts; potential impacts to entry to PV Ranch trailheads; Alpine Scenic Corridor setbacks	Conservation, Open Space Acquisition and Trails Committees opposed to alteration of existing property and support permanent open space designation	Unlikely, based on community feedback	No action at this time for potential housing development or open space designation
<b>3. Blue Oaks Subdivision Remnant</b>	13	Undetermined, but site could reasonably hold more units than any other property under consideration	Clustered, attached units	No	Likely more expensive, depending on number of detached housing units	Significant community feedback in opposition, principally from LTW/VV residents	Placed in permanent open space as part of Blue Oaks Subdivision CUP	Open Space Element notes important open space, scenic or conservation easements in the subdivision, but no further specificity	Community concerns related to wildfire danger, adjacency to creek, wildlife corridor impacts	None to date	Unlikely, based on legal issues and community feedback	No action at this time for potential housing development

4. Ford Field - Undeveloped Portion	8	Per committee, site only suitable for possible relocation of maintenance facility from Town Center, if necessary	Undefined	Yes	Modest	No opposition feedback yet on maintenance facility scenario	No legal constraints on development due to easements (if a small project)	Recreational Element of the General Plan discusses "extensive natural areas for non-intensive recreation. The natural quality of much of this park is important in providing a natural setting when entering Portola Valley from the north".	Alpine Scenic Corridor setbacks; visual impacts on "gateway" property	None to date	Unlikely, based on site sensitivity	Rule out housing but preserve option of relocating maintenance facility from Town Center
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1 No decisions have been made about types of and number of units; for the purposes of this table, information is based on conceptual drawings provided to the Committee.

2 Based primarily on feedback at meetings

3 Based on previous factors in the matrix and understood to be subjective in nature; assumes a goal of producing housing quickly.