

Affidavit

We, undersigned Georges & Emiko Halpern, certify and declare the following true and correct.

We are the owners of our home at 9 Hillbrook Drive, Portola Valley, where we have lived for 41 years and intend to continue to do so.

Our heirs and children were raised here and consider it their family home; so do our grandchildren. The older one is a physician-in-training in the area, and he wishes to raise his future family here.

signed on March 15 2022

Georges M.Halpern

Emiko Halpern



**Affidavit**

**Dale Kane & Elinor Mertz**

We, Dale Kane and Elinor Mertz Trustees of the Kane – Mertz Living Trust, declare under penalty of perjury as follows:

- We have lived in our home at 3 Hillbrook Drive Portola Valley 94028 for over 10 years and plan to live here for the rest of our lives. We are a young couple in our 40's, so we plan on being here for another 40-50 years.
- Our estate plan is set up so that our 9 year old son Rusch has first right of refusal to inherit the house; next our 7 year old daughter Serafina has the option to inherit the house; finally our 5 year old son August has the option to inherit the house. It is our intention to have one of our children and their eventual family live at 3 Hillbrook.

I declare under penalty of perjury that the foregoing is true and correct, and that this declaration was executed on this 16th day of March 2022 at 3 Hillbrook Drive Portola Valley, California 94028.

X   
Dale Kane

X   
Elinor Mertz

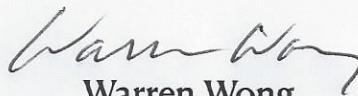
Warren Wong  
4330 Alpine Road  
Portola valley Ca 94028

Affidavit

I, Warren Wong, hereby declare under perjury as follows:

I have lived in my home at 4330 Alpine Road, Portola Valley for 36 years and plan to be here indefinitely. I do not have any plans to sell my house.

I declare that the foregoing is true and correct, and that this declaration was executed on this 15th day of March 2022 at 4330 Alpine Road, Portola Valley, California.

  
Warren Wong


**Affidavit**

**James Momtazee**

I, James Momtazee, declares under penalty of perjury as follows:

1. We have continuously lived in our home at 280 Nathhorst Avenue, Portola Valley for six years.
2. Our youngest child is 3 years old, and our family has every intention of living in this home at least until our children are in college which would mean a minimum of 15 years.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on this 19<sup>th</sup> day of March 2022 at 280 Nathhorst Avenue, Portola Valley, CA.



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James Momtazee

# mj comments for AHHEC Mar-2022

I just read through the agenda packet for the Mar-21-2022 AHHEC meeting. I would like to reference a paper that may have a few takeaways for PV residents and staff.

Ten years ago, a county near Bethesda, MD went through angst similar to what we are experiencing now. Change is difficult, and hopefully the town residents can move forward together, even if none of us are completely happy with the outcomes.

## Retrofitting Sprawl

There is a 2015 urban planning textbook -- *Retrofitting Sprawl: Addressing Seventy Years of Failed Urban Form*, edited by Emily Talen, 2015. Chapter 3 by Rebecca Lewis et al and describes the processes, trials, and tribulations that occurred throughout 2011-2012 when suburban Montgomery County in Maryland reformed its zoning codes.

In addition to simplification, the county planning dept wanted to move to mixed-use, more ADUs, reduced parking requirements, and more compact | sustainable | affordable density.

"From the beginning, the zoning reform process in Montgomery County was burdened by the tension between those who supported the status quo and those who wanted the landscape to adapt to 21st century realities. While opposing views can be healthy, in Montgomery County those forces were intensely polarized. As a result, the zoning code revision project became a pitched battle, almost meeting by meeting and paragraph by paragraph." -pg 66

"Like any public document, the substance of the draft zoning ordinance reflects both the process and the people involved in its production. As described, staff went to great lengths to post information on the web, host community meetings, and engage the general public. But it's probably safe to say a relatively small group of less than 50 people participated in the regular meetings and public dialogue through which the draft ordinance was created." -pg 71

### **The authors interviewed 15 key participants in the process.**

"Nobody interviewed found the process pleasurable. All agreed the process was long, tedious, and at times painful. But the majority view was that the staff handled the process well and that a task as complicated as a complete code revision is unavoidably difficult and painstaking." -pg 73

