

Sharon Hanlon

From: Robert Coffman
Sent: Monday, December 6, 2021 9:24 AM
To: Sharon Hanlon; Jeremy Dennis
Cc: Town Center
Subject: Comments on proposed SB9 Urgency Ordinance

To Members of the Portola Valley Town Council:

We are writing to express our views on the proposed urgency ordinance governing applications for SB9-enabled lot splits. We believe strongly that the proposed allowable building size regulations should be significantly more limited than those in the proposed ordinance. We feel that a more appropriate limit for new construction on SB9 split lots would be 800-900 square feet, without exception for setback for lot size or setback. Furthermore, height limitations 16-18 ft and no allowance for basements would be appropriate. We see no particular reason to have these limitations conform to current regulations for ADUs on non-split lots, and these more generous ADU allocations should be a key part of the incentive for owners not to split their lots. Keeping in mind that this ordinance is being viewed as a temporary one, we feel it would be best to start with implementation using these more limited allowances, pending further consideration of a final ordinance involving extensive community input.

The proposed ordinance posted on Dec 4 is, for the most part, an appropriate response to the challenge of having regulations and procedures in place by Jan 1. Fire safety and public safety remain primary concerns and we encourage the Council to strengthen regulations around these issues as much as possible. We look forward to the Town Council meeting on Dec 8 and encourage the Council to implement initial regulations that allow maximum flexibility for revisions in the context of other planning discussions that are taking place over the coming year.

Sincerely,

Susan M Coffman and Robert L. Coffman

Echo Lane

Portola Valley, CA

Sharon Hanlon

-----Original Message-----

From: Peter Fournier

Sent: Wednesday, December 8, 2021 10:21 AM

To: Sharon Hanlon <shanlon@portolavalley.net>

Subject: Opposition to possible changes due to SB9

As an environmental major, with an urban planning minor, and a resident of the Town since 1971, I was appalled at the message being pushed by SavePortolaValley.org. While referencing "lessons learned from the Camp Fire (no citations to actual data or articles), they ignore one of the major factors in residential structure loss, the age of the home, instead focusing on "density" of development and setbacks. In actuality, density of development is not cited by any source I can find as a major cause of structure loss. Distance to a lost structure is, and the tipping point is 18 meters.

Wildfire Today <https://wildfiretoday.com/2021/10/11/characteristics-of-structures-that-burned-in-the-2018-camp-fire/>

In fact, distance to a lost structure, conformance to current code (e.g. materials & vending), topography and distance to dense vegetation as well as over-story are all more important.

I see this movement as nothing more than a NIMBY movement dressed up as concern over life-safety. The same people behind this movement have been complaining about the proposed Stanford housing development at Alpine and Westridge, as well as every attempt to provide low-income housing to the people that serve them and educate their children.

I note that two individuals who signed onto the cover letter don't even live in Portola Valley, and two of the signers recently demolished their homes to build new, larger homes. If density and total building mass is their concern, they are adding to the problem. Thankfully, their new homes will be safer from fire due to compliance with current building code, which is more fire safe.

Should Portola Valley blindly change its building code to comply with SB9 without study and science-based data to back up any changes? Absolutely not. Neither should the Town give into the reactionary fears of those who have theirs, and don't want anyone else to enjoy "their" Town. I note that these folks are placing signs all over Westridge in clear violation of Westridge's CC&Rs. Rules are for thee, not for me, apparently.

Sincerely,

Peter Fournier

*Please incorporate this email as part of the formal record.

To: Town Council

From: Bob Turcott

Date: December 8, 2021

Subject: Petition to Protect Public Safety, Agenda Item #17 Adoption of Urgency Ordinance Implementing SB 9

Dear Council Members,

Attached please find the Petition to Protect Public Safety. To date, over 550 members of the Portola Valley community have signed the Petition.

The Petition calls upon the Town Council to:

1. Authorize WFPD to interpret and apply the provisions of the Municipal Code that define and regulate the structural fuel complex on a parcel and its likely effect on neighboring parcels.
2. Apply the 30' minimum building separation standard already required by State regulation in every Very High Fire Hazard Severity Zone to all of Portola Valley until more comprehensive, objective standards can be developed and implemented.

The Petition represents a plea to the Town Council by the Portola Valley community to make public safety its highest priority.

