

Submitter DB ID 6466
IP Address 2600:1700:a460:1a80:55e2:8b96:fb48:b0b6
Submission Recorded On 06/10/2022 10:41 AM
Time to Take the Survey 13 minutes, 22 secs.

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

MJ Lee

2. Email address (will not be publicly displayed)

decline_to_state@yahoo.com

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

Not answered

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

Thank you to the AHHEC members and town staff for all the effort you have put in for this Housing Element.

I only have 2 suggestions:

I think Jeremy mentioned in a meeting a total number of parcels under 1 acre in town, but I could not remember the number and could not find such a fact in the HE. On page 42, there is a list of the Residential Density Combining Districts. I think it would be helpful if you could add the number off parcels there are in each type of district. Also, you reference the zoning map but do not include it in this HE. I had to search for it on the town website. It would be helpful to know how many parcels are eligible for ADUs under the town's current regulations, and to easily see (perhaps through color coding) in which districts in that zoning map that ADUs would or would not be eligible.

My second point is on Appendix B Housing Needs Data Report. On page B-1 it says that home prices increased 148.6%, in 2010-2020 and then on pg B-27 it says homes increased 184.6% since 2001. Based on Figure 23, i think the 148.6% might be a typo.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6467
IP Address 2600:1700:a460:1a80:55e2:8b96:fb48:b0b6
Submission Recorded On 06/10/2022 12:47 PM
Time to Take the Survey 8 minutes, 56 secs.

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

MJ Lee

2. Email address (will not be publicly displayed)

decline_to_state@yahoo.com

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

Not answered

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I apologize that I had a number of missing words in my original submission. I think for some reason the text was not saved correctly after it gave me an error message about a missing required field. Please delete the original entry and use this instead.

Thank you to the AHHEC members and town staff for all the effort you have put in for this Housing Element.

I only have 2 suggestions:

First, I think Jeremy mentioned in a meeting the total number of parcels that are under 1 acre in town, but I could not remember the number, and I could not find such a fact in the HE. On page 42, there is a list of the Residential Density Combining Districts. I think it would be helpful in the HE if you could tabulate the number of parcels in each type of district. Also, you reference the zoning map but do not include it, and I had to search the town website to find the zoning map. I think it would be helpful to easily see which parcels are eligible or not eligible for ADUs under the town's current regulations, by including the zoning map and colorizing the eligible districts.

My second point is on Appendix B Housing Needs Data Report. On page B-1 it says that home prices increased 148.6%, in 2010 to 2020. But on page B-27 it says homes increased 184.6% since 2001. Based on Figure 23, I think the 148.6% might be a typo.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6468
IP Address 2601:647:6180:4c0:dc8b:8d29:74f9:d22f
Submission Recorded On 06/13/2022 10:23 AM
Time to Take the Survey 5 minutes, 33 secs.

Page 1

1. First and Last Name

Trish Heald

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I do not agree with the proposal to include opt-in single-family rezoning (pg. 96) in our town housing element plan. If four-plex/acre units are incorporated into my neighborhood, I believe it will materially affect property values. I also believe opt-in rezoning has the potential to pit neighbor against neighbor because one property owner benefits financially at the expense of other neighbors who may get financially shafted. Also, if my neighbor is gonna put in a 4-plex, it doesn't make any economic sense for me to invest more money in my property--and I need to know that now (before I replant my front yard or add an ADU).

The draft housing element update plan (HEP) incorporates 12 Opt-in rezoning units (pg. 105). Here are my suggestions for eliminating opt-in rezoning from the plan:

1. The HCD "advises communities to 'buffer' their assigned RHNA numbers with additional housing units ranging from at least 15% to 30% of their assigned RHNA" (pg.89). The proposed HEP buffer in the draft plan is 21% (pg. 89). Since the buffer is not required--only advised--how about we drop our buffer to 15% (the minimum advised). Instead of a 53-unit buffer, we end up with a 37-unit buffer. That's a "savings" of 16 units, thereby wiping out the need for a 12-unit opt-in rezoning.

and/or

2. Add 12 units to the ADU number and eliminate the opt-in rezoning. I understand there are limits to the amount of ADUs the state will accept as reasonable--fair enough. However, I don't believe 12 additional ADUs will make a material difference to the number we already have in the plan (92, per pg. 97). If a case can be made for 92 ADUs, it can be made for 104 ADUs. For the sake of stable neighborhoods, it's worth the ask. Also, the 92 ADU number is again based on a (non-required) buffer of 21%. Reduce the buffer to 15% and make the argument even easier. On the basis of the Proposed ADU & JADU Policies and Programs (pg. 92), and the knowledge that rezoning of neighboring properties is not an option (if we eliminate it from the plan), I posit that there will be enough demand for ADUs over the course of 8 years to cover 12 more than the current estimate. We, for one, are adding our name to that list. But, we will not invest in an ADU if there is a risk of a 4-plex conversion in our neighborhood.

Thank you for your consideration.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6469
IP Address 2600:1700:a460:2c90:2972:72fc:d8c4:43c3
Submission Recorded On 06/13/2022 1:31 PM
Time to Take the Survey 11 minutes, 6 secs.

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

Meg Abraham

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. City

Portola Valley

5. State

California

6. Zip Code

94028

7. Comment

The plan to allow opt in for rezoning to multi-housing is a terrible change that violates the spirit of the town plan and the needs of the community. It set neighbors against neighbor. This town council is rushing through a housing plan that they know is not supported. Please do not submit this plan as the new council will be bound to respond to voter dissatisfaction and to renegotiate it or refuse to act on it. There is good reason to believe we can meet our housing obligations without rezoning. I ask the Council to stop the rush, step back, and do your job of representing what is in the towns interests as opposed to your personal beliefs and desires.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6470
IP Address 98.37.253.213
Submission Recorded On 06/13/2022 1:48 PM
Time to Take the Survey 11 minutes, 14 secs.

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

Joshua Portner

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. City

PORTOLA VALLEY

5. State

CA

6. Zip Code

94028

7. Comment

In both the assessment and policies for JADU/ADU the Town is using data from a time that ADU's were highly restricted (prior to the most recent zoning amendment). This data would seem to skew the total amount of potential ADU creation downward.

Furthermore in the incentive policy no where does the Town incentivize the creation of ADU/JADU's by either eliminating or reducing their impact to the total AMFA calculation (in other cities called total FAR). For instance in Palo Alto, the City of Palo Alto grants a square footage exemption of 800 SF for an ADU and 500 SF for a JADU or 800 SF total (For an ADU/JADU). This would allow houses already built to maximum development standards to build either an additional attached JADU/ADU or detached ADU. While the Town is seeming to accept the ADU requirements of 800 SF exemption for detached ADU (per state law), they are not recognizing the potential exemption for either attached ADU's or JADU's. This exemption would provide further incentive for already maxxed projects to build more housing stock.

8. Optional: You can upload a copy of your comments.

[adu-summary-handout-november-2020.pdf](#)

CONVERSION REQUIREMENTS

An ADU conversion may be comprised solely of the conversion of area within an existing structure, or a hybrid of using existing area and adding an addition. An existing structure may be rebuilt in place to the same building envelope.

If a homeowner does a hybrid conversion ADU, comprised of both existing and new floor area, then the standard ADU regulations for new attached units or detached units (e.g. setbacks) shall apply to the new floor area. Up to 150 square feet may be added to an existing structure for ingress and egress only without rendering the project a “hybrid conversion.” Please refer to “Conversion ADU” on the included summary table and PAMC Chapter [18.09](#).

OTHER REGULATIONS

- One ADU and one JADU may be located on a lot that has, or proposes, a single-family dwelling unit.
- For properties with a JADU, the property owner shall occupy the JADU or primary residence.
- No impact fees on ADUs less than 750sf, impact fees for larger ADUs to be proportional to main house size.
- Deed Restriction recorded with the County will be required prior to permit issuance for a JADU.
- Street address assignment is required for the new dwelling unit.
- ADU/JADUs may not rent for periods less than 30 days.
- ADU/JADUs may not be sold separately from the primary residence.
- Fire sprinklers are only required for ADUs when required for the primary residence; compliance with Cal. Fire Code is still required.
- ADU/JADUs are not considered a new residential use when calculating utility connection fees; no new or separate utility connections are required
- For ADUs, major appliances shall mean a minimum two burner installed range, and an oven or convection microwave, as well as a minimum 16 cubic foot freezer and refrigerator combination unit. Kitchens shall also include counter space for food preparation equal to a minimum 24-inch depth and 36-inch length, and a sink that facilitates hot and cold water. For JADUs a minimum 10 cubic foot freezer/refrigeration combination unit is required rather than a 16 cubic foot unit.
- Attached ADUs shall not have an internal connection between the primary unit and second unit. JADUs are allowed to have an internal connection.
- Protected trees that are removed to accommodate an ADU shall be replaced per the Tree Technical Manual requirements. Consult with Urban Forestry about specific requirements.
- New ADU/JADUs on properties that are listed on the city’s historic inventory, the California Register, or National Register of Historic Places, shall comply with Secretary of the Interior’s Standards for treatment of historic properties. For more information, visit https://www.cityofpaloalto.org/gov/depts/pln/historic_preservation/default.asp

Please review the ADU/JADU regulations in Chapter [18.09](#) of the Code for complete details.



Summary Guide to ADUs and Junior ADUs



This document is a summary of regulations for accessory dwelling units and junior accessory dwelling units and is not a substitute for the specific regulations in Palo Alto Municipal Code Chapter [18.09](#).

For more information, please call 650-617-3117 or email planneronduty@cityofpaloalto.org.

REVISED 11/30/20

	Table 1: Development Standards for Units Described in Government Code Section 65852.2(e)					Table 2: All other Units		
	Single-Family			Multi-Family		Attached ADU	Detached ADU	JADU
	Conversion of Space Within an Existing Single-Family Home or Accessory Structure	Construction of Attached ADU Within the Space of a Proposed Single-Family Home	New Construction of Detached ADU	Conversion of Non-Habitable Space Within Existing Multi-family Dwelling Structure	Conversion or Construction of Detached ADU	New or Converted Space		New or Converted Space
Number of Units Allowed(1)	1 (ADU or JADU)		1	25% of the existing units (at least one)	2	1		1
Minimum size (2)	150 sf					150 sf		
Maximum size (2)	N/A (3)		800 sf	N/A		900 sf or 1,000 sf for two or more bedrooms; no more than 50% of the size of the single-family home	900 sf or 1,000 sf for two or more bedrooms	500 sf
Setbacks	N/A, if condition is sufficient for fire and safety	Underlying zone standard for Single Family Home (ADU must be within space of Single-Family Home)	4 feet from side and rear lot lines; underlying zoning for front setback	N/A	4 feet from side and rear lot lines; underlying zoning for front setback	4 feet from side and rear lot lines; underlying zone standard for front setback		
Daylight Plane Initial Height Angle	N/A		N/A		8 feet at lot line			
Maximum Height (4) Res. Estate (RE) Open Space (OS) All other eligible zones	N/A		16	N/A	16	30 feet		
Parking	None (5)					None (5)		
Square Footage Exemption	Up to 800 sf for an ADU and up to 500 sf for a JADU (6)					Up to 800 sf (6)		Up to 500 sf (6)
Reference	65852.2(e)(1)(A)	65852.2(e)(1)(A)	65852.2(e)(1)(B)	65852.2(e)(1)(C)	65852.2(e)(1)(D)	PAMC 18.09.040, Ordinance 5507		

(1) An attached or detached ADU may be built in conjunction with a JADU on a lot with an existing or proposed single family home.

(2) Lofts where the height from the floor level to the underside of the rafter or finished roof surface is 5' or greater shall count towards the unit's floor area.

(3) Up to 150 sf may be added for ingress and egress.

(4) Units built in a flood zone are not entitled to any height extensions granted to the primary dwelling.

(5) Existing attached garages converted to a JADU may provide replacement parking as uncovered spaces in any configuration on the lot including within the front or street side yard setback for the property

(6) Lots with both an ADU and a JADU may exempt a maximum combined 800 square feet of the ADU and JADU from FAR, Lot Coverage, and Maximum House Size calculations.

Submitter DB ID 6471
IP Address 23.81.112.241
Submission Recorded On 06/14/2022 11:51 AM
Time to Take the Survey 23 minutes, 55 secs.

Page 1

1. First and Last Name

George Savage

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

Please see attached PDF titled "Draft housing element plan comments - SAVAGE FINAL".

8. Optional: You can upload a copy of your comments.

[Draft housing element plan comments - SAVAGE FINAL .pdf](#)

14 June 2022

Dear Town Council Members:

Opt-in up-zoning, as proposed on page 96 of the Housing Element Update Draft, creates powerful economic incentives to fundamentally alter the rural character of Portola Valley. The program effectively places developers in charge of the rapid urbanization of our town, which is unconscionable since the program is not needed to meet the town's RHNA allocation. This provision should be removed from the Draft prior to approval.

Opt-in up-zoning harnesses fear and greed to encourage rapid development. Neighbors are forced into an economic prisoner's dilemma: The first up-zoner in a neighborhood reaps a financial windfall at nearby property owners' expense. The only way to reclaim some of the value lost to the new high-density project next door is also to up-zone and move out, ideally before someone else does. The ensuing race for the exits depresses land values, benefiting developers and cascading into the sort of overnight over-development seen in other formerly pristine places.

Once opt-in up-zoning arrives the Town will be flooded with sales agents and developers spending lavishly to entrench the new psychology: "Act now, before it's too late!" The most immediate effect will be a new climate of mutual suspicion between neighbors. We are seeing the first signs of this already.

The authors of the Draft tell us that all-but-one seller moving out over the next eight years will ignore the multi-million-dollar payday created by opt-in up-zoning. They forecast redevelopment of the equivalent of a single three-acre property over the entire planning cycle. This estimate is not supported by evidence, argument, or logic. It is simply not credible.

There is no need for opt-in up-zoning even if we accept the forecast. The official 12-unit estimate represents 3.9% of total proposed dwellings. The California Department of Housing and Community Development (HCD) "advises communities to 'buffer' their assigned RHNA numbers with additional housing units ranging from at least 15% to 30% of their assigned RHNA numbers." The current Draft forecasts a "buffer" of 21%. Eliminating opt-in up-zoning with no other change results in a 16.2% "buffer," which is greater than HCD's 15% minimum recommendation.

Let's go further and assume that it is critical to maintain the arbitrary 21% "buffer" proposed in the current Draft. This can be accomplished by a reasonable adjustment in the ADU forecast. Town staff estimate 11.5 ADUs per year over the eight-year planning horizon, despite being on track to approve 15 ADUs this year alone. Future ADU demand is likely to increase after implementation of the streamlined approval process outlined in the Draft. Adjusting the forecast to 13 ADUs per year replaces all 12 forecast housing units lost by eliminating opt-in up-zoning.

