

Special Teleconference Meeting

Meeting recording:

<https://us06web.zoom.us/rec/share/Scg05GOSr4IztuwHkjiiGciKiWVjoHCQY0YkCoyPiyUyRIH6QWoXqrehWR56dXBS.IYlpzasJFw-SZULtMay>

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

CALL TO ORDER AND ROLL CALL (6min:00sec)

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

Present: Committee Members: Chair Swisher, Aalfs, Armsby, Dorahy, Doyle, Kelly, Kopf-Sill, , Pierce, Sill, Targ, Turcott, Ward, Wernikoff, Wolter

Absent: None

Town Staff: Laura Russell, Planning & Building Director; Cara Silver, Town Attorney; Jeremy Dennis, Town Manager; Urban Planning Consultant Carla Violet; Dylan Parker, Assistant Planner

NOTE FROM CHAIR SWISHER:

50 community participants.

ORAL COMMUNICATIONS (7min:25sec)

Oral communication received from:

- Ellen Vernazza: Question regarding email sent into the town council and why it was not included in the agenda. Director Russell notes it may not have been received or possibly missed.
- Danna: Happy that her idea regarding JADU's can be used. Would like to know the difference between a JADU and ADU.
- Gary Morgenthaler: Supports using ADU's for RHNA requirements. Discusses approaches to solving requirement shortfalls. Offers information to encourage development of ADU's.
- Karen Askey: Would like an update on what similar communities are doing with their housing element.
- Chair Swisher: In this meeting, we will be discussing the options and various themes on the table that have come up in meetings and discussions.

STAFF PRESENTATION (18min:27sec)

1. **Policies and Programs: Housing Sites Inventory Discussion Part V** – Building & Planning Director Laura Russell presenting. Goal for this meeting is to develop final recommended Sites Inventory for review. Key Topics include Work Plan, Review of Previous Meetings, Outreach

Efforts, RHNA Table Adjustments and Draft Projection, Site Concepts, and Upcoming Meetings. Density Bonus is also explained, with Town Attorney Silver further presenting.

Committee Comments/Questions:

- Kopf-Sill: Questions on constraints for developers and owners. Town Attorney Silver answers.
- Armsby: Question on fire safety issues for the Georgia Lane properties? Director Russell notes that Zeke Lender has done a brief review. Urban Planning Partner Violet adds information.
- Dorahy: Comments about three-story buildings and what can be done to have undergrounding with basements with the Ford Field project? How much of the aesthetic will the town have control over? Director Russell provides information.
- Sill: Request to review scenarios for attendees who lost power. Director Russell reviews scenarios as requested.
- Targ: If we were not going to develop Ford Field, what would we do? Questions on floating zones. Director Russell and Town Attorney Silver answer.
- Pierce: Asks for clarification on the road remnant. Director Russell provides information.
- Wolter: Question on opt-in properties. Additional questions on Georgia Lane properties, density bonus, and CEQA exemptions. Director Russell answers.
- Kelly: Asks for clarification on the borders of the Ford Field project and the scenic corridor. Director Russell and Town Attorney Silver provide information.
- Wernikoff: Comments on creating true affordable housing to make the town more diverse. Concerns about three-stories and density at Nathorst. Question on the minimum of what can be done at Nathorst to ensure only two-stories? Director Russell shares information on these topics.
- Turcott: Questions regarding increase in ADU's and those who have expressed interest in exercising amnesty or incentive for JADU's or ADU's, up-zoning Ladera Community Church, ownership of Ford Field, parking per unit, and criteria for up-zoning. Director Russell and Planning Partner Violet answer.
- Doyle: Clarifying the unit industry standard. Do we know how many ADU's are currently existing in the city? Director Russell answers.
- Kopf-Sill: Expresses concern with amnesty program. Asks for clarity on inspections for the existing ADU's and junior ADU's. Director Russell answers.
- Ward: Can we allocate units in stages at Ford Field? How many minimalist units could be developed at frog pond that could still provide housing? Director Russell provides information.
- Chair Swisher: Would the Ford Field project allow us to not have to have the 20% buffer? Director Russell answers.

- Wolter: Concerned that there has been no discussion of SB9 and why. Director Russell answers.

Public Questions/Comments:

- Karen: Several points related to fire safety and Site G, and fire code.
- Bill Russell: Comments on shortfalls and returning to the state with negotiations. Also notes the numbers regarding density bonus, parking restrictions, and setback. What conversations have the town has with the Nathorst Triangle properties? Wants to consider active recreation sites; can the baseball field be moved? Who has talked to various property owners?
- Gary Morgenthaler: Comments on the assumptions being made, specifically the HCD formula for ADU's. Can the town announce these programs now and then take data back to HCD?
- Betsy: Comment that scenarios one or two do not include the Sequoia's, which should be included. Would like to see more information on the 20% tax and how it was formulated.
- Tom Hafkenschiel: Does not feel the law will hold up when people see its repercussions. We cannot build low-income housing in PV without government subsidy. Has the Priory been considered? Feels the financial aspects of new construction are going to be limited.
- Bruce Roberts: Feels we need to go in with a more aggressive plan that represents the residents of this town, not the legislators. Feels we should sell Blue Oaks property. Believes entire Ford Field should be developed at maximum development. Does the 75-foot setback begin from the center of the road or the edge of the road? Feels 2-minute limitation is too limiting for a more comprehensive discussion.
- Alyson Wood Illich: Praise to the staff. Encourages about the Ford Field option. Concerned about the parking spaces per unit. Is underground parking an option? Would like to look at more playing fields. Would like to utilize Zeke further on the opt-in sites.
- Ellen Vernazza: Does not want to consider country office spaces to protect local businesses.
- Jon Silver: Does not support the opinion that the town needs to fight against the state. Discusses demographics, and feelings about development in scenic corridor and Ford Field.
- George Zdasiuk: Feels we do need to fight the state. Why are we adding so much "extra"? Supports ADU's. Supports the use of baseball fields. Against the idea of developing in the Nathorst Triangle.
- Rita Comes: Comments on the vulnerability of town infrastructure. Concerned that there is no evacuation plan in place at this point. Have the homes that have been on the market for many years been considered?
- Ron Eastman: Would like to consult with Habitat for Humanity on how to build low-income housing. Notes that if athletic facilities are used, they will be gone forever.
- Neil: Notes that it's important to consider that the state may come back later wanting higher numbers. Will the committee consider being part of initiative to address state law?

- Judith Murphy: Notes that it seems difficult to meet RHNA numbers without compromising town values. Feels we can operate within the law to meet these numbers without sacrificing town values. Comments of support for elective up-zoning. Parks and open spaces should be protected.
- Julie Fouquet: Appreciates current plans being discussed vs. construction at Alpine and Portola. Supports development of Ford Field. Putting houses near a transportation corridor and services is a good thing, and better for fire safety.
- Kristi Corley: Concerned that the developer seems to be steering the unit numbers; 50 works for the developer but what about the residents? Would like to define R2 zoning. Did Zeke Lender come out to look at all the sites and how much time did he spend here? We need to please HCD and the residents also. Is there a need for this rush when most other Southern California cities are continuously revising? Supports underground parking and public transportation.
- Blair: Comments on the density bonus and the implications of what it means for a developer. If we build as dense as we can, do we know that the fire department could get into interior houses with four feet between them and put out any kind of fire? Do people understand that if we do up zone, that up-zoning cannot be undone?
- Karen Askey: Feels housing needs to be disbursed throughout the town. If we meet numbers through more JADU's or ADU's, can we amend the rezoning? Public transportation needs to be improved. 1.4 parking spots is not enough when it comes to families of four or more. Feels we should reduce buffer numbers.
- Lonnie Austin: Praise for the staff. Comments on ADU focus group meeting. Did not feel it was a deep dive. On the outreach slide, would like to work with an ADU vendor for a streamlined process.
- Gene Chaput: Has Portola Valley investigated becoming a charter city? Is this something to consider?
- Maria: Notes to consider the heritage trees at Ford Field when planning. For low-income housing, what documentation is required to be provided to the state?
- Bob Schultz: Urging committee to look at other neighborhoods and sites other than the Nathorst Triangle due to impacts on traffic, parking, and emergency evacuation aspects.
- Director Russell provides information to answer questions from the public.

Committee Discussion:

- Kelly: We will decide which of these two scenarios is closer to our preferred outcome. Then we will work from that scenario and make adjustments to that scenario as the committee feels best for the community.
- Wolter: Seconds that recommendation.
- Chair Swisher: The first is a more dispersed model, which assumes Glen Oaks with 24 units, and Ford Field with 50 units.

- Doyle: Have we looked at the parking areas associated or affiliated with Town Center and looked at the potential for even just one level of parking? And then at reutilizing existing fields for potential site?
- Chair Swisher: Is Ford Field playing field deed restricted? Director Russell affirms as such in terms of funding. Town Attorney Silver provides further information.
- Director Russell shares spreadsheet to adjust in real-time.
- Wernikoff: Could we plan for 15% buffer range if we submit an excellent site package?
- Kelly: Agrees with Wernikoff.
- Wolter: Aren't state requirement floor, not ceiling? Director Russell confirms.
- Director Russell: Going down to the 15% is risky, but definitely possible. We would have to make harder changes.
- Chair Swisher: Confirms that committee should prepare an extra site in case it is needed.
- Director Russell: We can prioritize them so there is a fast turnaround if needed.
- Kelly: Suggests we do not have a "back pocket".
- Wolter: Concerned that Ford Field won't qualify for tax credit.
- Doyle: The Ford Field site is the only one that makes sense. The people living there are going to places more affordable for businesses.
- Doyle: Are we working with Stanford Land and Management? Director Russell confirms.
- Chair Swisher: Is there anyone not comfortable with Ford Field or Glen Oaks?
- Turcott: Feels uncomfortable as important data is missing. Concerned that we are making a decision that is not fully vetted and the blowback is felt by the town council. Examples: primary Vista Corridor has not been addressed, we don't know any evacuation times, the general plan has not been addressed under the CEQA. Will the town be vulnerable to legal interventions by town members who feel these items have not been addressed?
- Dorahy: Regarding the primary vista corridor, it's not practical to prohibit all building within this corridor. But in the development of individual properties, building construction planning should be designed to be compatible with and retain the natural and rural appearance.
- Kelly: Notes that this committee is a recommendation-making body, not a decision-making body. Ultimately, this is up to town council and the planning commission.
- Pierce: Feels Ford Field is one of the town's jewels and is not in favor of using it as a site, although he does not see how we can make numbers without using it.
- Wolter: Not happy having to use Ford Field, but agrees with Pierce.