I, and over 550 others, ask that you act now.

Thank you,
Bob Turcott

PETITION TO PROTECT PUBLIC SAFETY

“The protection of the public safety is the first responsibility of local government...”

- California Constitution, Article XIII, Section 35, paragraph 2

1. Wildfire poses an existential threat to Portola Valley and its neighboring communities. The Town’s fire-prone terrain, dense vegetation, changing climate, built-environment and limited evacuation capacity expose its many residents to severe hazards of rapid, uncontrolled spread of intense fire.
2. Excessively dense development and inadequate building separation will increase wildfire hazards and risk, degrade evacuation capacity and hinder emergency response, especially in Portola Valley’s fire-prone terrain and ecosystem.
3. Properly construed and enforced, the following provisions of Portola Valley’s municipal code can reduce the hazard of structure-to-structure fire ignition and spread in Portola Valley by requiring a minimum separation distance between buildings on adjacent parcels, regulating the ratio of building floor area to parcel size and protecting unobstructed emergency access and evacuation routes.
 - (a) MC 18.48.010 establishes
 - Minimum parcel sizes for development of single-family residential structures within areas of town whose terrain, development and vegetation pose different hazards and risk;
 - Minimum front, side and rear building setbacks from property lines and public right-of-ways based on minimum parcel size;
 - Maximum floor area of construction that may be built on parcels based on parcel size, average slope and geological classification of soils.
 - (b) MC 17.40.100 establishes minimum paved surface and right-of-way widths for streets.
4. The proper interpretation, application and enforcement of these and other public safety provisions of the municipal code is necessary to protect and promote the public safety of Portola Valley residents.
5. State housing mandates, including Senate Bill 9, recognize the Town’s authority and primary responsibility to protect public safety through prudent, science-based regulation of land use, subdivision, development and building.

PETITION TO PROTECT PUBLIC SAFETY

We, the undersigned members of the Portola Valley community, urgently call upon the Town Council to acknowledge its responsibility and exercise its authority to protect public safety by:

- (a) Requiring, effective January 1, 2022, before any land use, subdivision, development or building application in Portola Valley is deemed complete, a final written determination by Woodside Fire Protection District (WFPD) that the proposal complies with or otherwise satisfies the fire prevention and protection objectives of the building code and municipal code sections 18.48.010 and 17.40.100;
- (b) Designating WFPD, effective January 1, 2022, as the authority within Portola Valley having jurisdiction to interpret and enforce the fire prevention and public safety fire protection objectives of the building code and municipal code sections 18.48.010 and 17.40.100;
- (c) Adopting by ordinance by September 1, 2022 such additional land use, zoning, subdivision, development, and building standards as WFPD develops in conjunction with the Town to establish minimum, science-based wildfire prevention and protection standards required for WFPD approval of any land use, subdivision, development or building proposal;
- (d) Providing sufficient additional budgetary authority and funding for WFPD to fulfill its expanded authority; and
- (e) Pending adoption of supervening wildfire prevention and protection standards, adopting by ordinance effective January 1, 2022 the 30 foot minimum building separation specified in section 12.2 of the National Fire Protection Association's Standard 1140 for Wildland Fire Protection

Robert Adams, Applewood Lane
Susan Adams, Applewood
Wendy Adelman, Los Trancos Rd
Kenneth Agle, Quail
Mary Ann Agosti, Paloma Road
Omar Aguilar, Applewood
Ulrich Aldag, Westridge Dr
Daniel Alegria, Mapache Drive
Andrea Alioto, Alpine
Stephen Allen, Trinity Lane
Angelo Aloisio, Trinity Ln
Jordan Alviso, Golden Oak Drive
Najet Amezzane, Golden Oak Drive
Nicole Amundsen, Cervantes Rd
Margaret Anderson, Wyndham Dr
Nancy Anderson, Groveland St
Barbara Andreini, Mapache Drive
George Andreini, Mapache Drive
Leslie Anglada, Dedalera Dr
Linda Arima, Nathhorst
Sarah Arnold, La Cuesta Drive