Opt-in up-zoning creates enormous economic incentives that, once established, will urbanize our town at a pace limited only by developer demand. The outcome will violate the existing General Plan and the vision for the Town established by Bill Lane and other Town founders; a vision that motivated most of us to move here in the first place.

I urge you to remove opt-in up-zoning from the proposed Housing Element Update.

Sincerely yours,

George M. Savage

Submitter DB ID 6472
IP Address 73.241.134.136
Submission Recorded On 06/14/2022 12:21 PM
Time to Take the Survey 11 minutes, 55 secs.

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

Fred Wang

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

We are strongly opposed to opt-in single-family rezoning - it creates a "zero-sum game" situation where some owners may see financial benefit at the expense of their neighbors; in other cases, the owners who opt-in don't even live on those properties or are even part of our community. This option has a negative impact on the largest number of community residents both financially as well as from a livability standpoint. It also completely upends decades of development planning where owners building new homes worked with the neighbors and town to design low-impact residences - now these multi-unit homes completely bypass those processes everyone else had to abide by. We should take this option off the table entirely.

To offset those units we should use some combination of cutting back the number of buffer units, increasing the ADU count, and increasing the units in the centrally located multi-unit developments proposed.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6473
IP Address 67.180.10.155
Submission Recorded On 06/14/2022 1:52 PM
Time to Take the Survey 5 minutes, 54 secs.

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

David Madison

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

As others have noted, the optional upzoning proposal is a mine field of potential litigation, neighbor against neighbor conflict, and property value damage. Imaging your long time neighbor passes away, the inheritors take the best offer which happens to be from a developer who will build multiple units in order to make the project viable. You are left with a multi-unit property next door in an otherwise R1 neighborhood. We can only imagine what this will do to the adjacent property values, my guess is that it would have a significant negative effect.

We don't need this included in order to make the buffer number, please leave it out.

Meeting the RHNA numbers presents enough of a challenge without offering a plan that provides more than the minimum requirement.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6474
IP Address 99.4.122.156
Submission Recorded On 06/14/2022 6:49 PM
Time to Take the Survey 19 minutes, 50 secs.

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

Barb Blum

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. City

PV

5. State

CA

6. Zip Code

94028

7. Comment

What has happened to preserving the history of this town as it relates to horses? Portola Valley's rural character came about through ranching, and horses were an integral part of that. Horsemen like Bill Lane and Admiral Quilter envisioned and built the beautiful trails throughout this town. How is it that Stanford is being asked to remove another 60 horses at Glen Oaks, on the heels of winning the right to remove all those at the Wedge, without a thought as to where these animals will go? And for what? So faculty and staff housing that is NOT "very low income" nor "low income" can be built on the site? Anyone who has worked with children and horses understands the emotional and therapeutic support these animals bring. Glen Oaks is the only place in town where children who want to participate in Pony Club can do so, WITHOUT owning a horse. It is untenable that we would allow, and even encourage Stanford to kick out the horses (let's remember that Leland Stanford was a huge supporter of horses, having his own Standardbred breeding operation. <https://harnessmuseum.com/content/leland-stanford>). Please, let's revisit this and take Glen Oaks OFF the Sites Inventory. One other note...Stanford owns plenty of other land close to campus that could be used for housing, on the east side of Hwy 280. Yes, that's not PV, but it is San Mateo County.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6475
IP Address 98.47.120.123
Submission Recorded On 06/14/2022 7:19 PM
Time to Take the Survey 15 minutes, 53 secs.

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

Alexandra Lopez

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

As a 25 year resident of Portola Valley and someone who has kept horses in Portola Valley for 40 years, I want to express my concern about the consideration to remove yet another equestrian facility from our community. I started riding here as a school girl living in San Francisco, and cherished my daily drive to this beautiful community that embraces the balance of nature, horses, and family life. This is one of the things that makes our town special. I still remember when we found our house 25 years ago and I was elated at the thought that I could finally move to be where my horses were, no the other way around.

I am also concerned specifically about the conversation surrounding the Glen Oaks facility and some rather cavalier comments some have made in the recent meetings. I believe these are people who simply do not truly understand the impact of the operation. It is one of only two equestrian facilities in this area where a young child can start their journey into equestrian life. Our son began riding at the Glen Oaks riding school when he was 8. Two weeks ago, at age 17, he was honored to represent the United States in the Nations Cup competition in Canada, and it all began with lessons on a pony at Glen Oaks. There is a thriving business there and it makes a difference in the lives of countless children.

Please give serious consideration to both ensuring you can provide affordable housing AND preserving land for one of the staples to our community: the horses and the horse people who live here as a result.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6476
IP Address 2601:647:6100:4a60:19f1:6cd4:ffb2:452d
Submission Recorded On 06/14/2022 9:16 PM
Time to Take the Survey 16 minutes, 59 secs.

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

Anne Ashmead

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. City

Portola Valley

5. State

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6. Zip Code

94028

7. Comment

Dear Town Council Members:

I truly hope that Portola Valley does not move forward with any opt-in up-zoning. This change in policy would significantly alter Portola Valley and at an accelerating rate. I honestly can't image that anyone in this town would approve of this policy. This policy would be unbelievably unfair to all that own property in Portola Valley. I am sure that we can meet the requirements of the RHNA using ADU's, Willow Commons, and possibly the Stanford Wedge units (if that project goes forward, which I hope it does not, especially since the units rendered are not attractive and are too visible to the street). I would hope that we do not rush into anything because I do think that there is the possibility that these mandates could be decreased due to the objections and protests by many communities in the state. Please remove the possibility of any up-zoning in Portola Valley. This would be a huge mistake that would unfairly affect all homeowners in PV.

I am resending George Savage's words below as he mirrors my opinion.

"Opt-in up-zoning, as proposed on page 96 of the Housing Element Update Draft, creates powerful economic incentives to fundamentally alter the rural character of Portola Valley. The program effectively places developers in charge of the rapid urbanization of our town, which is unconscionable since the program is not needed to meet the town's RHNA allocation. This provision should be removed from the Draft prior to approval.

Opt-in up-zoning harnesses fear and greed to encourage rapid development. Neighbors are forced into an economic prisoner's dilemma: The first up-zoner in a neighborhood reaps a financial windfall at nearby property owners' expense. The only way to reclaim some of the value lost to the new high-density project next door is also to up-zone and move out, ideally before someone else does. The ensuing race for the exits depresses land values, benefiting developers and cascading into the sort of overnight over-development seen in other formerly pristine places.

Once opt-in up-zoning arrives the Town will be flooded with sales agents and developers spending lavishly to entrench the new psychology: "Act now,

before it's too late!" The most immediate effect will be a new climate of mutual suspicion between neighbors. We are seeing the first signs of this already

The authors of the Draft tell us that all-but-one seller moving out over the next eight years will ignore the multi-million-dollar payday created by opt-in up-zoning. They forecast redevelopment of the equivalent of a single three-acre property over the entire planning cycle. This estimate is not supported by evidence, argument, or logic. It is simply not credible.

There is no need for opt-in up-zoning even if we accept the forecast. The official 12-unit estimate represents 3.9% of total proposed dwellings. The California Department of Housing and Community Development (HCD) "advises communities to 'buffer' their assigned RHNA numbers with additional housing units ranging from at least 15% to 30% of their assigned RHNA numbers." The current Draft forecasts a "buffer" of 21%. Eliminating opt-in up-zoning with no other change results in a 16.2% "buffer," which is greater than HCD's 15% minimum recommendation.

Let's go further and assume that it is critical to maintain the arbitrary 21% "buffer" proposed in the current Draft. This can be accomplished by a reasonable adjustment in the ADU forecast. Town staff estimate 11.5 ADUs per year over the eight-year planning horizon, despite being on track to approve 15 ADUs this year alone. Future ADU demand is likely to increase after implementation of the streamlined approval process outlined in the Draft. Adjusting the forecast to 13 ADUs per year replaces all 12 forecast housing units lost by eliminating opt-in up-zoning.

Opt-in up-zoning creates enormous economic incentives that, once established, will urbanize our town at a pace limited only by developer demand. The outcome will violate the existing General Plan and the vision for the Town established by Bill Lane and other Town founders; a vision that motivated most of us to move here in the first place.

I urge you to remove opt-in up-zoning from the proposed Housing Element Update."

Thank you for finding a better solution for all of us,

Anne Ashmead

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6477
IP Address 2602:306:cf32:3d0:4916:6910:6823:6eca
Submission Recorded On 06/15/2022 12:36 PM
Time to Take the Survey 8 minutes, 40 secs.

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

Alice Schenk

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. City

PORTOLA VALLEY

5. State

CA

6. Zip Code

94028

7. Comment

I vigorously support the comments of George Savage in regard to the item in the Housing Element proposal involving the upzoning of properties in Portola Valley. He is spot on with regard to the end results of such a disregard to the town's charter and community standards. The idea of pitting neighbor against neighbor, enticing development in inappropriate neighborhood settings, and the possibilities go on. This is a terrible idea and is NOT supported by the majority of the residents. Please toss that bad idea aside!

8. Optional: You can upload a copy of your comments.

Dylan Parker

From: Brigitte Hajos
Sent: Thursday, June 16, 2022 9:06 AM
To: housing
Subject: Glen Oaks/Isola Riding Facility Closure in Favor of New Housing - Public Comment NO

Dear Housing Committee:

Woodside and Portola Valley are some of the last equestrian bastions in the Silicon Valley area. They are horse land and closing still more horse riding facilities pushes horses and equestrians out of The Valley. Too many public riding facilities have been closed and we are losing precious opportunities to save the sport and these precious animals. When riding facilities close horses are sold off. Many are put down or end up in slaughter houses if there are no imminent buyers.

Horses are majestic creatures with therapeutic powers far beyond most people's understanding. When horses are trained to participate in equestrian sports everyone wins, children, adults and even the autistic and handicapped as horses can be used for movement therapy.

Every time a horse facility is closed Portola Valley loses more of its horse community flair and more cars come to the roads. More cars means horses and riders are more endangered and pushed out of the area. Crossing the roads to trails is already so difficult because of cars going too fast. We need more awareness to equestrians and not less.

What we need to do is to designate horse riding facilities as public lands like parks. So the public never loses the connection to these precious animals and the equestrian way in Portola Valley is preserved.

Sincerely,
Brigitte Hajos
Equestrian and Horse Lover

Dylan Parker

From: Town Center
Sent: Thursday, June 16, 2022 12:46 PM
To: housing
Subject: FW: Planning Commission [DO NOT EDIT SUBJECT]

From: David Cardinal
Sent: Wednesday, June 15, 2022 10:09 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: Planning Commission [DO NOT EDIT SUBJECT]

Craig, et al – The 20% is pretty simple and pretty practical. Basically it is because “things get in the way” and not every parcel that looks promising is going to be possible for development. -- David

--David Cardinal / Stanford University / Extremetech.com

[David Cardinal's Profile | Stanford Profiles](#)
<http://www.extremetech.com/author/dcardinal>
[David Cardinal | LinkedIn](#)
<http://www.cardinalphoto.com>

Dylan Parker

From: Melissa Thurman
Sent: Thursday, June 16, 2022 9:12 PM
To: housing
Subject: Fw: Comments on the Housing Element Plan

From: Susan Ford <
Sent: Thursday, June 16, 2022 5:36 PM
To: Melissa Thurman <mthurman@portolavalley.net>
Cc: Susan Ford
Subject: Comments on the Housing Element Plan

Dear Melissa,

I am writing as a follow on to the comments I made last night at the Planning Commission meeting (06/15/22). I am the widow of the man who gave the land, known as the Dorothy B. Ford Park to the town of Portola Valley in 1971. His name was Tom Ford and he settled in Portola Valley in the 1960s and was instrumental in the incorporation of Portola Valley.

He gave the gift of land to the town on two conditions. First, that the land stay in open space. And second, that the park be named after his mother, Dorothy B. Ford. I believe that the town would be breaking that promise to him and our family by developing it. That land is a place of solace for our community and it needs to be kept intact. Like every family in our community, our family has benefited from the beauty and recreation afforded by the park. Some of my favorite memories are of watching my son play Little League at Ford Field. And while I know that the baseball field is not at risk, taking half the park away would be devastating and demoralizing to the community that loves it.

Like everyone else, I am sympathetic to the need to develop more housing and understand that the state has declared that each country must create new housing. I urge you to find other suitable locales and know that they exist. The town does not need to take away a park from the residents. And, the town must keep its promise to the original donor of the property. Tom gave the land out of his love for the town and out of his love of open space. The town must honor its commitment.

Melissa, please put this letter in the next meeting digest for all council, commission, the ad hoc housing committee and the 'committee of committees' members.

Thanks so much. Please feel free to contact me if you have any questions.

Susan Ford Dorsey'
650-619-9951

Dylan Parker

From:
Sent: Thursday, June 16, 2022 4:07 PM
To: main@pvforum.us; housing
Subject: #Housing #INFO Housing Element comments

These are my personal opinions (not as the PVForum moderator). I do not work for any government agency.

I want to start with giving a huge thanks to the volunteers on the Ad Hoc Housing Element Committee, Town Council members, and to the Town Planning department that have spent the hours and hours of time and effort on behalf of the Town working to craft a reasonable Housing Element solution. The draft Housing Element has a lot of well thought out proposals.

However, I am opposed to the proposal to build a 50-unit housing complex on the open space next to Ford Field. This sets a dangerous precedent for our town. A very large, high-density complex on our open space does not match our Town charter or character and does not protect our open space. Putting housing on open space, tearing down the ancient Oak trees that symbolize our town and our very commitment to preserving our natural surroundings, and planning for potentially three-story buildings is an unfortunate choice to meet the housing mandate. In addition, the plan would destroy even more open space to add an undefined “community space.” The concentration of these households in one area at the edge of town suggests there is little intention to have these families integrate into the Portola Valley community. Are we saying that these very low-income households of essential workers are “undesirable” and should be kept apart from the rest of the Town, should be confined in their own tight space with inadequate parking, should not be integrated into our Town life, and should not use our existing community amenities?? Why do we want to concentrate the housing for essential workers in one place, on our public open space?

I completely understand the rationale (the State gives 100% affordable housing credit for 20 units/acre zoning whether affordable housing is actually built or not), but I cannot justify placing a huge high-density complex on our limited open space at Ford Field and crowding our community playing field.

I firmly believe that we can produce other, better alternatives that spread those 50 affordable homes more around town.

We really do not want to communicate the message to HCD that our open space is available for building high density housing. This would be simply telling HCD that *all* our open space is now available for housing. Just because it is an expedient way of meeting HCD’s guidelines that are really meant for higher density cities with a lot of infill lots along public transportation corridors does not mean that it makes sense for Portola Valley, our charter, and our challenging geography. It has been abundantly clear through hours and hours of work and testimony, that Portola Valley residents want a more dispersed solution to meet state mandates with lower density housing and smaller units spread around town and not built on open space.

