

Special Teleconference Meeting

Meeting recording: <https://www.youtube.com/watch?v=z9psqJ6PWhc>

For each agenda item, there is a time stamp that corresponds to the time in the meeting video.

CALL TO ORDER AND ROLL CALL (0:20)

Chair Swisher called teleconference meeting to order. Planning & Building Director Russell called the roll.

Present: Committee Members: Aalfs, Armsby, Crane, Dorahy, Doyle, Kelly, Pierce, Kopf-Sill, Sill, Turcott, Ward, Wernikoff, Swisher, Wolter
Absent: Targ.
Town Staff: Laura Russell, Planning & Building Director; Adrienne Smith, Senior Planner; Cara Silver, Town Attorney

ORAL COMMUNICATIONS (1:30)

Oral communication received from:

- Monica Cheney regarding SB9 state legislation and implications for Portola Valley
- Danna Breen regarding the importance of the General Plan, concerns with assigned state-mandated Regional Housing Needs Allocation (RHNA), feedback on the community meeting #1
- Dale Pfau provided feedback on community meeting #1

Chair Swisher briefly discussed desire to stick to allocated times for each agenda item.

COMMITTEE DISCUSSION (11:05)

1. Values, Decorum and Public Comment (11:05)

Chair Swisher presented revised document for committee approval. Committee comments and questions posed by members Turcotte, Armsby, Pierce, Wolter, Kelly and Crane.

Public comment received from:

- Kristy Corley regarding inclusion of public comment in all meeting minutes and number of meeting participants
- Dale Pfau stating that wildfire and earthquake safety should be Committee's number one charge and that Committee should hear from Fire Chief Don Bullard

Motion made by Wernikoff to adopt committee values document as stated in agenda (and seconded by Wolter) Ayes: Aalfs, Armsby, Crane, Dorahy, Doyle, Kelly, Pierce, Kopf-Sill, Sill, Ward, Wernikoff, Swisher, Wolter Nay: Turcotte.

2. Introduction to Housing Sites Inventory (35:00)

Director Russell gave a presentation explaining the housing sites inventory requirement, Affirmatively Furthering Fair Housing (AFFH) considerations and the process of implementing a housing sites inventory. Questions and comments posed by member Wolter.

3. Housing Sites Inventory Selection – Possible Scenarios (50:15)

Senior Planner Smith gave a presentation on housing sites inventory selection including the process of housing site scenario analysis, which areas of land in Town to consider for sites analysis and several targeted housing site scenario examples. Questions and comments posed by Chair Swisher and members Wernikoff, Kelly, Aalfs, Armsby, Dorahy, Ward, Crane, Sill, Kopf-Sill, Wolter and Town Attorney addressed questions posed by members Kopf-Sill and Turcotte regarding SB9.

Public comment received from:

- Tim Clark regarding process/timeline for residents to propose new housing at the Ladera Church property so that it can be counted in the updated Housing Element new housing unit numbers
- Kristy Corley asked how many ADUs have been constructed in current Housing Element cycle, posed questions about SB9 lot splits upcoming Town Council SB9 urgency ordinance, asked about new project application Willow Commons, asked for further labelling on maps in committee meeting presentations
- Monica Cheney wants everyone to fully understand implications of SB9
- Greg concerned about how low income households will afford home insurance in light of fire risks to community

INFORMATIONAL PRESENTATION (2hr:10mins)

4. Regional Housing Needs Allocation (RHNA) Zoning Target Concept

Senior Planner Smith and Town Attorney Silver provided presentation on the RHNA zoning target concept including an explanation of the Housing Element legal framework, the Annual Housing Element reporting requirement, the State's No Net Loss law and a definition of the zoning target concept and how to build it into the Town's Housing Element. Questions and comments posed by Chair Swisher and members Crane, Dorahy and Kopf-Sill.

Public comment received from:

- Monica Cheney raised concerns about SB9, frustrated with Zoom format of meetings, feels the selection criteria for the committee does not synch with the idea of diversity, equity and inclusion because she is opposed to Portola Valley's assigned RHNA
- Rita Comes wants the Town to have a 10-year+ plan to address issues already faced by the Town, like fire safety, concerned about Town's infrastructure capacity (Wi-Fi, sewage, electricity); agrees Town needs more diversity, but shouldn't have to react to State requirements
- Kristy Corley concerned about not having a Town evacuation plan, would like the Town to have a pre-application process for all new development projects so that applicants are required to come before Town Council

STAFF AND COMMITTEE REPORTS (2hr:52mins)

5. Staff Updates/Announcements

Questions and comments posed by Chair Swisher, member Turcotte.

Public comment received from:

- Rita Comes didn't like the reporting out from the breakout room facilitators in the community meeting, wants a transcript of the breakout rooms
- Danna Breen Agrees with Rita Comes

- Kristy Corley concerned about SB10 three year minimum owner-occupancy requirement

APPROVAL OF MINUTES (3hr:11mins)

6. Ad Hoc Housing Element Committee Meeting of 9/20/21

Questions and comments posed by Chair Swisher, members Turcotte and Wernikoff.

Public comment received from:

- Monica Cheney wants full Committee meeting minutes
- Rita Comes wants full Committee meeting minutes, list of meeting attendees and the meeting chat function activated

Motion made by Kelly to adopt minutes (and seconded by Sill) Ayes: Aalfs, Armsby, Crane, Dorahy, Doyle, Kelly, Pierce, Kopf-Sill, Sill, Ward, Wernikoff, Swisher, Wolter Nay: Turcotte.

ADJOURNMENT (3hr:23mins)

Chair Swisher adjourned the meeting.