Anne Ashmead, Antonio court
William Ashton, La Mesa Drive
Karen Askey, Groveland St
Dr Christopher Atwood, Granada Ct
Loni Austin, Echo Lane
Brent Austin, Echo Lane
Liz Babb, Trinity Lane
Kori Anne Bagrowski, Westridge
Dee Baily, La Mesa Drive
Lael Bajet, Hillbrook Dr
Ian Baldwin, Echo Lane
Geoff Baldwin, Echo Lane
Valerie Baldwin, Echo Lane
Richard Ball, Echo Lane
Juan Bardina, Arapahoe Ct
Patricia Bardina, Arapahoe Ct
Pilar Bardina, Arapahoe Ct
Scott Barnum, Echo Lane
Barbara Barnum, Echo Lane
Phil Barth, Wayside Rd
Greg Baszucki, Fawn Lane

PETITION TO PROTECT PUBLIC SAFETY

Robert Bauer, Alpine Road
Patricia Beebe, S. Castanya Way
Linda Benevento, Cervantes Rd
Susan Bennett, Adair
Ed Berkowitz, Erica Way
Ranee Bhutani, Los Trancos Circle
Mary Birkel, Echo Lane
Barb Blum, Westridge
Jeff Booth, Nathhorst Ave
Chris Bradshaw, Thistle
Ryan Breen, Alpine Road
Tenley Breen, Alpine Road
Danna Breen, Alpine Rd
Marianne Brems, Franciscan Ridge
Belinda Brent, Grove Dr
Burt Brent, Grove Drive
Joan Bresnan, Franciscan Ridge
Kristin Brew, Golden Oak Dr.
Susan Brosche, Echo Lane
Paul Brown, Westridge Dr
Bee Brown, Westridge Drive
Kerry Brown, Palmer Ln
Thomas Buckholtz, Westridge Drive
Helen Buckholtz, Westridge Drive
Denise Bullwinkel, Bear Gulch Drive
Clay Bullwinkel, Bear Gulch Drive
Irsula Burger-Nafeh, Thistle Street
Lise Buyer, Sandstone Street
Cynthia Campbell, Santa maris
Dudley Carlson, Coalmine View
John Cashin, Veronica Place
Kim Cashin, Veronica Place
Randolf Cate, Adair Lane
Wanda Cavanaugh, Echo Lane
Elizabeth Chae, Sioux
Bao Chang, Shawnee Pass
Eugene Chaput, Alamos Road
Sue Chaput, Alamos rd
Eugene Chaput, Alamos Road
Susan Chaput, Alamos Road
Norman Chen, Westridge Drive
Monika Cheney, Goya
Calvin Chow, Minoca Road
Julie Chow, Minoca Road
Amy Christen, Quail Ct
Kathie Christie, Portola Rd
Susan Coffman, Echo Ln
Dan Cole, Nathhorst Ave
Tammy Cole, Nathhorst Ave
Hailey Cole, Nathhorst Ave
Ella Cole, Nathhorst Ave
Joe Coleman, Sioux
Edith Collin, Cervantes Rd
John Collin, Cervantes Rd
Rita Comes Whitney, Westridge Drive
Kirby Conrad, Ramona Road
Christian Constantz, Crescent Avenue
James Constantz, Crescent Avenue
Tina Conway, Franciscan Rdg
Jennifer Cook, Iroquois Trail
Joseph Cooper, Thistle
Nina Cornil, Sioux Way
Denise Corwin, Trinity Lane
Tracy Cowperthwaite, Ramona Road
Ginger Creevy, Westridge Drive
Don Creevy, Westridge Dr
Geoffrey Crouse, Westridge Dr
Glenn Daniel, Minoca Rd
Jane Daniels, Mapache Drive
Shai Darin, Wintercreek
Mark Davis, Moody Road
Kristin Day, Piñon Drive
Rusty Day, Pinon Dr
Philip DeBrincat, Pinon Dr
Sonja Declercq, Westridge Drive
Deborah DeFilippo, Valley Oak Street
Bill Demas, Brookside Drive
Lauren Denenberg, Cervantes
Eric Denys, Westridge Drive
Mary desJardins, Tan Oak Drive
Patty Dewes, Paloma Rd
Renata Dionello, Stonegate Road
Julie Divita, Pinon Drive
Edward Divita, Pinon Drive
Anna Dobrenski, Fawn Ln
Dolores Dolan, Shawnee Pass
John Donahoe, Goya Rd
Eileen Donahoe, Goya Rd
Jason Donahue, Pinon Drive
Sara Donahue, Pinon
David Douglass, Redberry Ridge
Eric Down, Ohlone Street
Peter Draeger, Applewood Ln
Ann Marie Draeger, Applewood Ln
Kellan Draeger, Applewood Ln
Michelle Driskill-Smith, La Mesa Drive
Alex Driskill-Smith, La Mesa Drive
Debra Dunn, Westridge Drive
Robert Dvorak, Goya Rd
Terry Dwight, Wayside
Ronald Eastman, Applewood Lane
Curtis Eaves, Coyote Hill
Fred Ebert, Cherokee Court
Bruce Eckstein, Westridge Drive
Donald Eckstrom, Grove Drive
Nadav Eiron, Cervantes Road
Robert Ells, Sandstone
Barbara Ells, Sandstone St.