I’d like to ask that we consider some more ideas to find replacement units for those 50 very low-income affordable units at Ford Field. I’m listing several, some of which are new and others which focus more attention on some of the ideas that have been advanced already.

I ask that residents in Town keep in mind that the core idea is to disperse more lower density affordable housing throughout the safer areas in Town. ***That means many more properties will need to step up to consider some of these ideas and volunteer to add new housing, particularly affordable housing, to their properties and everyone in the vicinity of those properties will need to accept the need for a few more homes on their street.*** One hopes that when

faced with either ruining Ford Field and our open space or having a few new neighbors of all income levels, everyone in Town will be willing to be more open-minded, generous, and welcoming.

1. **Money.** There is NO other more compelling rationale to demonstrate our commitment to building affordable housing units in Town than to raise the money to do so upfront. If we expand our affordable housing fund to \$25 to \$30 million (or more) and establish that the money is for low/no cost loans and partial grants to build affordable units for very low-income households on properties spread throughout the safe areas in Town, then we make the most concrete indication that the housing will actually be built which is HCD's main priority in approving a housing element. That sum of money should cover ~50 small to medium affordable housing units (avg ~700 sf, ranging from 300 to 1200 sf.) An established fund of money set aside with detailed requirements for its use will ensure that property owners in Town who have the available space and interest in building an ADU or "plex" type housing will be able to do so without money being the constraint. Key to our Housing Element for Portola Valley is providing HCD with a plan that is realistic in its execution, i.e., that has a very high probability of having the affordable housing units built. We need to put money behind that to emphasize our commitment to our plan. It is very important for Portola Valley to establish upfront how critical it is to retain our natural character while putting in place money and realistic plans to welcome a wider range of incomes among us.
2. **Specific List of Committed ADUs:** we have spoken at length about the potential risk of providing a plan that is made up of mainly ADUs, many of which are unlikely to be rented out at affordable rates. However, we have not spoken enough about ways to reduce that HCD denial risk. The simplest way is to establish:
 - a. **Money** to specifically build affordable rentals as mentioned already. Specifying that the affordable housing fund will be used to provide low/no interest loans and grants to residents to help pay for these ADUs in exchange for affordable housing rents with additional incentives made for units with 2-3 bedrooms to accommodate a family. Residents could build their ADU and use the affordable rent to pay back the loan, with the property owner eventually gaining complete ownership of the structure after a specified number of years.
 - b. **Specifying individual property addresses that plan to add housing is the most realistic way of rationalizing the use of ADUs and low density housing proposals.**
 - c. **Provide a list of *specific* properties where residents are willing to commit to building an affordable ADU/ Jr ADU that would be rented out.**
 - d. **Provide a list of specific properties where residents wish to turn an accessory building into an ADU or regularize an unpermitted structure into an ADU or turn internal space into an internal ADU.**
 - e. **Provide a list of specific properties where residents wish to voluntarily up zone their property.**
 - f. The Town needs to make plans to contract with an affordable housing group to provide the logistics, screening, and management of the rentals for the low-income housing built with the Town fund loans and grants. Providing that service will make having affordable ADUs much more realistic for the Town and easier to administer for residents. (in the plan already)
 - g. Building costs in the Bay Area create significant impediments to building and the massive increased costs of building in Portola Valley don't help. Smaller makes sense when building affordable homes. If Belmont considers 540 sf for one bedroom, 815 sf for two bedrooms and 935 sf for 3 bedrooms to be reasonable for their affordable housing site, there's little reason for us to plan for any larger units to meet our affordable housing goals. Working with ADU builders to design units that fit in with the style of PV homes would go a long way to making it easier for residents to add them to their properties. Working with soils, civil, and structural engineers to provide more "generic" plans for these structures that take into account the usual (and unusual) PV soil conditions would also reduce soft and construction costs. (in the plan already)
3. **Empty lots.** Completely missing from the latest Housing Element plan is a listing of the current *vacant, privately-owned* property in Town. Although we have only a few such undeveloped lots, they should definitely be specifically listed in the plan for new housing, even if it is only for one SFR and one market rate ADU (or two for

larger empty properties). It seems the Town should contact all the owners of these vacant lots to find out what their plans are and inform them of their available options. The lots can build a new home with one or more ADUs. Assuming the lot is in a safer area of town, SB9 allows each of those empty lots to be turned into 4 homes with AMFA square footage limits (2 larger homes and 2 smaller adus.) or split into two lots with two units on each. Voluntarily up zoning the lot to 4 medium size homes could help us with the numbers and spread more of the new housing around the Town. Perhaps bumping up AMFA square footage (modestly) as an incentive to make some of the units affordable will spur the owners to build one or more affordable units on their empty property. Considering allowing these lots to be split into smaller ¼ acre or ½ acre lots would allow for more affordable home ownership without affecting the neighborhoods. The reality is probably half the residents of Portola Valley live on less than half an acre and there has been no decrease in home values for Portola Valley in recent years in these areas of higher density. The opposite, actually.

4. **Affordable housing at Woodside Priory.** If the affordable housing builder considers it viable to build 50 units at Ford field, then why are we not speaking with the Woodside Priory about developing some of their acreage into higher density affordable housing and helping them source the funding. If there is state and federal grant money available, why not work with the Priory to help fund the building of additional housing on their property? They have large empty lots at 200 and 210 Portola Road at Gambetta as well as in the back of their property totaling more than 5 vacant acres. A combination of federal, state, local, and private grants and donations along with a low/no interest loan could allow WP to move forward with additional housing for their staff and for others who work in town or educators at other schools. With 5 acres to work with, 50 affordable units are feasible at lower density than proposed at Ford Field.
5. **Sequoias:** They have proposed 23 units, all of them moderate or above. Perhaps they can be convinced to add 5 additional affordable smaller units to their site plans. Helping with funding for those affordable units might make them more viable.
6. **Older properties:** We need to take a look at all the properties that have not changed hands in more than 40 years (and have not had had any significant remodeling). After a few hours on the computer, I created a spreadsheet of 75 properties of 1 acre, 2 acre, or 3+ acres in the safer parts of Town that according to Zillow have not changed hands in 40, 50, even 60 years and would appear to have not done any major remodeling. The list is by no means exhaustive. Many of these properties are owned by residents who are in their 80's and 90's and many have a high likelihood of changing hands during the next 8 years. Others are currently rented out after their elderly owners passed away. These properties very probably all have the space to add an ADU (or 2 ADUs for the larger properties). The owners (or heirs) may be very interested in doing so if funds were available at low cost. The current owners might want to build housing for their adult children or relatives to allow them to return to Portola Valley. They might be interested in adding 3 SB9 units or splitting their property in half for a total of 4 units to put the property in a better position to be handed down to their children. They could volunteer to modestly up zone their property to 4 units/acre if their property meets safety guidelines, which would increase the value of their property if they want to develop it or split it into smaller lots and sell them. *Further study is necessary to determine **owner interest**, feasibility, safety, privacy, etc. The Town should contact them to understand what their future plans are for their properties.* It's important that these owners be informed that they have many more options for their properties than they did just a few years ago. If each of those large properties added just one affordable ADU, we could eliminate the Ford Field apartments. Furthermore, having 4 medium homes on a very few of the flatter two- or three-acre properties, if well designed and screened, would have little impact on the neighbors.

In addition, there are many larger older properties in town that have changed hands in the past 20 years but have also not made any changes to the properties, and many have all these same options as well for adding some housing if the property meets safety guidelines. The more people who sign up to add *some* additional housing to their property, the more the new units can be spread around at low density. Remember, the point is to find 50-100 properties willing to add one or more affordable housing units so that we can eliminate the 50-unit affordable apartment complex planned for Ford Field. Current zoning rules currently put size limits on the

total square footage of all the units on a property and even if AMFA was modestly increased to encourage more ADUs, the effects on the surrounding neighborhood would likely be minimal.

7. **Small zoning changes.** Giving homeowners some additional floor area if they are willing to build an ADU (with increased floor area if it is rented out affordably for a specified amount of time) might spur some of the larger properties to add an ADU to their property. Additional incentives for affordable housing should be created. Modest changes to the zoning code that allows larger ADUs instead of a larger house and a smaller ADU might help encourage a few new homes on properties.
8. **“Plex-type” housing units** where duplex, triplex or quadplex units are built to look like one main structure so that the new homes might fit better into some of the neighborhoods. Four homes totaling 7000 sf could be designed to look just like one McMansion of the same size of which we have several.
9. **Small cottage cluster housing projects** with significant screening with the neighbors and privacy between units. There are a large number of attractive tiny home and ADU manufacturers that create affordable one- or two-story small homes that would work well on an up zoned safe lot with minimal visual effects on the neighbors. Instead of envisioning mobile home parks, think instead of cute storybook tiny homes. According to the Housing Element we have a big need for small affordable homes for single retirees and couples. Attractive 400 square foot, 1-bedroom homes (+ loft) can be bought premade for as little as \$100,000 plus site prep and utility hookups. Some examples: [eESCAPE | Tiny Houses \(escapetraveler.net\)](#)
10. **Hawthorns Historic Complex:** I know I started this missive stating how important our open space is and that is still the most important issue for Portola Valley along with spreading new units throughout the Town. But please stick with me while I explain this idea. Hawthorns has a 9,000-sf historic home built in 1887 **that the MidPen OSD wants to restore.** [Hawthorns Historic Complex | Midpeninsula Regional Open Space District](#) (scroll down the website for more information about the site). The historic complex also has 6 or 7 other accessory buildings including cottages, barns, coachman’s quarters, and a garage. It seems to me that restoring this complex into actual housing in a way that keeps the original authentic historic look and allows the complex to serve as both a visitor’s center as well as to house some Mid Pen rangers, employees, and farmworkers would actually provide increased security for the open space preserve and restore the historic buildings while provided sorely needed housing for workers interested in maintaining open space. The 9,000-sf home could be partially the visitor’s center or office space downstairs and the upstairs could be efficiency apartments for MidPen staff and others. The other buildings could be turned into housing units. *The value of this site is that the housing and buildings have already been developed and are not “open space”* and are not visible from Alpine Road while the remaining 70 acres would continue to be open space and be better monitored by people living on site. Why not create 15-20 (?) small to medium units *in these existing buildings* on this already developed site of several acres? MidPen is seeking partners to develop the buildings. Of course, it only takes money... MidPen is having a public neighborhood meeting about the site next month on June 28 at 7 pm in Portola Valley. Register here : [Hawthorns Area Plan | Midpeninsula Regional Open Space District](#)
11. **Back lot of Spring Down.** I remember some mention in the past that the owners of Spring Down originally wanted to develop housing on their back lot. Why not reopen that discussion for a few small units?
12. **White property on Portola Road (Jellich Ranch).** The Whites are building a well-conceived housing project on Alpine Road with mostly 500 sf units for developmentally delayed adults. Would they consider adding a few affordable units to their own large property on Portola Road?
13. **3330 Alpine Road,** next door to the Ladera Church. The 2.5-acre property (partially constrained by slope on the upper portion) would appear to be rented out. Perhaps the owner would be interested in up zoning that property at the entrance to Town for mixed housing and work with Ladera Church on their project.

14. **Mixed use commercial.** Giving the rest of the owners of the commercial areas in town *the option* to expand their buildings by adding a second floor to add some housing units or on their parking lot makes sense. It does not eliminate any existing commercial. It just gives the owners *the option* to have the *flexibility* to rebuild at some future point to add some very limited small housing to their complexes without overly affecting the surrounding area. Even if the owners don't have specific plans to do so in the next 8 years, there is nothing to stop us from adding that as an option to our Housing Element and rezoning to mixed use commercial and using the potential housing essentially as part of the *housing buffer*, if there is interest among the property owners to have the increased flexibility.

15. **Survey of property stock:** <https://forms.gle/UnW2Y8QpFuS5kXBR7>

We still need to have a complete survey of the Town's property stock with details of the safety issues affecting each lot and the type of existing housing and accessory buildings available as well as each owner's inclination for any future potential development on their property. I urge everyone in town to complete the survey at the link above. Feedback from both properties who are NOT interested in adding an ADU (or making any changes to their property) as well as properties that are interested in adding an ADU or up zoning their property is extremely useful to provide a complete Housing Element report. The plan is to provide the data collected to the Town. The survey also will be critical for the next RHNA cycle if we want to argue that PV is completely built out. No non-public information is asked or required in the survey. You can leave questions blank if you don't wish to answer. If you have a non-conforming accessory building on your property, you can leave off your street number of your address to maintain additional privacy and anonymity.

Some results from those who have completed the survey:

8 respondents were interested in adding an ADU or efficiency unit

4 wish to convert an existing accessory building.

An additional 2 contacted me privately about wanting to legalize unpermitted or nonconforming housing units.

Several respondents were not interested in adding an ADU because they either already have a legal one or they have significant geological/wildfire safety issues that limit additional building.

One of the interesting data tidbits from the limited responses is that of the several properties that already have ADUs, they range in sizes from 220 sf, 360, 400, 470 sf, 595 sf, 750 sf, to 1000 sf. Smaller is more common, realistic, and popular (and rented out).

I added a question later to the survey about funding affordable units. Five out of the 15 subsequent responses expressed interest in contributing to an affordable building fund or investment fund or in being open to some form of modest tax increase similar to our utility tax.

16. **ADU interest list.** The following is the list of properties that either have expressed interest (or I have heard that there is interest) in an external or internal ADU, or JADU, or efficiency apartment or in regularizing an unpermitted structure or converting an accessory building to an ADU or adding SB9 units. There is definite interest throughout Town for adding ADUs. I've left the listing relatively anonymous. We just need to keep collecting interested properties and letting owners know about their rights and options. Key will be providing some funding for those willing to build (and rent out) an affordable housing unit on their property.