"No one failed to recognize the controversial nature of the process in which they were engaged. Interviewees mentioned both substantive and interpersonal issues." The planning director and others who had instituted



the project left about 2 years into it. "A select set of community activists were readily identified as the opposition while most others were viewed as neutral or in favor of change. By others, the community activists were viewed as defenders of the status quo... Further, most believed that these activists were disproportionately influential, did not represent a broad constituency, but had direct and longstanding links to people of power in the county." -pg 75

"As with most documents produced through a public process, the final product satisfies none of the stakeholders completely. ... Most significant is the fact that, while the new zoning code will have been significantly simplified, ... it will have little impact on 95% of property in the county. ... Change is hard-- especially in communities with active and informed citizens with long-held beliefs." The authors note that Montgomery County is widely known for its focus on conservation. -pg 77

Montgomery County adopted its zoning code changes in 2014. Two of the most controversial changes (ADUs and mixed-use) were actually implemented before the zoning revisions went through.

## Conclusion

My point in mentioning this paper is to note that, much like the 2016 election, housing has become so polarized that online civility has been trashed and friendships have been put at risk. Volunteer and staff jobs have become much harder as members have had to read and produce more documentation and attend much longer and more frequent meetings. I cannot thank all of you enough for your service. ❤️

To the AHHEC members, whose efforts are herculean: I appreciate your commitment very much.

If the town incinerates in a wildfire or a Russian nuclear blast, I hope we will all remember that what may physically remain might only be friends and family. So treasure them every day.

Regards,

-mj lee

Mar-19-2022

Submitter DB ID 6217  
IP Address 2601:646:c600:29e0:288d:f032:637:e590  
Submission Recorded On 03/19/2022 11:46 AM  
Time to Take the Survey 45 minutes, 25 secs.

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**Page 1**

**1. First and Last Name**

Lisa Green

**2. Email address ( will not be publicly displayed)**

**3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Pacific THERx Physical Therapy, Sports Medicine, & Fitness

**4. Street address ( will not be publicly displayed)**

**5. City**

Portola Valley

**6. State**

CA

**7. Zip Code**

94028

**8. Comment**

As a business owner in Portola Valley for over 22 years I, together with several other PV business owners, met with Mayer Craig Hughes on March 13, 2022 at our request. We expressed our concerns, thoughts and recommendations on the topic of solving the RHNA mandates by the State. I would like to submit the following regarding the current considerations for business area rezoning in town:

1. No outreach by this committee was made to any of the actual business owners of PV while this development plan was being crafted by this committee. I and several other business owners, were informed by a resident of this community on Feb 25, 2022 late on a Friday prior to your Feb 28 meeting. It imperative that this committee address its failure to do so and be sure to clearly outline a specific plan to include us in these matters going forward with excellent communication and effort towards inclusion.

Our input as business owners is crucial and we need to have representation with a position on this committee.

2. I find it interesting that the Town has focused, as long as I have been providing services to this community, on making sure any business in PV serves the community by demanding that we show proof of actually serving the community with our client zip codes, yet you create a change in zoning that puts all of that at risk by recommending this rezoning. It makes no sense and is thoroughly contradictory to the mission of the Town.

3. Considerations and safeguards to be put in place at this point include:

a) what would existing businesses do while the developers tear things down in these rezoned areas and how could we possibly continue to provide service to the community during that time?

b) How do you expect business to continue to provide services to the community when the developers will have to raise rents on tenants to recoup their costs of development? Rent controls will have to be included.

c) We do not believe that this committee has spread the burden of this RHNA across all the possibilities. Much more needs to be explored. Why are the long time business owners in this community taking the brunt of the burden in this proposed plan? Many other areas in Town along the same corridors have land that can be utilized and the neighborhoods, as we presented to Mayor Hughes. In addition, neighborhoods, like the Westridge HOA, will need to be encouraged or regulated to cooperate in their plans and allowances, so that they also share the burden of this RHNA.

d) My business has limitations per my variance, on how many people, staff and clients, can be in the facility at any given time, I have been told due to traffic and parking concerns in Town. How can this density in these proposed rezoning plans keep to that mission of limiting traffic and parking surfaces in Town?

Thank you for your time and serious consideration of these concerns. I am looking forward to much more inclusion and communication with the local business owners you represent.