PETITION TO PROTECT PUBLIC SAFETY

Scott Elrod, Valley Oak
Nelly Emmerson, Corte Madera Rd
Mark Emmerson, Corte Madera Rd
Martin Eng, Sandstone St.
Anna Eng, Sandstone St.
Andrew Engel, Alpine Rd
Sandi Engel, Alpine Rd.
Steven Enns, Alpine Road
Maria Erdi, Longspur St.
Florence Eschbach, Bear Paw
Elisa Fabian, Grove Drive
Charles Falore, Bear Gulch Dr
Daniel Falore, Bear gulch drive
Mary Falore, Bear Gulch Drive
Maxwell Falore, Bear Gulch Dr
Fallon Falore, Bear Gulch Dr
Richard Falore, Bear gulch dr
Barbara Falore, Nathhorst Ave
James Fann, Prado Ct
Hutchinson Fann, Prado Ct
Buzz Fann, Prado Ct
Katherine Federle, Meadowood Dr
Andrew Feldman, Adair Lane
Alexandra Louise Fernquest, Alamos Rd
Chantal Ferrini, Portola green circle
Marilyn Fidge, Alpine Rd
Leslie Field, Wayside Rd
Walli Finch, Westridge Dr
Barbara Diana Fischer, Valley Oak St
Christine Fleming, Meadowood Drive
Bomi Framroze, Valencia St
Greg Franklin, Applewood Lane
Atlee Frechette, Alpine Road
Jonathan Frechette, Alpine Road
Deborah Freehling, S. Balsamina Way
Carole Fregosi, Bow way
Carol Fregosi, Bow Way
James Fregosi, Bow Way
Karin Freitag, Golden Hills Dr
Tom French, Santa Maria Ave
Anne French, Los Charros Lane
Dorothy Fuller Polash, Westridge Drive
Andreas Gal, Hillbrook Dr
Karen Gallinetti, Antonio ct
Barbara Gallinetti, Antonio Ct.
Maria Geenen, Golden Oak Dr
Nick Giampa, Alpine Rd
Linda Giampa, Alpine Road
Jim Gibbons, Redberry Ridge
Mary Lynn Gibbons, Redberry Ridge
Stephen Gillett, Westridge Dr
Teresa Godfrey, Tynan Way
Gary Godfrey, Tynan Way
Margaret Koerner Goodrich, Cervantes

Michelle Green, Golden Oak Drive
Carol Grundfest, Coalmine View
Joe Grundfest, Coalmine View
J. Anthony Guichard, Alamos Road
Bev Guichard, Alamos Road
Jerome Guillen, Linaria Way
Kathy Gurtner, Shawnee Pass
Geoffrey Gurtner, Shawnee Pass
Danielle Guttman, Buck Meadow
Tom Hafkenschiel, Westridge Drive
Wendy Hafkenschiel, Westridge Drive
Peter Hamm, Alamos Rd.
Harold Hanerfeld, Alpine Road
Hartha Hanerfeld, Alpine Road
Jessica Hanley, Ash Lane
Frank Hanley, Ash Lane
Frank Hanley, Ash Lane
Gary Hanning, Deer Park Lane
Anna Hanning, Deer Park Land
Jon Heiner, La Mesa Drive
Matthew Hemington, Alpine Road
Maria Herrington, Possum Lane
Lisa Hill, Santa Maria Avenue
Jon Hillier, Corte Madera Road
Diane Hillier, Corte Madera Rd
Anne Hillman, Alamos Rd
Taylor Hinshaw, Stonegate Road
Aaron Hiscox, Los Trancos Circle
Lex Hobson, Alpine Rd
Edward Holland, Alpine Road
Noriko Honda, Applewood Lane
David Horn, Westridge Dr
Karen Horn, Westridge Dr
Susi Housman, Fremontia
David Howes, Portola Green Cir
Mary Hufty, Mapache Dr
Sharon Humphreys, Brookside
Sharon Humphreys, Brookside Dr
Andy Hutchinson, Prado Ct
Adnan Iftihar, Los Charros
Amy Iftihar, Los Charros
Alyson Illich, Cherokee Way
Mary Jack, Westridge Drive
Robert Jack, Westridge Drive
James James, Westridge Drive
Clair Jernick, Grove Dr
John Jernick, Grove Drive
Ron Johnson, Pineridge way
Majda Jones, Longspur
Martha Josephson, Coalmine Vw
Joy Joy Somerset, Mapache Drive
Jack Kabak, Coyote Hill Ct
Barbara Kaiser, Quail
Dale KANE, Hillbrook Dr