Paloma Rd –(Alpine Hills/Westridge) - 2.6 Acres
Cheyenne Pt – (Alpine Hills) - 1 acre
Golden Oak Dr –(Alpine Hills) - 1.4 acres
Golden Oak Dr – (Alpine Hills) – 1.03 acres
Cherokee Ct – (Alpine Hills) – 1 acre
Meadowood Dr – (Alpine Hills) - 1 acre
Hillbrook Dr – (Alpine Hills) – 1.1 acre
Grove Dr – (Alpine Hills) – 1 acre

Pomponio (PV Ranch) – 0.5 acres

Longspur (PV Ranch) – 0.5 acres

Alpine Road (Alpine Road) – 1 acre

Alpine Road (Corte Madera/Brookside) - 0.37 acres

Alpine Road (Corte Madera) – 0.3 acres

Portola Road (Corte Madera) – 1.2 acre

Corte Madera Road (Corte Madera) – 0.48 acres

Wayside Rd (lower Wayside) – 0.7 acres (in very high fire zone so may not be feasible to add housing)

17. **Other small zoning changes** – My survey has brought out several unique situations that with small zoning changes would enable additional ADUs to be built. This includes ideas of modest increases in AMFA to add an ADU, more AMFA for an affordable ADU, getting rid of the 85% rule to allow more internal ADUs, changing the slope density rules to give back lost AMFA (if large earth movement is not required and the slope is not excessive), etc. Given the uniqueness of every property in Town, it would be useful for the Town to query property owners as to what roadblocks exist in the code that prevent them from adding a discrete ADU or from modestly up zoning their properties in ways that would not overly impinge on their neighbors. For example, changing the zoning rules for horse ownership to match the State horse zoning rules that allow a horse on 0.5 acre as opposed to 1 acre might enable a few adus.
18. **Septic and sewer issues need to be solved.** Allowing the addition of a greywater system should enable properties to add an ADU without extensively changing their septic tanks or leach fields. The Town needs to work with the SMC Environmental Health Department to work out regulations to allow greywater systems to reduce the need for leach field and septic tank changes or additions. Properties that are close to existing sewer lines should be able to join in the system affordably. West Bay Sanitary is in the process of changing its hookup fees so it might make it more feasible for new joiners.
19. **Reversible zoning changes.** Finally, the verbiage of any zoning changes put into our Housing Element and our general plan should include language that reverses high density zoning changes at Ford Field if it is included in the final Housing Element in the event our RHNA numbers are reduced or in the event we meet our targets in advance of required dates or prior to the building of any high-density housing on the open space next to Ford. There should be some sort of priority given to the recommended solutions with the Ford Field open space considered only as a last resort if we are truly not able to come up with a list of 100 specific locations for lower density affordable housing units.

Neighborhoods: Ultimately a balance needs to be struck between private property rights and the rights of neighbors to enjoy their own properties with a certain measure of privacy, safety, and the expectation for continued value of their homes. One would hope that each street in our small town would get together with their neighbors and talk about what would make the most sense in terms of adding a few additional new housing units on their street that would have the least impact on the quality of life for the street. If there is agreement and buy-in and a willingness to be open to some limited development, I think the near hysteria could be reduced about the Housing Element and ultimately Portola Valley's character can be preserved without developing a huge 50-unit complex on our open space at Ford Field. I know that in my neighborhood, if one or two flatter one-acre properties near me wanted to add 1 or 2 ADUs or medium size homes and was planning to do so in a manner that provided adequate screening and tasteful design, I would much prefer that to having a large high-density complex next to Ford Field and it would have little impact on my quality of life or on my property value.

I encourage residents in Town to keep exploring practical solutions, fill out the survey, and contribute money to the affordable housing fund so we can create an equitable Housing Element that welcomes new families of all income levels without drastically changing the Town's natural environment.

Thanks again to the Town and the volunteer Ad-Hoc Housing committee members for working so hard to find reasonable solutions for affordable housing for our Town.

Regards,
Rebecca Flynn
Cheyenne Pt
(Personal comments)

Submitter DB ID 6477
IP Address 2602:306:cf32:3d0:4916:6910:6823:6eca
Submission Recorded On 06/15/2022 12:36 PM
Time to Take the Survey 8 minutes, 40 secs.

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

Alice Schenk

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. City

PORTOLA VALLEY

5. State

CA

6. Zip Code

94028

7. Comment

I vigorously support the comments of George Savage in regard to the item in the Housing Element proposal involving the upzoning of properties in Portola Valley. He is spot on with regard to the end results of such a disregard to the town's charter and community standards. The idea of pitting neighbor against neighbor, enticing development in inappropriate neighborhood settings, and the possibilities go on. This is a terrible idea and is NOT supported by the majority of the residents. Please toss that bad idea aside!

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6478
IP Address 2601:647:6100:2380:7826:feco:3b5d:d023
Submission Recorded On 06/15/2022 9:00 PM
Time to Take the Survey 18 minutes, 42 secs.

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

Kristin Bree

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

For the optional opt in up zoning can a neighborhood with a preexisting HOA forbid it from occurring. If this is the case and other neighborhoods like Alpine Hills will most likely not qualify because of fire danger/slope would this lead to a preponderance of up zoning in Corte Madera/Nathorst lots over one acre?

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6479
IP Address 2601:647:6080:a0e0:70ad:1a40:afe:dc17
Submission Recorded On 06/16/2022 8:05 PM
Time to Take the Survey 10 minutes, 12 secs.

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

Majda Jones

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I would like to know several things:

—How many units are planned along Alpine Road (apparently by far the majority)

and how many along Portola Road? How many vehicles (estimate, of course) will be added to Alpine Road?

—Why is no new housing proposed for the interior of PV?

—Integration/ modification of plans may be needed with the new fire hazard plan soon to be released by Woodside Fire. This consideration should preface all other planning, if we want to stay informed and safe.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6480
IP Address 2601:647:5a00:a6f0::37a4
Submission Recorded On 06/17/2022 9:40 AM
Time to Take the Survey 10 minutes, 14 secs.

Page 1

1. First and Last Name

Peter Lipman

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

To: Portola Valley Town Council
Portola Valley Planning Commission
Ad Hoc Housing Element Committee

Subject: Draft Housing Element: "between a rock and a hard place"

The "one size fits all" approach taken by our State Legislature for the next RHNA cycle is utterly inappropriate for Portola Valley. No consideration is provided for the limiting local conditions of severe natural hazards (especially earthquake, fire) and steep terrain, inadequate local infrastructure (limited sewer systems, unreliable overhead power and phone lines, narrow roads subject to blockage from downed trees and power lines, lack of cellular connectivity), and limited facility accessibility (public transportation, proximity to business services, etc). The Ad Hoc Housing Element Committee has struggled admirably but has been given an untenable assignment.

Nevertheless, what response is most appropriate to the RHNA mandates to increase the housing stock by 20 percent in the next 8-yr cycle for a largely built-out town that has had no population growth during recent decades? Do we roll over, abandon the General Plan, and drastically change the town's character, or do we offer a more restrained response, as comparable nearby towns (Woodside, Los Altos Hills) appear to be proposing?

Among the many RHNA issues that confront the Town, brief comments on just two problem elements:

1. Proposed hi-density development of Dorothy Ford Park. Was Ford Field donated to the town of Portola Valley by Tom Ford (co-founder of the town, along with Bill Lane) for use as a recreational open-space park in memory of his mother, Dorothy Ford, as stated by Susan Ford in comments to the Planning Commission meeting on June 15? This assertion seems supported by the large bronze plaque beneath the two grand live oaks located centrally on the property. If so, how can converting this gifted property treasure for a housing development be justified as any sort of "good-faith" approach by the town? And was the Ad-Hoc Housing Element Committee even made aware of this apparent disconnect between designated gifted purpose and the newly proposed development use (I'd not heard any indication of this during several recent on-line AHHEC meetings)?
2. Opt-in Single-Family Upzoning. This small proposed component seems especially inappropriate as presently described in the draft Housing Element, because likely severely adverse lifestyle and economic impacts on adjacent properties are ignored, and the validity of any coherent zoning regulation is negated.

8. Optional: You can upload a copy of your comments.

[Dorothy Ford Park-sm.jpg](#)



Submitter DB ID 6481
IP Address 2601:647:6180:2f10:18f6:254b:15a4:200a
Submission Recorded On 06/18/2022 2:32 PM
Time to Take the Survey 8 minutes, 54 secs.

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

Nancy Lund

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.)**

Portola Valley Town Historian

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

To the members of the AHHEC Committee:

Many years ago, I wrote the following article, probably for the town newsletter, following my research into Ford Field. I hope the information will be useful to the present discussion.

Portola Valley residents have worked to preserve the beauty of the land since the earliest days of the town. As one way to accomplish this, the Town Council created an open space fund in the late 1960s and invited citizens to contribute to it.

In 1971, the town made its first significant purchase of open space. It was the 7½ acres between Los Trancos Creek and Alpine Road that we now know as Ford Field. It cost \$90,501. \$58,051 of this came from the Open Space Reserve that included many donations from citizens. \$32,450 was tax money. The largest donor, Tom Ford, was given the honor of naming the property. He chose to honor his mother Dorothy.

Here is an excerpt from a letter dated April 27, 1971 that Tom sent to then Mayor Eleanor Boushey:

You have advised that the Town council has offered to name the newly acquired park on Alpine Road opposite Westridge drive in honor on one of the members of my family. I appreciate very much the Town's offer and would like to have it named Dorothy Ford Park in honor of my mother who died in 1964.

Although mother spent most of her life elsewhere, she was born in California in 1898. Her marriage to my father took place in San Mateo County in 1920. Mother was always an ardent lover of nature. Her own home bordered a beautiful park though which she loved to take long walks. Mother greatly admired the natural beauty of Portola Valley when she visited us. I know that she would have been most enthusiastic about the Town's acquisition of the park.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6482
IP Address 2601:1c2:4e80:e130:1d23:4d8c:de86:80ao
Submission Recorded On 06/19/2022 5:51 PM
Time to Take the Survey 13 minutes, 54 secs.

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

Maria Southgate

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

Would appreciate a reply and clarification to the questions posted below.

I believe many residents would also be interested in this information. Thank you, Maria

Suggestions and Incentives

-What is rental income for units based on very low, low, moderate, and above moderate categories? Some residents might consider very low rent if in addition to cash/rent, the renter helps out on the property (gardening, child care, cooking, etc).

-Town could consult an estate planner well versed with land issues. Town could share information on options related to estate planning that could also potentially help town fulfill state mandates.

-Are there current tax breaks for providing low income housing?

-If land is donated under the condition of being open space and instead ends up being high density housing, the Town needs to consider the impact on future donations of land.

Clarification of Information

-Aside from rezoning, what possible deed restrictions could be put in place by participating?

-If you pursue a lot split, what are the property tax ramifications?

-Regarding the amnesty process to reverse previous limits on buildings: If a restriction were reversed, what else might the property owner need to do to have it count?

-What counts if there is an existing building on a property that the owners would like to be counted. Does State require a new construction permit to make a unit count, or is just a remodel enough?

-Could the town purchase land by contract providing a reverse mortgage to the land owner?

Follow up

-Does Town have a draft of specific commitments to lower fees and streamline the approval process for ADU/JADU projects? 21 Elements states: "large number may be warranted if a robust, funded, and clear plan to increase production has been put in place".

-Increase pressure on Town to contact CALE (Ca Alliance of Local Electeds), to ask why they have not taken this step to research. Replies that I've heard have not been adequate. Contacting CALE as a resource does not necessarily mean we want to join their lawsuit.

-Does Town pay property tax? Would this change if there is housing put on Town owned land? In order to keep costs down for lower rents, is there a benefit to building on Town owned land?

765 Portola Road shows \$0 due in County accessor records, and 3329 Alpine doesn't show.

-How does the Town Administrator prioritize the meeting of state requirements, sticking to the General Plan, safety issues, resident demands, and maintaining a healthy financials for our Town?

-Has there been any follow up regarding state auditor questioning of the number of units required? Is there an argument against the number of units required due to water restrictions?

Personal Opinion:

I grew up here and feel it is very important to maintain our pastoral environment for the future. The Ford Open Space heritage oaks are unique and an important symbol as you enter our town.

-Pls don't remove Glen Oaks Stable. Already one stable in that area is being removed by The Wedge project and it would be sad to see another removed. Perhaps a few housing units could be put on the land without displacing the stable?

-I don't understand removal of Town Center sites, or the possible zoning for mixed use commercial/residential.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6483
IP Address 75.111.68.57
Submission Recorded On 06/20/2022 7:54 AM
Time to Take the Survey 0 minutes, 52 secs.

Page 1

1. First and Last Name

Karen Askey

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

At all the Housing Element Committee meetings this year, there has been a consensus among residents that they want new development to be dispersed throughout town AND to keep our community as low-density, staying true to our General Plan.

A concern with the current Housing Element draft is that there is strong potential for overdevelopment, from both the 21% buffer and higher-density rezoning.

Why can't we lower the buffer to 15%, per state guidelines? Let's remember the buffer is NOT a mandate.

I believe that the ADU target numbers are too low, as they currently reflect primarily ADUs and not JADUs. Out of the 92, how many are JADUs?

We are on pace to have at least 15 ADUs this year, and with the proposed amnesty program and streamlining, we should see that number rise each year. What if we reach our target of 92 at the end of 4 years? How do we stop over developing, as my understanding is that we cannot rezone those higher-density lots?

Simply put, we need to ADD in JADU numbers to the bottom line. JADUs are low-cost, serve lower-income segments, and easy to implement. They do NOT increase any footprint and would be dispersed throughout town.

Just think of all the homes in Portola Valley that already have a room with a separate entrance! Why hasn't the town surveyed our homeowners to establish proof to the state that we can meet those increased numbers? We are developing incentive programs and tenant-matching programs. Portola Valley is graying, and many of us aging residents are or may be willing to offer a JADU to a caregiver, student or the like.

If we add 40 JADUs to this plan, just 5 per year, we can eliminate:

Opt-ins, which many residents have voiced disapproval

Glen Oaks, so that we preserve more of our scenic corridor

We can also bring 4395 Nathorst down to 6 units per acre as discussed in earlier meetings. (This will limit any bonus density.)

It is imperative to survey our residents immediately, reaching EVERY homeowner. Yes, it's work, but it's worth it as this Housing Element is consequential and impacts Portola Valley's path not just for the next 8 years, but for future generations to come. I raise my hand to help with this endeavor.

With respect to high-density housing, we should use town-owned land so we can control the use of bonus density. I am not opposed to the concept of developing on Ford Field, but if, and only if, it can be proven that land was not donated by Tom Ford with the intent it be open space in perpetuity.

I am also in favor of the recent Planning Committee suggestion to utilize a "sunrise" provision, in which we focus on ADUs/JADUs but have a back-up rezoning if we don't meet our targets over the next few years.

We must ensure that we do not overdevelop and avoid high density wherever possible. Thank you.

8. Optional: You can upload a copy of your comments.

Dylan Parker

From: Scott Kingsbury
Sent: Friday, June 17, 2022 3:01 PM
To: housing
Subject: Housing Plans for our area...

Friday, 17 June 2022

To whom it may concern:

I am writing to you with great concern about the plans for more houses in the area.

The plans, as I understand them, will have disastrous effects on our local equestrian community.

This includes the Stanford Red Barn, PVTC, Glen Oaks, Portola Farms, Webb Ranch, Portola Pastures, Page Mill Pastures, the Woodside Horse Park, Rancho Viejo and a few other small facilities.

The replacement of our beloved and necessary equestrian facilities with housing units will be a devastating blow to horse owners, vets, farriers ("horse-shoers"), trainers, feed and tack stores and all of the ancillary businesses who would be impacted by this. It would be devastating for the horses as well because there just aren't places to house them in our area.

Please consider our concerns as you meet to discuss moving forward. I fully understand the need for affordable housing... but not at the expense of such a large part of our local community and economy.