- Director Russell provides overview of the scenario #1 spreadsheet.
- Wernikoff: If we don't get Ford Field, we need to come back to the table.
- Sill: Zeke will be reviewing the sites; does not feel we should be moving the buffer at this time.
- Armsby: In favor of the more dispersed model.
- Aalfs: Habitat for Humanity creates some practical constraints as it is volunteered time, building typically takes place on evenings and weekends.
- Kopf-Sill: What are easements? Director Russell clarifies.
- Wernikoff: Can we get a RHNA column and a "real-life" column?
- Chair Swisher: Is everyone ok with this level of density?
- Director Russell: Recommends having a more than one site that is 20 units per acre.
- Wernikoff: Concerned that this density level will result in three-story buildings.
- Ward: Can we eliminate by popular vote which ones we don't want to look at? Wants diversification. Can we get the same developer to do three sites?
- Chair Swisher: Why do we need to do a hypothetical buffer?
- Director Russell: This are not actual deliverables. Everything is speculative at this point.
- Wolter: Can we do mixed-use at G?
- Director Russell: There is not a lot of room between the creek and the Scenic Corridor and the setbacks to really have much mixed use if you're not three stories.
- Kopf-Sill: Would love to have only one developed, but encourages 20 units per acre on property G.
- Director Russell: What we've been looking at has been all residential.
- Chair Swisher: If you meet the actual numbers, why do we need the buffer? If Ford Field happens, can you change the zoning in Nathorst?
- Town Attorney Silver: The housing crisis did include a prohibition against downzoning, but that only applies to cities with populations over 5000.
- Kelly: Having multi-family housing is not a tragedy. Having multi-family housing in two places is not a bad thing at all. Feels the housing that will be there will be quite attractive.
- Turcott: Did you know 1000sf is equal to 8 acres of vegetative fuel? Do you know how long it will take to evacuate your family?

- Kelly: Figuring that out is beyond distracting to this committee. That will be solved by the appropriate people.
- Turcott: There is a downside to adding more housing than we need. There are number of mandates that are not being complied with.
- Director Russell provides information on the opt-in sites. The fire safety analysis was very preliminary. We do not have a zoning scheme for these properties.
- Wernikoff: What would be the next steps to define the wildfire risk? Director Russell answers.
- Dorahy: Can we do a higher density at the Georgia Lane properties?
- Wernikoff: Can Ladera Church be zoned at 20 units per acre? Director Russell provides information.
- Kopf-Sill: If we're not talking 20 units per acre. Now, why not zone all three of these at six units per acre at market rate?
- Wernikoff: Can we do a deed restricted ADU?
- Sill: Can we still keep it to two-story if we are at 6 units per acre mixed-use?
- Wernikoff: How is the amount of mixed-use space defined? Or is the mixed-use space one of the six units?
- Director Russell: We'd have to define it within floor area. That is what the buffer is for.
- Kelly: We need to understand the limitations of what we're doing tonight. The next step in this process is the staff puts together a draft report.
- Aalfs: There are a lot of uncertainties. As a council member, would like to have some guidance of these of properties, E, F, and G.
- Chair Swisher: Show of hands on E, F, and G.
- Aalfs: Does anyone object to E?
- Kopf-Sill: Would support E.
- Chair Swisher: Would support E.
- Wernikoff: More concerned with massing and number of stories.
- Wolter: Would like to consider creek protections.
- Committee is in agreement that all opt-in sites are still on the table.
- Kopf-Sill: Would like to be more practical in terms of fire safety.

- Turcott: For the Ford Field project, 50 is the number where project becomes economically viable. But is that the upper number for that? Was it discussed with the developer that if it gets developed, might they be able to do 61 units instead of 50?
- Director Russell confirms height and massing wanted to be seen by the committee.
- Scenario E was the general consensus from the committee, but scenario G was argued for.
- Aalfs: Is this something we can draft and turn into HCD? Director Russell and Planning Partner Violet answer.
- Ward: Discusses sliver land proposal.

APPROVAL OF MINUTES (5hr:4min)

1. **Ad Hoc Committee of Housing Element** – March 21st, 2022 meeting. Motion to approve minutes carried by Bill Kelly and seconded by Erik Doyle. All voted in favor of adopting the minutes.

Public Comments on the Minutes:

- Kristi Corley: Can we get our exact words in the minutes?

Final Remarks

- None

ADJOURNMENT (5hr:6min)

Chair Swisher adjourned meeting.