PETITION TO PROTECT PUBLIC SAFETY

Diane Kaspari, Willowbrook
Nancy Katz, Mapache Drive
Ginny Kavanaugh, Arapahoe Ct
Bob Kavanaugh, Tank Oak Dr.
Sam Kavusi, Corona Way
Elaine Kay, Sandstone
Bill Kay, Sandstone St
Mary Khan, Nathhorst Ave
Raman Khanna, Echo Lane
Judy Khanna, Echo Lane
Indu Khanna, Echo Lane
Sahil Khanna, Echo Lane
Anu Khatod, Escobar road
Ravi Khatod, Escobar
Palmer Kippola, Sandstone
Tom Kippola, Sandstone
Robert Kirshner, Sandstone St
Michele Klein, Minoca Road
Victoria Klein, Longspur Street
Danielle Klein, Lupine Rd
Gil Kliman, Goya Rd
Yasemin Kliman, Goya Rd
Phyllis Knudsen, Franciscan
Eric Knudsen, Franciscan Ridge
Jamie Koblick, Nathhorst
Kaley Koblick, Nathhorst
Susan Koblick, Nathhorst
Anne Kohs, Stonegate Road
Gerald Kohs, Stonegate Road
Randy Komisar, westridge drive
Andy Koontz, Blue Oaks Ct
Attila Kovacs, Ieroy way
Leslie Kraus, Portola Rd
Leslie Kriese, Wintercreek
Susan Kritzik, Possum Lane
Jacqueline Whittier Kubicka, Hillbrook Dr
Bruce Kubicka, Hillbrook Drive
Natasha Kurtova French, Santa Maria Ave
Taryn Lamm, Golden Oak Dr
Russ Lampert, Solana Road
Kathleen LaPorte, Quail
Daniel LaPorte, Quail
Linda Lapscott, Nathhorst Ave
Nanette LaShay, Redberry Ridge
Annie Lau, Pine Ridge Way
Frederick Leach, Sandstone St
Jamie Leach, Sandstone
Sara Leith-Tanous, Valley Oak St
Steve Levin, Thistle St
Helga Lewis, Westridge Drive
John Lipa, La Sandra Way
Belinda Lipa, La Sandra way
Beverly Lipman, Favonio Road
Peter Lipman, Favonio Rd