Sincerely yours,

(The Rev.) Scott Kingsbury
(Retired)

Dylan Parker

From: Bill Russell
Sent: Saturday, June 18, 2022 11:54 AM
To: main@pvforum.us; housing; Bob Adams; robert allen; Tammy Cole; ellen vernazza; Bruce B. Roberts; Peter Draeger; jamie koblick; Jeff Booth; Chuck Falore; Mary Khan; Greg Franklin; Kimberley Cashin
Subject: Re: (PV Forum) # Housing

COMMENTS TO THE DRAFT HOUSING ELEMENT

It is requested that the following proposed sites be removed from the recommendations:

1. Opt-in Rezoning Program sites (12 projected units).
2. 4395 Alpine Road housing Site (23 projected units).

As discussed in detail below neither project is needed to meet the state mandated 253 RHNA requirement and neither program has any meaningful support from the town citizenry.

OPT-IN SINGLE FAMILY REZONING WILL POTENTIALLY DESTROY THE CHARACTER OF PORTOLA VALLEY

The committee is proposing "voluntary" opt-in zoning across all of Portola Valley. This proposal, if adopted, will permit any homeowner in Portola Valley (regardless of neighbors' objections) to construct up to four dwelling units per acre on all properties in Portola Valley that are one acre or greater in size. This is a dramatic shift from the one acre/one residence zoning that has prevailed throughout this town's history, embodied in its general plan and enabling zoning, and relied upon by every homeowner who has ever purchased a single family residence on one acre within the town. Instead of the town-wide zoning being one home per acre it will be four homes per acre. The immediate and long term impact will be as follows:

1. The economic value of every existing one acre/one home residence within the town will decrease substantially. Potential purchasers of these homes will not pay as much, knowing that he/she could be surrounded by multi-family structures, the result of which would be to reduce the value of the home purchased as well as its quiet enjoyment. For those of us who have lived in this town for 20, 30, 40 years or more, it is often the case that our home is our primary economic asset. To haphazardly open the door to dense development with a reduction in economic value and peaceful enjoyment of that asset is entirely without justification. There is no town wide support for this proposal and it is not needed to reach the 253 RHNA mandate.
2. There is nothing in the committee proposal permitting any neighbor from preventing the development of another's property for four units. To the extent that the development qualifies as "affordable housing" bonus density law may apply, permitting increased density beyond four units per acre. When an ADU is constructed notice must be given to neighbors, giving them a right to object. Nothing in the current proposal requires that this be done. To the extent that this qualifies as "affordable housing" construction may proceed on a "by right" basis meaning that no significant objections may be made.

3. This proposal will create a race to the bottom: those homeowners who see a neighbor selling his property for multi-family development may feel pressure to do likewise with his own parcel for fear of having the neighbor's development reduce the value of his own home unless he gets on the band wagon and seeks out a developer.

4. The town reaction to this proposal is known to the housing committee. When the proposal was initially made the actual location of those properties whose owners were interested in upzoning were disclosed. Many lived on Georgia Lane. When the neighbors on that street determined what their neighbors were contemplating there was an uproar. Objections were vehemently made, lawyers were consulted and potential chaos was the order of the day. In the current draft plan the location of those properties whose owners are interested in upzoning is not disclosed. Could this be because the committee saw the hue and cry that arose from this proposal and does not want a repeat performance?

5. The draft plan forecasts the construction of but 12 units under the opt in zoning program over the next eight year cycle. There is absolutely no evidence of any kind that, once it gets rolling, the ball will stop at 12 units. And there is nothing within the proposed legislation that limits the number of four unit/acre projects that can be approved. Even if there were such a limitation, any developer denied permission would be heard to argue that his constitutional rights to equal protection and due process were being denied by allowing others to develop, but not him.

This proposal is an ill conceived plan created by the housing committee, not borne out of any demand from the residents of this town. Being charitable, perhaps the committee was simply trying to spread the burden of increased housing density through the town. My central belief: the fairest and best way to share the burden is to (1) construct affordable housing on town owned lands that are economically and geographically removed from existing single family neighborhoods and (2) construct ADUs and JADUs which present almost no interference with either the economic value or quiet enjoyment of homeowners adjacent to those ADUs and JADUs. In contrast, once you start down the path of changing the zoning and use of private property on which every homeowner has relied in purchasing his home there is no turning back; only a lifetime filled with lawyers and acrimony between neighbors.

4395 ALPINE ROAD HOUSING SITE

To begin at the beginning: the committee originally proposed involuntary re-zoning of selected homes within the Nathhorst Triangle without any consultation with the affected homeowners and without any site visits to determine the viability of any such zoning changes. There was an immediate and vociferous cry of foul from the homeowners in the Nathhorst Triangle and adjacent Applewood Development. In fact everyone throughout the town that spoke on the subject said that involuntary zoning changes to residential properties against the express wishes of homeowners was inappropriate. Regardless of the attitude of those living in the triangle or Applewood, the committee, from day one, has focused, and continues to focus, on singling out the Nathhorst Triangle for development.

After abandoning the involuntary re-zoning plan the committee next proposed development of two vacant lots next to Robert's and immediately adjacent to existing Nathhorst Triangle Homes, and the parking lot behind Robert's, as well as re-development of the office complex at the entrance to the Nathhorst Triangle and Applewood Developments: four possible sites, all concentrated at the Triangle in the middle of the scenic corridor.

The first domino to fall was the vacant lot on Alpine, now known as the Willows Project. It is an approved 13 unit development for disabled adults. Even though no one with a heart could seriously oppose the concept, it was the wrong project at the wrong place. The 13 units represent a significant fire risk and a significant interference with the quiet enjoyment of the homes that are immediately adjacent to it.

Now, under the current draft plan, the committee proposes allowing the development of the vacant lot next to the Willows Project so that the owner of that property can build 20 units per acre which, if it is qualified affordable housing, means that the owner will be able to build 36 units on one acre. Once again, such a density substantially creates a major fire risk and a major impediment to the peaceful enjoyment of those Nathhorst Triangle homes that are immediately adjacent to it, not to mention its impact on the scenic corridor and evacuation in the event of a disaster. Such a development is the documented exact opposite of what the town's residents want: the committee's own survey of everyone in the town revealed that the least desirable solution to the housing issue was the construction of dense, apartment- like structures.

Wouldn't it simply make more sense to not include this vacant lot as as part of the RHNA program which makes development a pre-approved "by right" project without the right to any meaningful control over the development itself and, instead, remove it from a 20 unit/acre district and just allow the owner of this vacant land to make application to the town for development either within existing zoning laws or as a recognized and appropriate exception to the zoning (think variance). In such a case the town maintains very real control over the nature and extent of the development of this property. It is not a rejection of the right to develop, only imposition of the customary restraints that affect and protect all of us. And the owner of this vacant lot has experience working with the Town as he is also the owner of the Willows Project next door.

NEITHER OPT-IN ZONING NOR THE 4395 ALPINE ROAD PROJECT ARE NEEDED TO MEET THE STATE MANDATED RHNA REQUIREMENT (253 UNITS)

The housing committee proposed site descriptions are listed on page 104 of the draft plan (all number references are to pages of the draft plan unless otherwise indicated). The committee proposes presenting a plan for 306 units to the state in the draft plan.

The state mandate only requires that there be a realistic presentation of 253 units, not 306 or any other number. If the Opt-in plan and 4395 Alpine are removed from consideration there will still be 271 units for state consideration, eighteen more than are required.

" Every jurisdiction in California receives a target number of homes to plan for. This is called the Regional Housing Needs Allocation or RHNA...Portola Valley's income specific estimated RHNA is....253 units. " (Page 4 June 8, 2022 Memorandum Town of Portola Valley from Laura C. Russell, RE: Public Review Draft Housing Element and Guide to Providing Comments.)

"After Town Council review, staff will update the Draft Housing Element based on the comments received and submit it to the State Department of Housing and community Development (HCD) for their review. In the fall, the Town will conduct additional public meetings to update the document according to HCD comments," Page 3 of June 8, 2022 Memorandum Town of Portola Valley.

The current state wide legislation effectively eliminates local control over housing and associated planning. Although all cities and towns within California must comply with the state mandate, no city or town is required nor can any such jurisdiction be compelled to give more than the RHNA allocation. In the case of Portola Valley that is 253 units. The state will review the town designation of units and determine whether or not they reasonably meet the 253 requirement; if so, the state has no authority to insist that any local town or city provide additional possible units as a buffer against the possibility that construction may not go forward. If the state rejects any of the proposed 253 units then the state must give its reasons and provide Portola Valley with an opportunity to replace the rejected sites with new ones. At that time, and after further resident participation, new sites can be proposed. These may include development of units at Town Center, or the road remnant near the frog pond, or the Ford Baseball Field itself or any number of realistic possibilities. All options will be open. What is clear is that it is currently unnecessary, as part of a first draft, to anticipate rejections and propose additional units when those proposals are poor choices and, in the case of upzoning, a very dangerous

choice. And when the town's residents themselves are not in favor of providing a buffer beyond what is required, why do so? We are at the beginning of the process working with the state. By analogy, consider the draft plan to be a first date. How far would /should any of us go on a first date?

The committee proposes presenting 306 units to the state, 53 more than are required. This amounts to a 21% bonus when the state itself "recommends" (no legal requirement) as little as a 15% bonus. More importantly, the committee's analysis of bonus is incorrect even if a bonus of some kind is to be applied. The purpose of a bonus is to protect against the possibility that some of the designated units won't actually be constructed. However, no bonus percentage (of any kind) should be applied to those units where there is no or very little likelihood of non-development.

For example, pursuant to HCD guidelines, "in addition to vacant and underutilized land resources, a community may satisfy their RHNA requirements through "alternative means" which may serve as credits toward their RHNA. These alternative means include the consideration of proposed, pending, or approved development projects that haven't received a certificate of occupancy prior to the start of the 6th cycle on June 30, 2022" (page 90).

According to the draft report 52 units fall within this category, 13 units being from the approved project at 4388 Alpine Road (aka Willow commons, now in development) and 39 units from the Stanford Wedge. Thus, 52 units from the RHNA mandate of 253 units should be removed from any bonus calculation, leaving 201 units (253 minus 52) to which a bonus percentage could conceivably apply.

However, "per HCD guidance, a community may also credit the number of ADUs that are anticipated to be developed during the 6th cycle housing element planning period toward their RHNA requirements. The forecasted development of ADUs during the planning period must be based on an analysis of prior years' building permit and local development regulations that promote ADU development." (page 90)

The draft plan proposes 92 units as credits against the RHNA allocation (page 93). Considering the streamlined process that is now underway (pre-approved plans, abbreviated administrative procedures, amnesty programs for ADUs constructed without town approval, etc.) the estimate of 92 is probably overly conservative and there need not be any bonus calculation against the 92 units. However, even if one wanted to ignore all that will happen going forward and just rely on historical numbers (which includes the pandemic years) the total number of ADUs' building permits issued between 2017 and 2021 is 39 or an average of 7.8 per year. Projected over the 8 year cycle means that, at an absolute minimum, there will be 62.4 ADUs and not the 92 currently projected by the housing committee. It is worth noting that the average of 7.8 ignores the fact that from January through May 2022 there have already been 7 building permits issued. (page 92). As stated above, the number of units to which one could reasonably apply a bonus calculation is 201. If you then subtract the 62.4 units derived from a very conservative ADU calculation, a bonus should apply to no more than 138.6 units (201 minus 62.4). Fifteen percent of 138.6 units is 20.79 units which, when added to the 253 is 273.9 units. Presenting a proposal with 271 units, which is still 18 over the 253 requirement, should be more than sufficient.

EPILOGUE

The State of California has forced this Apocalyptic world of uniformity upon local towns and cities, entirely disregarding the unique characteristics of such places in the hope of forcibly creating a world where everyone gets to live every where they want whenever they want. Here's my personal experience: when I graduated from law school and went to work for a big city law firm I had the option of working in San Francisco or the branch office in Los Angeles. At that time, my firm paid more to its beginning associates than any other firm in California : \$15,500 per year if you worked in San Francisco or \$16,000 per year if you worked in Los Angeles. \$500 was real money so I moved to Los Angeles, with the intention of living in Malibu overlooking the Pacific

or living in Beverly Hills overlooking Rodeo Drive. To my everlasting humiliation I discovered that I could afford neither, meaning that I might have to live in a neighborhood that was farther from my work than these two venues. Before selecting that option I contacted the mayors of Malibu and Beverly Hills and demanded that I be admitted under the Affordable Housing Programs that each such city surely had. Imagine my dismay when I discovered that there was no such thing. Having graduated from law school I knew "my rights" so I called Governor Reagan to complain. He was entirely sympathetic and said "Young man, just you wait, in a short 50 years, every hamlet throughout California will have the Affordable Housing Plan of which you speak and then you will be able to live wherever you want whenever you want, regardless of your income or your age or the impact on your chosen community." And now my dream is coming true and I can live in Pacific Heights or Montecito or even Portola Valley! The End.

Bill Russell

Dylan Parker

From: Joanne Donsky
Sent: Saturday, June 18, 2022 6:12 PM
To: Rebecca Flynn
Cc: main@pvforum.us; housing
Subject: Re: [PVForum] #Housing #INFO Housing Element comments

Thanks for offering some terrific ideas, Rebecca.

Sent from my iPhone

On Jun 16, 2022, at 4:07 PM, Rebecca Flynn wrote:

These are my personal opinions (not as the PVForum moderator). I do not work for any government agency.

I want to start with giving a huge thanks to the volunteers on the Ad Hoc Housing Element Committee, Town Council members, and to the Town Planning department that have spent the hours and hours of time and effort on behalf of the Town working to craft a reasonable Housing Element solution. The draft Housing Element has a lot of well thought out proposals.

However, I am opposed to the proposal to build a 50-unit housing complex on the open space next to Ford Field. This sets a dangerous precedent for our town. A very large, high-density complex on our open space does not match our Town charter or character and does not protect our open space. Putting housing on open space, tearing down the ancient Oak trees that symbolize our town and our very commitment to preserving our natural surroundings, and planning for potentially three-story buildings is an unfortunate choice to meet the housing mandate. In addition, the plan would destroy even more open space to add an undefined "community space." The concentration of these households in one area at the edge of town suggests there is little intention to have these families integrate into the Portola Valley community. Are we saying that these very low-income households of essential workers are "undesirable" and should be kept apart from the rest of the Town, should be confined in their own tight space with inadequate parking, should not be integrated into our Town life, and should not use our existing community amenities?? Why do we want to concentrate the housing for essential workers in one place, on our public open space?

I completely understand the rationale (the State gives 100% affordable housing credit for 20 units/acre zoning whether affordable housing is actually built or not), but I cannot justify placing a huge high-density complex on our limited open space at Ford Field and crowding our community playing field.