**9. Optional: You can upload a copy of your comments.**



Submitter DB ID            6218  
IP Address                18.144.43.76  
Submission Recorded On    03/19/2022 3:33 PM  
Time to Take the Survey    12 minutes, 47 secs.

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**Page 1****1. First and Last Name**

Jose Iglesias

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. Street address ( will not be publicly displayed)****5. City**

Portola Valley

**6. State**

California

**7. Zip Code**

94028

**8. Comment**

I would like to propose that instead of Portola Valley building dwellings for low income people, the town send the money to cities which are better suited (e.g. Redwood City). My reasoning is that Portola Valley doesn't have the infrastructure needed by low income families such as moderately priced grocery stores, gas stations, eating places, mass transit, etc., plus utilities are more expensive in Portola Valley. The net affect is that although housing for low income families might be built the total cost of living would be higher. If such a transaction is not allowed under the state law then perhaps Portola Valley could team up with communities west of 280 which probably face similar situations to get an exemption.

**9. Optional: You can upload a copy of your comments.**

Submitter DB ID            6219  
IP Address                98.37.251.252  
Submission Recorded On   03/19/2022 4:07 PM  
Time to Take the Survey   19 minutes, 20 secs.

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**Page 1****1. First and Last Name**

Valerie Baldwin

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. Street address ( will not be publicly displayed)****5. City**

Portola Valley

**6. State**

California

**7. Zip Code**

94028

**8. Comment**

I respectfully ask that you remove the property at 115 Portola Rd (Ron Rames Garage) from your rezoning list for multiple housing units. We live over the fence from the garage spanning its entire length. When we moved into our home 40 years ago, Ron was just getting permits to build his garage and we totally supported his effort. Sure it looms over our fence but with no windows, a natural blending stone, and quiet after 6pm he has been a great neighbor. If he sells out to a developer who puts up 3-story condos or an apartment building it would devastate our property value and ruin our lives. We spend a great deal of time enjoying our backyard and the birds. We have one of the smaller lots in town (1/3 acre) and would lose all privacy. We planned to live the rest of our lives here, and as a neighbor recently pointed out, if this happens, many of us along Echo Lane might sell out and, if SB9 housing ensues, the effect on our busiest intersection (Alpine and Portola) would be huge.

**9. Optional: You can upload a copy of your comments.**

Submitter DB ID 6221  
IP Address 98.42.54.69  
Submission Recorded On 03/19/2022 8:07 PM  
Time to Take the Survey 55 minutes, 11 secs.

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**Page 1****1. First and Last Name**

Virginia Wulff

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. Street address ( will not be publicly displayed)****5. City**

Portola Valley

**6. State**

CA

**7. Zip Code**

94028

**8. Comment**

Destroying local businesses to make space for the state ordered affordable housing mandate is very short sided. Eliminating the two local grocery stores, local hardware stores, local restaurants for space for this housing venture is at cross purposes. This new housing is purportedly for low income people, but you eliminate the grocery stores they can walk to, hardware store they can get to, and other local services. If all the places lower income people (who may or may not have access to cars) can shop have to be accessed by public transportation (add an hour from door to door), then you're not doing them any favors.

Portola Valley has so many acres of open space which could be easily accessed, are close to local bus service, and would be walking distance to local shops it would benefit these prospective new residents AND preserve the treasured local businesses that our community love and rely upon. Please reconsider the initial proposal that gets rid of our treasured local businesses.

**9. Optional: You can upload a copy of your comments.**

Submitter DB ID 6222  
IP Address 2600:1700:a460:22a0:595d:685:78d2:f124  
Submission Recorded On 03/21/2022 9:17 AM  
Time to Take the Survey 28 minutes, 40 secs.

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**Page 1****1. First and Last Name**

Jerrie Welcj

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. Street address ( will not be publicly displayed)****5. City**

Portola Valley

**6. State**

CA

**7. Zip Code**

94028-7900

**8. Comment**

Losing our commercial buildings would be counterproductive to the goal of creating housing to retain senior residents who desire close proximity to essential businesses. PV has supported the business community financially, and named those employees as potential residents of the new housing. Instead of eliminating commercial availability, mixed use should be created and could be a positive aesthetic, as is done in other countries.

**9. Optional: You can upload a copy of your comments.**