Jayne Loader, Sandstone
Viridiana Lourdes, Applewood
Lisa Lovazzano, Westridge Drive
Stacey Low, Adair Lane
Sue Lowe, Applewood Lane
Winnie Lu, Canyon Dr
Bill Lu, Canyon Dr
Lijia Luo, Adair Lane
Donald Mac Millan, Westridge Dr
Judith Mac Millan, Westridge Dr
Mary Maccann, Flavonoids Road
Anne Mackesey, Paloma Rd
Donna Mackowski, Los charros lane
Martin Mackowski, Los Charros
David Madison, Tynan Way
Chris Margolin, Willowbrook
Ivy Margolis, Groveland St
Aaron Margolis, Groveland St
Andrea Marra, Canyon Drive
Steve Marra, Canyon dr
Paula Massoni, Portola Rd
John Matlock, Portola Rd
Megan Matthews, Dos Loma Vista
Jennifer Maw, Applewood Lane
Tim McAdam, Stonegate Drive
Joan McCowan, Horseshoe Bend
Bob McCowan, Horseshoe Bend
Patricia McCrory, Crescent Avenue
Kevin McGee, Gabarda Way
Linda McGeever, Durazno Way
Ryan McGinnis, Santa Maria Ave
Jeanne McGinnis, Santa Maria Avenue
Alan Meeker, Quail
William Meffert, Minoca Road
Amelia Meffert, Minoca Road
Sonya Mehta, Valencia Court
Richard Merk, Brookside
Elinor Mertz, Hillbrook Dr
Eleanor Meyer, Saddleback
Justus Meyer, Saddleback
Yvette Michel, Gabarda Way
Valerie Miller, Portola Rd.
Michael Miller, Applewood Lane
Joseph Miller, Applewood Ln
Anne Christine Miller, Solans road
Susan Miller Hornbeek, Paso del Arroyo
Steven Minning, Coyote Hill
Tara Mirmira, Russell Ave
Karen Mobley, Applewood Ln
Achim Moesta, Old La Honda Rd
Rose Moiseff, Shawnee Pass
Gary Moiseff, Shawnee Pass
Eva Momtazee, Nathhorst
Gary Morgenthaler, Alpine Rd

PETITION TO PROTECT PUBLIC SAFETY

Eileen Morgenthaler, Alpine Road
Kris Moriarty, Quail Ct
Brian Moriarty, Quail Ct
Sean Moriarty, Quail Ct
Mina Motahari, Westridge Drive
Janet Mountjoy, Echo Lane
Matthew Muffly, Westridge Dr.
Lori Muffly, Westridge Dr.
JD Mumford, Ramoso Rd
John Mumford, Ramoso Road
John Nafeh, Thistle Street
Armand Neukermans, Horsehoe Bend
Keri Nicholas, Shawnee Pass
Gary Nielsen, Pinon Dr
Elisabeth Nielsen, Pinon Dr
Mary Norfleet, Cervantes Road
Roger Novesky, Franciscan Ridge
Bonita Novesky, Franciscan Ridge
Markus Ogurek, Golden Oak Drive
Linda Olson, Valley Oak
stuart oremland, meadowood drive
Mary Paine, Mapache
Phillip Palmer, Sandstone St
Nobuko Palmer, Sandstone Street
Ragni E Pasturel, Palmer Ln
Marc Pasturel, Palmer Ln
Donald Perryman, Wayside Road
Karen Peterson, Sandstone Street
Christine Peyinghaus, Gabarda way
Brad Peyton, Brookside
Dale Pfau, Alpine Road
Sally Phillips, Portola Road
Ralph Pica, Franciscan Ridge
Eloise Pollock, Woodfern St
David Polnaszek, Valley Oak St
Jason Pressman, Ash Lane
Jessica Pressman, Ash Lane
Cathy Priest, Echo Lane
Don Priest, Echo Lane
Michael Prindiville, Canyon Dr
Jennifer Prindiville, Canyon Dr
Brian Pyle, Willowbrook Dr.
Leigh Pyle, Willowbrook Dr.
James Quinn, Applewood Lane
Dan Quinn, Bear Paw
Ron Ramies, Portola Road
James Ramming, Canyon Drive
Nigel Ray, Dedalera Drive
Kathy Reavis, Mapache Drive
Phil Reilly, Applewood Ln
Edward Reines, Westridge Dr
Nancy Reyering, Portola Rd
Ellen Rice, Vista Verde
Thomas Rice, Vista Verde Way