I firmly believe that we can produce other, better alternatives that spread those 50 affordable homes more around town.

We really do not want to communicate the message to HCD that our open space is available for building high density housing. This would be simply telling HCD that *all* our open space is now available for housing. Just because it is an expedient way of meeting HCD's guidelines that are really meant for higher density cities with a lot of infill lots along public transportation corridors does not mean that it makes sense for Portola Valley, our charter, and our challenging geography. It has been abundantly clear

through hours and hours of work and testimony, that Portola Valley residents want a more dispersed solution to meet state mandates with lower density housing and smaller units spread around town and not built on open space.

I'd like to ask that we consider some more ideas to find replacement units for those 50 very low-income affordable units at Ford Field. I'm listing several, some of which are new and others which focus more attention on some of the ideas that have been advanced already.

I ask that residents in Town keep in mind that the core idea is to disperse more lower density affordable housing throughout the safer areas in Town. ***That means many more properties will need to step up to consider some of these ideas and volunteer to add new housing, particularly affordable housing, to their properties and everyone in the vicinity of those properties will need to accept the need for a few more homes on their street.*** One hopes that when faced with either ruining Ford Field and our open space or having a few new neighbors of all income levels, everyone in Town will be willing to be more open-minded, generous, and welcoming.

1. **Money.** There is NO other more compelling rationale to demonstrate our commitment to building affordable housing units in Town than to raise the money to do so upfront. If we expand our affordable housing fund to \$25 to \$30 million (or more) and establish that the money is for low/no cost loans and partial grants to build affordable units for very low-income households on properties spread throughout the safe areas in Town, then we make the most concrete indication that the housing will actually be built which is HCD's main priority in approving a housing element. That sum of money should cover ~50 small to medium affordable housing units (avg ~700 sf, ranging from 300 to 1200 sf.) An established fund of money set aside with detailed requirements for its use will ensure that property owners in Town who have the available space and interest in building an ADU or "plex" type housing will be able to do so without money being the constraint. Key to our Housing Element for Portola Valley is providing HCD with a plan that is realistic in its execution, i.e., that has a very high probability of having the affordable housing units built. We need to put money behind that to emphasize our commitment to our plan. It is very important for Portola Valley to establish upfront how critical it is to retain our natural character while putting in place money and realistic plans to welcome a wider range of incomes among us.
2. **Specific List of Committed ADUs:** we have spoken at length about the potential risk of providing a plan that is made up of mainly ADUs, many of which are unlikely to be rented out at affordable rates. However, we have not spoken enough about ways to reduce that HCD denial risk. The simplest way is to establish:
 - a. **Money** to specifically build affordable rentals as mentioned already. Specifying that the affordable housing fund will be used to provide low/no interest loans and grants to residents to help pay for these ADUs in exchange for affordable housing rents with additional incentives made for units with 2-3 bedrooms to accommodate a family. Residents could build their ADU and use the affordable rent to pay back the loan, with the property owner eventually gaining complete ownership of the structure after a specified number of years.
 - b. **Specifying individual property addresses that plan to add housing is the most realistic way of rationalizing the use of ADUs and low density housing proposals.**
 - c. **Provide a list of specific properties where residents are willing to commit to building an affordable ADU/ Jr ADU that would be rented out.**
 - d. **Provide a list of specific properties where residents wish to turn an accessory building into an ADU or regularize an unpermitted structure into an ADU or turn internal space into an internal ADU.**

- e. **Provide a list of specific properties where residents wish to voluntarily up zone their property.**
 - f. The Town needs to make plans to contract with an affordable housing group to provide the logistics, screening, and management of the rentals for the low-income housing built with the Town fund loans and grants. Providing that service will make having affordable ADUs much more realistic for the Town and easier to administer for residents. (in the plan already)
 - g. Building costs in the Bay Area create significant impediments to building and the massive increased costs of building in Portola Valley don't help. Smaller makes sense when building affordable homes. If Belmont considers 540 sf for one bedroom, 815 sf for two bedrooms and 935 sf for 3 bedrooms to be reasonable for their affordable housing site, there's little reason for us to plan for any larger units to meet our affordable housing goals. Working with ADU builders to design units that fit in with the style of PV homes would go a long way to making it easier for residents to add them to their properties. Working with soils, civil, and structural engineers to provide more "generic" plans for these structures that take into account the usual (and unusual) PV soil conditions would also reduce soft and construction costs. (in the plan already)
3. **Empty lots.** Completely missing from the latest Housing Element plan is a listing of the current *vacant, privately-owned* property in Town. Although we have only a few such undeveloped lots, they should definitely be specifically listed in the plan for new housing, even if it is only for one SFR and one market rate ADU (or two for larger empty properties). It seems the Town should contact all the owners of these vacant lots to find out what their plans are and inform them of their available options. The lots can build a new home with one or more ADUs. Assuming the lot is in a safer area of town, SB9 allows each of those empty lots to be turned into 4 homes with AMFA square footage limits (2 larger homes and 2 smaller adus.) or split into two lots with two units on each. Voluntarily up zoning the lot to 4 medium size homes could help us with the numbers and spread more of the new housing around the Town. Perhaps bumping up AMFA square footage (modestly) as an incentive to make some of the units affordable will spur the owners to build one or more affordable units on their empty property. Considering allowing these lots to be split into smaller $\frac{1}{4}$ acre or $\frac{1}{2}$ acre lots would allow for more affordable home ownership without affecting the neighborhoods. The reality is probably half the residents of Portola Valley live on less than half an acre and there has been no decrease in home values for Portola Valley in recent years in these areas of higher density. The opposite, actually.
 4. **Affordable housing at Woodside Priory.** If the affordable housing builder considers it viable to build 50 units at Ford field, then why are we not speaking with the Woodside Priory about developing some of their acreage into higher density affordable housing and helping them source the funding. If there is state and federal grant money available, why not work with the Priory to help fund the building of additional housing on their property? They have large empty lots at 200 and 210 Portola Road at Gambetta as well as in the back of their property totaling more than 5 vacant acres. A combination of federal, state, local, and private grants and donations along with a low/no interest loan could allow WP to move forward with additional housing for their staff and for others who work in town or educators at other schools. With 5 acres to work with, 50 affordable units are feasible at lower density than proposed at Ford Field.
 5. **Sequoias:** They have proposed 23 units, all of them moderate or above. Perhaps they can be convinced to add 5 additional affordable smaller units to their site plans. Helping with funding for those affordable units might make them more viable.
 6. **Older properties:** We need to take a look at all the properties that have not changed hands in more than 40 years (and have not had had any significant remodeling). After a few hours on the

computer, I created a spreadsheet of 75 properties of 1 acre, 2 acre, or 3+ acres in the safer parts of Town that according to Zillow have not changed hands in 40, 50, even 60 years and would appear to have not done any major remodeling. The list is by no means exhaustive. Many of these properties are owned by residents who are in their 80's and 90's and many have a high likelihood of changing hands during the next 8 years. Others are currently rented out after their elderly owners passed away. These properties very probably all have the space to add an ADU (or 2 ADUs for the larger properties). The owners (or heirs) may be very interested in doing so if funds were available at low cost. The current owners might want to build housing for their adult children or relatives to allow them to return to Portola Valley. They might be interested in adding 3 SB9 units or splitting their property in half for a total of 4 units to put the property in a better position to be handed down to their children. They could volunteer to modestly up zone their property to 4 units/acre if their property meets safety guidelines, which would increase the value of their property if they want to develop it or split it into smaller lots and sell them. *Further study is necessary to determine **owner interest**, feasibility, safety, privacy, etc. The Town should contact them to understand what their future plans are for their properties.* It's important that these owners be informed that they have many more options for their properties than they did just a few years ago. If each of those large properties added just one affordable ADU, we could eliminate the Ford Field apartments. Furthermore, having 4 medium homes on a very few of the flatter two- or three-acre properties, if well designed and screened, would have little impact on the neighbors.

In addition, there are many larger older properties in town that have changed hands in the past 20 years but have also not made any changes to the properties, and many have all these same options as well for adding some housing if the property meets safety guidelines. The more people who sign up to add *some* additional housing to their property, the more the new units can be spread around at low density. Remember, the point is to find 50-100 properties willing to add one or more affordable housing units so that we can eliminate the 50-unit affordable apartment complex planned for Ford Field. Current zoning rules currently put size limits on the total square footage of all the units on a property and even if AMFA was modestly increased to encourage more ADUs, the effects on the surrounding neighborhood would likely be minimal.

7. **Small zoning changes.** Giving homeowners some additional floor area if they are willing to build an ADU (with increased floor area if it is rented out affordably for a specified amount of time) might spur some of the larger properties to add an ADU to their property. Additional incentives for affordable housing should be created. Modest changes to the zoning code that allows larger ADUs instead of a larger house and a smaller ADU might help encourage a few new homes on properties.
8. **“Plex-type” housing units** where duplex, triplex or quadplex units are built to look like one main structure so that the new homes might fit better into some of the neighborhoods. Four homes totaling 7000 sf could be designed to look just like one McMansion of the same size of which we have several.
9. **Small cottage cluster housing projects** with significant screening with the neighbors and privacy between units. There are a large number of attractive tiny home and ADU manufacturers that create affordable one- or two-story small homes that would work well on an up zoned safe lot with minimal visual effects on the neighbors. Instead of envisioning mobile home parks, think instead of cute storybook tiny homes. According to the Housing Element we have a big need for small affordable homes for single retirees and couples. Attractive 400 square foot, 1-bedroom homes (+ loft) can be bought premade for as little as \$100,000 plus site prep and utility hookups. Some examples: [eESCAPE | Tiny Houses \(escapetraveler.net\)](http://escapetraveler.net)

10. **Hawthorns Historic Complex:** I know I started this missive stating how important our open space is and that is still the most important issue for Portola Valley along with spreading new units throughout the Town. But please stick with me while I explain this idea. Hawthorns has a 9,000-sf historic home built in 1887 *that the MidPen OSD wants to restore*. [Hawthorns Historic Complex | Midpeninsula Regional Open Space District](#) (scroll down the website for more information about the site). The historic complex also has 6 or 7 other accessory buildings including cottages, barns, coachman’s quarters, and a garage. It seems to me that restoring this complex into actual housing in a way that keeps the original authentic historic look and allows the complex to serve as both a visitor’s center as well as to house some Mid Pen rangers, employees, and farmworkers would actually provide increased security for the open space preserve and restore the historic buildings while provided sorely needed housing for workers interested in maintaining open space. The 9,000-sf home could be partially the visitor’s center or office space downstairs and the upstairs could be efficiency apartments for MidPen staff and others. The other buildings could be turned into housing units. *The value of this site is that the housing and buildings have already been developed and are not “open space”* and are not visible from Alpine Road while the remaining 70 acres would continue to be open space and be better monitored by people living on site. Why not create 15-20 (?) small to medium units *in these existing buildings* on this already developed site of several acres? MidPen is seeking partners to develop the buildings. Of course, it only takes money... MidPen is having a public neighborhood meeting about the site next month on June 28 at 7 pm in Portola Valley. Register here : [Hawthorns Area Plan | Midpeninsula Regional Open Space District](#)
11. **Back lot of Spring Down.** I remember some mention in the past that the owners of Spring Down originally wanted to develop housing on their back lot. Why not reopen that discussion for a few small units?
12. **White property on Portola Road (Jellich Ranch).** The Whites are building a well-conceived housing project on Alpine Road with mostly 500 sf units for developmentally delayed adults. Would they consider adding a few affordable units to their own large property on Portola Road?
13. **3330 Alpine Road,** next door to the Ladera Church. The 2.5-acre property (partially constrained by slope on the upper portion) would appear to be rented out. Perhaps the owner would be interested in up zoning that property at the entrance to Town for mixed housing and work with Ladera Church on their project.
14. **Mixed use commercial.** Giving the rest of the owners of the commercial areas in town *the option* to expand their buildings by adding a second floor to add some housing units or on their parking lot makes sense. It does not eliminate any existing commercial. It just gives the owners *the option* to have the *flexibility* to rebuild at some future point to add some very limited small housing to their complexes without overly affecting the surrounding area. Even if the owners don’t have specific plans to do so in the next 8 years, there is nothing to stop us from adding that as an option to our Housing Element and rezoning to mixed use commercial and using the potential housing essentially as part of the *housing buffer*, if there is interest among the property owners to have the increased flexibility.
15. **Survey of property stock:** <https://forms.gle/UnW2Y8QpFuS5kXBR7>

We still need to have a complete survey of the Town’s property stock with details of the safety issues affecting each lot and the type of existing housing and accessory buildings available as well as each owner’s inclination for any future potential development on their property. I urge everyone in town to complete the survey at the link above. Feedback from both properties who are NOT interested in adding an ADU (or making any changes to their property) as well as

properties that are interested in adding an ADU or up zoning their property is extremely useful to provide a complete Housing Element report. The plan is to provide the data collected to the Town. The survey also will be critical for the next RHNA cycle if we want to argue that PV is completely built out. No non-public information is asked or required in the survey. You can leave questions blank if you don't wish to answer. If you have a non-conforming accessory building on your property, you can leave off your street number of your address to maintain additional privacy and anonymity.

Some results from those who have completed the survey:

8 respondents were interested in adding an ADU or efficiency unit

4 wish to convert an existing accessory building.

An additional 2 contacted me privately about wanting to legalize unpermitted or nonconforming housing units.

Several respondents were not interested in adding an ADU because they either already have a legal one or they have significant geological/wildfire safety issues that limit additional building.

One of the interesting data tidbits from the limited responses is that of the several properties that already have ADUs, they range in sizes from 220 sf, 360, 400, 470 sf, 595 sf, 750 sf, to 1000 sf. Smaller is more common, realistic, and popular (and rented out).

I added a question later to the survey about funding affordable units. Five out of the 15 subsequent responses expressed interest in contributing to an affordable building fund or investment fund or in being open to some form of modest tax increase similar to our utility tax.

16. **ADU interest list.** The following is the list of properties that either have expressed interest (or I have heard that there is interest) in an external or internal ADU, or JADU, or efficiency apartment or in regularizing an unpermitted structure or converting an accessory building to an ADU or adding SB9 units. There is definite interest throughout Town for adding ADUs. I've left the listing relatively anonymous. We just need to keep collecting interested properties and letting owners know about their rights and options. Key will be providing some funding for those willing to build (and rent out) an affordable housing unit on their property.