John L Richardson, Westridge Dr
Judy Riley, Los Trancos
Bruce Roberts, Hillbrook
Shirley A Roberts, Hillbrook
Thomas Robertson, Cervantes rd
Natalie Robertson, Cervantes rd
James Rooney, Westridge Dr
Jason Rosenthal, Pinon Drive
Nancy Rosenthal, Pinon Drive
Cindy Rowe, Ramona
Rita Rubenfeld, Thistle St
Paul Russell, Tan oak Dr
Stephanie Russell, Tan Oak Drive
Caryl Russell, Nathhorst Avenue
William Russell, Nathhorst
John Ruwitch, Minoca Rd
Craig Sander, Ohlone St.
Cara Sander, Ohlone
Ticien Sassoubre, Corte Madera
Gerald Sauer, Sandstone Street
Nancy Savage, Westridge Drive
George Savage, Westridge
Andrew Savage, Westridge Drive
William Savage, Westridge Drive
Kathy Scandalios, Shawnee Pass
Mike Scandalios, Shawnee Pass
Bill Scharninghausen, Los Trancos Rd
Ezra Scheff, Santa Maria
Alice Schenk, Westridge Dr
Jason Schneiderman, Echo Lane
Bob Schultz, Portola
Paul Schutz, Groveland Street
Joan Scott, Mira Way
Robert Seidl, Pine Ridge Way
Dawn Sevy, Echo Lane
Chris Sevy, Echo Lane
Hunter Sevy, Echo Lane
Bryce Sevy, Echo Lane
Breana Sevy, Echo Lane
Julia Shepardson, Meadowood Drive
Christine Sherry, Alpine Road
Nan Shostak, Larguita
Robert Shostak, Larguita Lane
Richard Siegel, Longspur
Janet Smith, Sandstone Street
Stan Smith, Sandstone St
Maurisa Sommerfield, Goya Rd
Matt Sonsini, Westridge Dr
Lisa Sonsini, Westridge Dr
Carol Sontag, Golden Oak
Maria Southgate, alpine rd
Kelly Starr, Sausal
Pam Starr, Portola Road
Jon Starr, Sausal Dr

PETITION TO PROTECT PUBLIC SAFETY

Peter Steiner, Sandstone St
Anne Steiner, Sandstone St
Angela Stern, Echo Lane
Greg Stern, Lane
Kristin Stolzel, Trinity Lane
David Strohm, Mapache Drive
Katharina Stromeyer, Longspur St
Bruno Strul, Cervantes Road
Ramesh Subramonian, Russell Avenue
Patricia Suvvari, Corte Madera Road
Scott Sweet, Canyon Drive
Meghan Sweet, Canyon Drive
David Tambling, Sausal Drive
Holly Tambling, Sausal Drive
Carina Tan, Granada Ct
Kristine Taylor, Corte Madera Rd
Marti Tedesco, La Mesa Dr.
Jeff Tedesco, La Mesa Dr
Rita Terdiman, Thistle
Andrew Thompson, Westridge Dr
Sylvia Thompson, Westridge Dr
Nancy Thompson, Sandstone St
John Thompson, Sandstone
Charlotte Thunen, Portola road
Janice Tomer, Nathhorst Ave.
Leah Tong, Los Trancos Rd
Diane Toole, Alamos
Dave Toole, Alamos Dr
Edwin Trebbe, Cervantes Road
Randy True, Alpine Rd
Anh Truong, Minoca Rd
Soa Tsung, Fawn lane
Tom Tuite, Corte Madera Rd
Robert Turcott, Pine Ridge Way
William Urban, Canyon Drive
Duncan Vaughan, Groveland St.
Lance Vaughan, Groveland
Cameron Vaughan, Groveland Street
Jim Vernazza, Nathhorst Ave
Ellen Vernazza, Nathhorst Ave
Caroline Vertongen, Palmer Lane
Tony Vertongen, Palmer lane
Barbara Vetter, Solana Rd
Margaritas Vincent, Portola Road
Phillip Vincent, Portola Road
Jaya Virmani, Grove Drive
Leonie Walker, Buckeye Court
Michelle Walker, Echo Lane
Dylan Walker, Echo Lane
Ted Walker, Grove Drive
Dieter Walz, Westridge Drive
Susan Walz, Westridge Drive
Lily Wand, Valencia Court
Oscar Wand, Valencia Court

Elizabeth Weigen, Coyote HL
John Weintraut, Bear Gulch Drive
Debra West, Goya rd
Thomas West, Goya rd
Paul Wick, Golden Hills Drive
Suzanne Wieland, Degas Road
Mark Wieland, Degas Road
Patricia Wilkinson DeBrincat, Pinon Dr
Lucas Winstrom, Applewood Lane
Carol Winton, Sandstone St
Heather Wolfe, Wyndham Drive
Warren Wong, Alpine rd
Ward W Woods, Westridge Dr
Priscilla B Woods, Westridge Dr
Douglas Wyatt, Meadowood Dr
Suzanne Yamada, Portola
Alena Yan, Redberry Rdg
Sharon Yates, Mapache Dr
Carol Younge, Westridge Dr
Rob Younge, Westridge Dr
Charles Zaffaroni, La Sandra Way
Danielle Zaffaroni, La Sandra Way
Linda Zhang, Los Trancos Rd
Joe Zier, Sandstone
Julie Zier, Sandstone
Carolyne Zimmermann, Ohlone