Paloma Rd –(Alpine Hills/Westridge) - 2.6 Acres

Cheyenne Pt – (Alpine Hills) - 1 acre

Golden Oak Dr –(Alpine Hills) - 1.4 acres

Golden Oak Dr – (Alpine Hills) – 1.03 acres

Cherokee Ct – (Alpine Hills) – 1 acre

Meadowood Dr – (Alpine Hills) - 1 acre

Hillbrook Dr – (Alpine Hills) – 1.1 acre

Grove Dr – (Alpine Hills) – 1 acre

Pomponio (PV Ranch) – 0.5 acres

Longspur (PV Ranch) – 0.5 acres

Alpine Road (Alpine Road) – 1 acre

Alpine Road (Corte Madera/Brookside) - 0.37 acres

Alpine Road (Corte Madera) – 0.3 acres

Portola Road (Corte Madera) – 1.2 acre

Corte Madera Road (Corte Madera) – 0.48 acres

Wayside Rd (lower Wayside) – 0.7 acres (in very high fire zone so may not be feasible to add housing)

17. **Other small zoning changes** – My survey has brought out several unique situations that with small zoning changes would enable additional ADUs to be built. This includes ideas of modest increases in AMFA to add an ADU, more AMFA for an affordable ADU, getting rid of the 85% rule to allow more internal ADUs, changing the slope density rules to give back lost AMFA (if large earth movement is not required and the slope is not excessive), etc. Given the uniqueness of every property in Town, it would be useful for the Town to query property owners as to what roadblocks exist in the code that prevent them from adding a discrete ADU or from modestly up zoning their properties in ways that would not overly impinge on their neighbors. For example, changing the zoning rules for horse ownership to match the State horse zoning rules that allow a horse on 0.5 acre as opposed to 1 acre might enable a few adus.
18. **Septic and sewer issues need to be solved.** Allowing the addition of a greywater system should enable properties to add an ADU without extensively changing their septic tanks or leach fields. The Town needs to work with the SMC Environmental Health Department to work out regulations to allow greywater systems to reduce the need for leach field and septic tank changes or additions. Properties that are close to existing sewer lines should be able to join in the system affordably. West Bay Sanitary is in the process of changing its hookup fees so it might make it more feasible for new joiners.
19. **Reversible zoning changes.** Finally, the verbiage of any zoning changes put into our Housing Element and our general plan should include language that reverses high density zoning changes at Ford Field if it is included in the final Housing Element in the event our RHNA numbers are reduced or in the event we meet our targets in advance of required dates or prior to the building of any high-density housing on the open space next to Ford. There should be some sort of priority given to the recommended solutions with the Ford Field open space considered only as a last resort if we are truly not able to come up with a list of 100 specific locations for lower density affordable housing units.

Neighborhoods: Ultimately a balance needs to be struck between private property rights and the rights of neighbors to enjoy their own properties with a certain measure of privacy, safety, and the expectation for continued value of their homes. One would hope that each street in our small town would get together with their neighbors and talk about what would make the most sense in terms of adding a few additional new housing units on their street that would have the least impact on the quality of life for the street. If there is agreement and buy-in and a willingness to be open to some limited development, I think the near hysteria could be reduced about the Housing Element and ultimately Portola Valley's character can be preserved without developing a huge 50-unit complex on our open space at Ford Field. I know that in my neighborhood, if one or two flatter one-acre properties near me wanted to add 1 or 2 ADUs or medium size homes and was planning to do so in a manner that provided adequate screening and tasteful design, I would much prefer that to having a large high-density complex next to Ford Field and it would have little impact on my quality of life or on my property value.

I encourage residents in Town to keep exploring practical solutions, fill out the survey, and contribute money to the affordable housing fund so we can create an equitable Housing Element that welcomes new families of all income levels without drastically changing the Town's natural environment.

Thanks again to the Town and the volunteer Ad-Hoc Housing committee members for working so hard to find reasonable solutions for affordable housing for our Town.

Regards,
Rebecca Flynn
Cheyenne Pt

(Personal comments)

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Dylan Parker

From: Peter Lipman
Sent: Sunday, June 19, 2022 2:25 PM
To: housing
Subject: Status of Dorothy Ford Park

Status of Dorothy Ford Park

Comments in response to the staff memo attached to agenda for the June 20 meeting of the Ad Hoc Housing Element Committee, especially the section titled “Legal Status of Ford Field:”

1. The correct town name for this property is “Dorothy Ford Park” (Town Open Spaces map: <https://www.portolavalley.net/home/showpublisheddocument/2747/637741239556330000>). Use of the name “Ford Field” is confusing and misleading because it obscures the 50+ year history as a designated open space park. Many residents associate this name only with the baseball field.

2. Regardless of whether the town was the legal purchaser of Dorothy Ford Park (as stated in the June 20 AHHEC memo), the more relevant good-faith issues are the source(s) of funds and the intent for the purchase. Rather than just questioning the veracity of statements from Susan Ford Dorsey, couldn’t AHHEC staff look for information from town records or from long-time residents? Several such folks, including town historian Nancy Lund, have confirmed that Tom Ford was the lead donor for acquisition of this property, supplemented by contributions from other town residents. And the Town Open Spaces Map above lists this property as “Acquired by the town . . . with a gift by Tom Ford.” This seems closely analogous to purchase of the Shady Trail open space parcel directly by the town in 2007, but with funds donated by more than 90 town residents. For both acquisitions, the good-faith intent of the donors clearly was to help the town preserve open space properties.

3. If the RHNA-Housing Element process would lead to growth of the town housing stock and attendant population by about 20 percent during only the next eight years, won’t there be need for even more recreational open space, rather than less?

4. What is relevance of current zoning status for Ford Park, cited as O-A (R-E/2A/SD-2) in the June 20 memo? Does the town have a zoning category for any open-space parklands (none seems depicted on the Town Zoning Map: <https://www.portolavalley.net/home/showpublisheddocument/6770/635634073606070000>). Don’t all other town open space properties currently carry comparable R-E zoning designations (seemingly inappropriately)?

5. If a town property that has been in use as an open-space park for the past 50+ years is to be recommended for repurposing as a high-density development with major long-term consequences for the town, shouldn’t input be obtained from the Portola Valley Open-Space Advisory Committee, which is charged with advising on acquisition and maintenance?

6. A final concern: does the conceptual site plan, included in the PVHE draft (p. 100) as evidence that high-density development of the site is feasible, include adequate parking spaces? This plan, which depicts 50-family housing units at a site remote from commercial business and work locations and without public-transportation options other than to local schools, contains less than one parking site per housing unit. Even so, virtually all available space on the site, other than the building footprints, would be paved for access roads and parking. Aren’t most families, even those with “below-average” income, likely to have two (or more) vehicles?

Where to park the excess, except at the baseball field, thereby further negating use of remaining parts of the park as open space?

Peter Lipman

650-269-5295

Dylan Parker

From: Maria Cristina
Sent: Sunday, June 19, 2022 5:55 PM
To: housing; Portola Valley - Planning
Subject: PV Housing Incentives, suggestions and questions.

Please advise: Do I need to bring up these issues at a Committee meeting to have them answered?

Suggestions and Incentives

-What is rental income for units based on very low, low, moderate, and above moderate categories? Some residents might consider very low rent if in addition to cash/rent, the renter helps out on the property (gardening, child care, cooking, etc).

-Town could consult an estate planner well versed with land issues. Town could share information on options related to estate planning that could also potentially help town fulfill state mandates.

-Are there current tax breaks for providing low income housing?

-If land is donated under the condition of being open space and instead ends up being high density housing, the Town needs to consider the impact on future donations of land.

Clarification of Information

-Aside from rezoning, what possible deed restrictions could be put in place by participating?

-If you pursue a lot split, what are the property tax ramifications?

-Regarding the amnesty process to reverse previous limits on buildings: If a restriction were reversed, what else might the property owner need to do to have it count?

-What counts if there is an existing building on a property that the owners would like to be counted. Does State require a new construction permit to make a unit count, or is just a remodel enough?

-Could the town purchase land by contract providing a reverse mortgage to the land owner?

Follow up

-Does Town have a draft of specific commitments to lower fees and streamline the approval process for ADU/JADU projects? 21 Elements states: "larger number may be warranted if a robust, funded, and clear plan to increase production has been put in place".

-Increase pressure on Town to contact CALE (Ca Alliance of Local Electeds), to ask why they have not taken this step to research. Previous replies that I've heard have not been adequate. Contacting CALE as a resource does not necessarily mean we want to join their lawsuit.

-Does Town pay property tax? Would this change if there is housing put on Town owned land? 765 Portola Road show \$0 in County accessor records, and Ford Field 3329 Alpine doesn't show. In order to keep costs down for lower rents, is there a benefit to building on Town owned land?

-How does the Town Administrator prioritize the meeting of state requirements, sticking to the General Plan, safety issues, resident demands, and maintaining a healthy financials for our Town?

-Has there been any follow up regarding state auditor questioning of the number of units required? Is there an argument against the number of units required due to water restrictions?

Personal Opinion:

I grew up here and feel it is very important to maintain our pastoral environment for the future. The Ford Open Space heritage oaks are unique and an important symbol as you enter our town.

-Pls don't remove Glen Oaks Stable. Already one stable in that area is being removed by The Wedge project and it would be sad to see another removed. Perhaps a few housing units could be put on the land without displacing the stable?

-I don't understand removal of Town Center sites, or zoning for mixed use commercial/residential.

Thank you all for your efforts.

Dylan Parker

From: Laura Russell
Sent: Monday, June 20, 2022 10:48 AM
To: housing
Subject: FW: Follow Up - Attached Chart of Site Inventory Plan with JADUs broken out
Attachments: PV Housing Element Alternate Plan 62022.pdf

From: Karen Askey
Sent: Monday, June 20, 2022 10:18 AM
To: Jocelyn Swisher <jocelynswisher@gmail.com>; Jeff Aalfs <JAalfs@portolavalley.net>; Sarah Wernikoff <swernikoff@portolavalley.net>; Laura Russell <lrussell@portolavalley.net>; Bob Turcott <btur913@gmail.com>; Sarah Dorahy <sdorahy@hotmail.com>; Aimee Armsby <armsbyfamily@gmail.com>
Subject: Follow Up - Attached Chart of Site Inventory Plan with JADUs broken out

Hi, all -
I submitted this chart as well on the town site, but again not sure it will get to you.
I took a few minutes to prepare an alternate site inventory which breaks out JADUs, which can then eliminate some higher-density projects and the opt-in program. Happy to walk folks through it!

PDF of chart attached.

Thank you!
Karen

On Mon, Jun 20, 2022 at 7:59 AM Karen Askey wrote:

Hi, Housing Element Committee members -

Hope you all had nice weekends.

I just submitted my comments through the town site, but given their lateness, I thought I'd send to all the members for which I have emails, just to make sure they get to you.

I will be at the meeting today, but my thoughts take up more than two minutes on this consequential issue.

Thanks for your consideration and "see" you later today.

Karen

At all the Housing Element Committee meetings this year, there has been a consensus among residents that they want new development to be dispersed throughout town AND to keep our community as low-density, staying true to our General Plan.

A concern with the current Housing Element draft is that there is strong potential for overdevelopment, from both the 21% buffer and higher-density rezoning.

Why can't we lower the buffer to 15%, per state guidelines? Let's remember the buffer is NOT a mandate.

I believe that the ADU target numbers are too low, as they currently reflect primarily ADUs and not JADUs. Out of the 92, how many are JADUs?

We are on pace to have at least 15 ADUs this year, and with the proposed amnesty program and streamlining, we should see that number rise each year. What if we reach our target of 92 at the end of 4 years? How do we stop over developing, as my understanding is that we cannot rezone those higher-density lots?

Simply put, we need to ADD in JADU numbers to the bottom line. JADUs are low-cost, serve lower-income segments, and easy to implement. They do NOT increase any footprint and would be dispersed throughout town.

Just think of all the homes in Portola Valley that already have a room with a separate entrance! Why hasn't the town surveyed our homeowners to establish proof to the state that we can meet those increased numbers? We are developing incentive programs and tenant-matching programs. Portola Valley is graying, and many of us aging residents are or may be willing to offer a JADU to a caregiver, student or the like.

If we add 40 JADUs to this plan, just 5 per year, we can eliminate:
Opt-ins, which many residents have voiced disapproval
Glen Oaks, so that we preserve more of our scenic corridor
We can also bring 4395 Nathorst down to 6 units per acre as discussed in earlier meetings. (This will limit any bonus density.)

It is imperative to survey our residents immediately, reaching EVERY homeowner. Yes, it's work, but it's worth it as this Housing Element is consequential and impacts Portola Valley's path not just for the next 8 years, but for future generations to come. I raise my hand to help with this endeavor.

With respect to high-density housing, we should use town-owned land so we can control the use of bonus density. I am not opposed to the concept of developing on Ford Field, but if, and only if, it can be proven that land was not donated by Tom Ford with the intent it be open space in perpetuity.

I am also in favor of the recent Planning Committee suggestion to utilize a "sunrise" provision, in which we focus on ADUs/JADUs but have a back-up of rezoning if we don't meet our targets over the next few years.

We must ensure that we do not overdevelop and avoid high density wherever possible. Thank you.

PORTOLA VALLEY HOUSING ELEMENT ALTERNATE PLAN			Yellow Shows Changes to Draft Plan	Pink Shows Additions to Draft Plan			
	Very-Low Income	Low Income	Moderate Income	Moderate Income	Total	Bonus Density?	Notes
2022-2031 PV RHNA	73	42	39	99	253		
Land Resources							
Pipeline/Pending Projects (Willow Commons and Stanford Wedge)	0	17	7	28	52	already included	
Affiliated Housing Sites							
Sequoias	0	0	5	18	23	yes	
Christ Church	0	0	0	6	6	yes	
Ladera Church	0	10	0	0	10	yes	
Vacant Sites							
Ford Field Housing Site	50	0	0	0	50	yes	
Vacant Nathorst C Housing Site 4395 Alpine Road	0	0	7	0	7	yes	original is 23 total, 7VL, 4L,5M,12AM
Non-Vacant Sites							
Glen Oaks (Stanford) B Site	0	0	0	0	0	no	original is 29 total, 0VL, 0L, 2M, 27AM
4370 Alpine Road (Country Offices)	0	0	0	9	9	yes	
ADU/JADU Development							
Projected ADU Development	18	18	28	28	92	no	WAS 28VL, 28L, 28M, 8AM 20+ in 2022, 11 in 2021
Projected JADU Development	20	20	0	0	40	no	new addition
SB 9 Lot Split Unit on Lot Additional	0	0	0	8	8	no	New addition
Eliminate Opt-In Rezoning	0	0	0	0	0	no	
Total Unit Potential	88	65	47	97	297		
Buffer Unit Amount	15	23	8	-2	44		
Buffer Provided	20.55%	54.76%	20.51%	-2.02%	17.39%		

Submitter DB ID 6485
IP Address 2601:647:6000:5330:d412:fa66:74b9:7402
Submission Recorded On 06/20/2022 5:10 PM
Time to Take the Survey 7 minutes, 6 secs.