Sharon Hanlon

From: Town Center

From: Robert Brown

Sent: Wednesday, December 8, 2021 2:41 PM

To: Town Center <TownCenter@portolavalley.net>

Subject: My comment for tonight's Town Council meeting 12-08-21 re Urgency Ordinance

This is my comment for tonight's Town Council meeting and in particular the discussion about the Urgency Ordinance. I would like to have it entered or submitted to the Council, however you do it.

I can't participate in the live meeting tonight. I will watch it on Youtube replay.

To the Portola Valley Town Council:

I do not see any good reason why the present draft of the PV Urgency Ordinance allows 1200 sf for SB9 units with proper setbacks, regardless of the size of the lot.

Los Altos Hills and Cupertino allow only 800 sf for any SB9 units. Woodside allows 800 sf for a lot less than .75 acre, 900 sf for 0.75-0.99 acres, 1000 sf for 1.0-1.5 acres, 1100 for 1.51-2.5 acres, and 1200 sf for greater than 2.5 acres.

Portola Valley is not required to allow any more than 800 sf, according to the text of SB9.

The more square feet that Portola Valley allows for SB9, that is, the more square feet that PV "gives away", the more likely it is that a developing homeowner will build an SB9 unit. In this draft of the Urgency Ordinance, Portola Valley is "giving away" 400 sf and incentivising owner-builders.

I do not expect that there would be more than a handful of possible SB9 lot-splits in PV, given the restrictions in the Ordinance to areas served by 18-foot wide roads. These could be on parcels worth \$2-3 million and where the land is flat, and there are very few if any of those.

But SB9 units could be put on many other lots, as a second ADU. Probably this would not be too noticeable on 2.5 acre lots. But on one-acre lots this could cause real problems, such as in greater Arrowhead Meadows. On a one-acre lot you could have an over 5000+ sf main house, a 1200 sf SB9 unit, a 1200 sf ADU, and a 500 sf JDU. That is a large amount of structure on a one-acre lot. This overbuilding will cause a variety of problems: more residents; tensions between neighbors; increased traffic; construction disturbances; extra burden on the Town's duty to provide utility, sewage, fire and social services; and loss of neighboring properties' property values.

If I lived in greater Arrowhead Meadows, I would be quite upset at the unnecessary 1200 sf allotment. There are something like 360 people living in 130 houses there. Did Portola Valley ask them what they prefer? What about the other areas of Portola Valley with one-acre lots? Did you ask them?

Yes, there is a significant difference between a 1200 sf unit and an 800 sf one. In Palo Alto 1200 sf condos are considered good, family-sized units, just a little on the small side, and sell for at least \$1.2 million and probably more. An 800 sf unit is the size of an apartment and sells for around \$800,000 in Palo Alto. If you look at a 1200 sf SB9 unit as a house, it would sell for \$3-4 million in Palo. And rent for about \$3-4000 per month.

So the difference between an 800 sf unit and a 1200 sf unit is worth maybe \$300-500,000 to the owner. And it might bring in double the rent. That is a good incentive to build an SB9 unit, and as large as possible.

It appears that Portola Valley came up with the current Ordinance 1200 sf figure by borrowing the maximum floor area limits rules for ADUs in the Portola Valley Code (see code section 18.36.040 - "Accessory uses".) But I don't see any good reason why Portola Valley would use these ADU rules for SB9 units. SB9 units are a different category from ADUs and JDUs and are governed principally by SB9, not by the California Building Code. The figure of 1200 sf seems to be mostly arbitrary. The proposed rule looks nice and symmetrical in the code book, but that does not make it wise public policy.

The most prudent choice for Portola Valley would be to limit all SB9 units to 800 or 850 sf, as Los Altos Hills and Cupertino have done.

At the very least Portola Valley should follow the example of Woodside and allow only 900-1000 sf SB9 units on one-acre lots.

Sincerely,
Brian Brown
Westridge Dr.
Portola Valley