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

Liam Lee

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. City

Portola Valley

5. State

California

6. Zip Code

94028

7. Comment

As a young person who grew up here in this beautiful town, I am saddened by the deep rooted exclusivity of Portola Valley. I hear all about being tolerant, inclusive, and progressive here, yet it's not a town for working class folks. Legalize housing. Let more people appreciate our beautiful open spaces. Don't be complicit in the housing crisis. We have been for too long in my opinion. For the sake of the climate and the housing crisis, and for those of us who grew up here but won't be able to live here because of the town's land use choices, let's make PV the best version of itself by welcoming and not shunning neighbors. I don't get the pitchforks and torches over the duplex/lot split bill. It should have been a statewide six plex by-right bill.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6486
IP Address 67.253.14.250
Submission Recorded On 06/21/2022 4:20 AM
Time to Take the Survey 16 minutes, 57 secs.

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

Lee Scheuer

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

PLEASE NO OPT-IN! This is a very bad idea and it appears majority of Portola Valley residents DO NOT WANT THIS!

Town of Portola Valley needs to make the ADU process easier and more timely. I understand the Town is coming out of a long pandemic closure and most likely is playing catch-up. However, it may be prudent to hire additional staff to get this process more streamlined.

To have the Town go back on their hand shake (that used to mean something) with Tom Ford is heartbreaking. This is what Portola Valley was (and should be) all about. I bought my house from Bill Kelly of Hare, Brewer & Kelly on a hand shake knowing it would be honored.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6487
IP Address 98.42.48.192
Submission Recorded On 06/21/2022 8:26 AM
Time to Take the Survey 1 minutes, 51 secs.

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

George Savage

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

21 June 2022

Additional comments to the Housing Element Draft.

At last night's Housing Element Committee meeting the proposed opt-in up-zoning program was presented as superior to SB9 because opt-in projects would be subject to design review by the town. Important considerations such as the town's minimum setbacks were cited as helping prevent over-development. However, what about the important protections built into SB9 so-far missing from the opt-in proposal?

Will the PV opt-in up-zoning program include the three-year owner-occupancy requirement and prohibition on assembling nearby parcels into a larger development, each a key component of SB9?

Without an owner occupancy requirement, as with SB9, how can we guard against developers purchasing properties at scale? Without a prohibition against assembling contiguous properties, how can we ensure against large-scale redevelopment of entire neighborhoods?

I request that we think more deeply about the opt-in zoning proposal and look to SB9 for hints on some important safeguards that I think we may be overlooking.

I enjoyed last night's marathon session and appreciate the hard work being done by all on a challenging and important issue.

George M. Savage
1180 Westridge Drive

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6488
IP Address 216.73.163.147
Submission Recorded On 06/21/2022 10:17 AM
Time to Take the Survey 15 minutes, 36 secs.

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

Carolyn A. Rogers

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

To supply lower cost housing within the town, I believe we should redevelop the shopping center(s) holding Robert's and the PV Hardware store on the corner of Alpine and Portola Road. I would like to see the office complex there and the retail centers rebuilt into three or even four stories buildings. To accommodate increased density, parking could be supplied underneath the buildings. I would like to see one and two bedroom rental units - rather than condos - in order to facilitate availability for a changing work force in town. There are three bedroom units in town housing and I prefer to keep these units small. I would like these to have a certain percentage --(100%, 70%, 50%?) reserved for people who work in town. This area is walking distance to all the schools, to both garages, churches, Alpine Hills, and to retail / medical offices in the center. Thinking of fire safety and evacuation routes, the placement is on main corridors. In addition, if occupancy is limited largely to folks who work here and are presumably driving here each day, there would not be increased traffic or modest increase. Given this is the age of Uber and the proximity to grocery and services, it is conceivable to do without a car in this location. In order to facilitate development, we could work with the property owners on accessing financing, speeding processes to get construction done in a timely fashion. By my rough eyeballing of the property - seems quite conceivable to put 50 units there. Of course, I don't own the property but I envision this to be economically successfully for all concerned. This concept could be extended to other businesses....churches, garages, alpine hills to provide one, two, or six units for employee rental housing on their property.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6489
IP Address 2620:160:e308::1:bfd5
Submission Recorded On 06/21/2022 10:44 AM
Time to Take the Survey 12 minutes, 18 secs.

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

Megan Beachler

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I am requesting that you remove the Glen Oaks/Isola location from your proposed housing plan. The horse facility here is a critical part of the lifestyle and culture of the Portola Valley area. The barn provides valuable services for the families and kids in the Portola Valley area. Barns like this are a real asset to a community teaching kids valuable life skills (confidence, independent thinking, compassion for others, the value of hard work, and so much more.) It is also one of the few barns where kids can participate in Pony Club without the expense of owning their own horse. Barns like this are disappearing all over the bay area due to development and increasing land values. We need to make an extra effort to support and preserve every one that we have.

Instead of converting this location to housing for a few, we really should be asking how we can support its long term viability so that the entire community can benefit from its services.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6490
IP Address 46.131.56.215
Submission Recorded On 06/21/2022 12:43 PM
Time to Take the Survey 1 minutes, 16 secs.

Page 1

1. First and Last Name

Sylvia Thompson

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

Dear Town Council:

Opt-in up-zoning, as proposed on page 96 of the Housing Element Update Draft, creates powerful economic incentives to fundamentally alter the environment and wildland habitats of Portola Valley. This program allows developers to profit from urbanization of our town and destruction of its WUI which is unconscionable since the program is not needed to meet the town's RHNA allocation.

Opt-in up-zoning harnesses fear and greed to encourage rapid development. Neighbors are forced into an economic prisoner's dilemma: The first up-zoner in a neighborhood reaps a financial windfall at nearby property owners' expense. The only way to reclaim some of the value lost to the new high-density project next door is also to up-zone and move out, ideally before someone else does. The ensuing race for the exits depresses land values, benefiting developers and cascading into the sort of overnight over-development seen in other formerly pristine places.

Once opt-in up-zoning arrives the Town will be flooded with sales agents and developers spending lavishly to entrench the new psychology: "Act now, before it's too late!" The most immediate effect will be a new climate of mutual suspicion between neighbors. We are seeing the first signs of this already

The authors of the Draft tell us that all-but-one seller moving out over the next eight years will ignore the multi-million-dollar payday created by opt-in up-zoning. They forecast redevelopment of the equivalent of a single three-acre property over the entire planning cycle. This estimate is not supported by evidence, argument, or logic. It is simply not credible.

There is no need for opt-in up-zoning even if we accept the forecast. The official 12-unit estimate represents 3.9% of total proposed dwellings. The California Department of Housing and Community Development (HCD) "advises communities to 'buffer' their assigned RHNA numbers with additional housing units ranging from at least 15% to 30% of their assigned RHNA numbers." The current Draft forecasts a "buffer" of 21%. Eliminating opt-in up-zoning with no other change results in a 16.2% "buffer," which is greater than HCD's 15% minimum recommendation.

Let's go further and assume that it is critical to maintain the arbitrary 21% "buffer" proposed in the current Draft. This can be accomplished by a reasonable adjustment in the ADU forecast. Town staff estimate 11.5 ADUs per year over the eight-year planning horizon, despite being on track to approve 15 ADUs this year alone. Future ADU demand is likely to increase after implementation of the streamlined approval process outlined in the Draft. Adjusting the forecast to 13 ADUs per year replaces all 12 forecast housing units lost by eliminating opt-in up-zoning.

Opt-in up-zoning creates enormous economic incentives that, once established, will urbanize our town at a pace limited only by developer demand. The outcome will violate the existing General Plan and the vision for the Town established by its founders; a vision that motivated most of us to purchase homes here.

We strongly urge you to remove opt-in up-zoning from the proposed Housing Element Update.

Sincerely,

Andrew & Sylvia Thompson

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6491
IP Address 107.137.70.107
Submission Recorded On 06/21/2022 3:21 PM
Time to Take the Survey 24 minutes, 39 secs.

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

Gary Nielsen

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

The Draft Housing Element refers to the what we call "Ford Field" as "Town owned vacant land". It is not! It is the "Dorothy Ford Park Open Space" and as everybody knows, it was gifted to the Town by Tom Ford for a recreational field and permanent open space. No matter the legal protection or lack thereof, to convert this space to housing would be a brazen abrogation of a promise made 50 years ago. Open space protection from housing projects applies to all of our Town Open Spaces acquired by direct gifts of open space, lands deeded to the Town, open spaces acquired by the Town through cash gifts from residents, and funds from the Utility Users Tax approved by voters. None of our open spaces are available for housing nor should they be.

I commend the Housing Element Committee for their extraordinary effort and time applied to their work. The charge given them is near impossible to achieve and in a time frame vanishingly small. I do think that a high density 50 unit project on Open Space at the Town's entrance is a sign of desperation to meet the RHNA numbers. This cannot be a Town Committee failure, but a failure by our state government to assign realistic housing numbers. The Town should demand a full accounting from the state on the 400% increase in mandated new dwelling units in Portola Valley from the 5th to the 6th cycle.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6492
IP Address 99.4.123.254
Submission Recorded On 06/22/2022 10:43 AM
Time to Take the Survey 11 minutes, 4 secs.

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

Nancy Bovee

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. City

Portola Valley (influence)

5. State

CA

6. Zip Code

94028

7. Comment

I want to see the "cost of compliance" addressed. We've already seen the toll on our committee members and residents and it can get much much worse. I fear that the true costs of current and future regulations could cost us more than the fees they are using as a stick. There was a good article in today's S Chronicle about 'master tenants.' Using the boards and regulations they are able to take away much of the owners' rights and income. (I own a rental building in SF). Most of us want to see a wide array of housing available, but I'm sure most of us don't want to be enmeshed in a legal nightmare or have our town volunteers abused by all this. Add to that those who cannot speak. The wildlife who will be de-homed to provide for the state's idea of what's good for them.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6493
IP Address 2600:1700:a460:4f50:1d1e:64ad:275e:caa
Submission Recorded On 06/22/2022 11:25 AM
Time to Take the Survey 7 minutes, 35 secs.

Page 1

1. First and Last Name

Karen Vahtra

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I think this is an interesting option to move the town center soccer field to Ford Field, as recreation is clearly an acceptable use for the original donors.

Another possibility is to also move or supplement all or part of the tennis courts to Ford Field. We could also build some badly needed pickleball courts there. This option would permit more space for the housing development.

Here are some pros and cons

Pros

- Honor the meaning of the donation of funds for Ford Field
- Locate the housing near the library including computer access. A significant number of people with very low income do not have a computer at home, so this could be a resource for them.
- Availability of town center facilities requiring less duplication of common areas (community rooms, lawn area).
- Distribute the housing more throughout town. The current plan has all dense development along Alpine Road (from Ladera to Roberts).
- Strong infrastructure as the town center area will likely be the most hardened for emergencies with backup power etc...
- The public courts at Ford Field would be more accessible to non-residents from nearby areas requiring less driving
- More interaction between residents using town center
- Reduce distance to the schools ~1.5 miles vs. ~2.5 miles. This reduction could help with legal qualifications (Helen Wolter mentioned this) along with just more walkable and bike friendly.
- Even in regards to evacuation as this location would likely evacuate using Portola Road

Cons

- Cost of moving the fields and/or courts
- Perhaps some time when the fields were not available for public use

These assessor maps may be useful for anyone wanting to dig in further.

Ford Field Map

https://gis.smcgov.org/gis_exchange/rastermaps/AM/BK077/07727.TIF

Town Center

https://gis.smcgov.org/gis_exchange/rastermaps/LLSvol016/16-LLS-PG076.TIF

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6494
IP Address 2601:647:4000:c1fo:899b:9816:2455:9e98
Submission Recorded On 06/22/2022 9:13 PM
Time to Take the Survey 1 minutes, 51 secs.

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

Ting-Yun S Huang

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.)**

Isola riding academy/Glenoak stables

4. City

Santa Clara

5. State

CA

6. Zip Code

95054-3038

7. Comment

They are one of the good ones in the area, nicely maintained and allow kids/adults at all level to learn riding, it is definitely not worth it trading it to twenty something units that's not really an affordable housing... this doesn't make any sense. Please keep the stable!

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6495
IP Address 2600:1700:8a11:3400:4864:8393:dd4c:428a
Submission Recorded On 06/22/2022 9:28 PM
Time to Take the Survey 21 minutes, 26 secs.

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

Dorothee Axe

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. City

San Carlos

5. State

CA

6. Zip Code

94070

7. Comment

In regards to the low income housing building site in Portola Valley, and Glen Oaks stables/Isola Riding Academy being on the list of possible sites, I'd like to comment against Glen Oaks being on that list.

There are not many stables in the area anymore that provide children with the great opportunity to interact with horses. Learning to ride and to take care of a horse is an amazing way for children to become responsible, learn to be part of a team, get introduced to sport competition or just have fun! Horses also help children overcome social anxiety and help them make friends through a common interest with other kids. Having low income housing is very important for the Bay Area and especially the peninsula but there must be better suited build sites than a beloved stable. Please consider other sites that are not so important to the community, sites that are not about bringing people together and teaching children important skills as this decision would be damaging to this community in the end. Thank you for considering removing Glen Oaks stables/Isola Riding Academy from the list of build sites

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6496
IP Address 2601:647:4400:a6d:a540:9df5:59b6:2e40
Submission Recorded On 06/22/2022 9:35 PM
Time to Take the Survey 11 minutes, 10 secs.

Page 1

1. First and Last Name

Ryan, Vivian, Saria Lum

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. City

Los Altos

5. State

CA

6. Zip Code

94022

7. Comment

Below is a letter sent to the town of Portola Valley, after learning that PV and Stanford University are in serious consideration of closing down Glenoaks and Isola Riding Academy for purposes of investing in a low-income housing development project. This is an insensible and selfish decision that will have long-term impact to the Portola Valley and broader peninsula community as the valley is already running with fewer and fewer stables, yet new homes are getting built everywhere and traffic jams are spread everywhere around the bay area.

We kindly request that the town of PV and Stanford keep Isola Riding Academy at its current location and consider alternative locations for their housing projects. Thank you.

To whom it may concern,

My name is Saria. I am eleven years old and I love horseback riding. I started learning the sport at the Isola Riding Academy when I was eight and the place has been like my second home. I would like to write and request you to kindly consider keeping the stable and the academy at its current location, so that other young children in-and-around the peninsula can continue to have the opportunity to get the best equestrian training in the bay area!

Horseback riding at Glenoaks and Isola Riding Academy is revitalizing, especially after a long week of monotonous learning over Zoom. Every time I mount on a horse, be it Marshmallow, Jessie, or Stormy, I feel liberated. Every time I take a deep breath of fresh air at the stable, I feel energized. As I walk and trot with the most gentle animal through the tranquility of the valley. I feel like dancing in paradise. It is that fantastic feeling of rejuvenation that motivates me to work hard and enables me to power through each week.

The coaches at Isola Riding Academy are incredible human beings. I remember my first time visiting the stable was at one of their summer camps back in 2018. I was a little nervous but the coaches were very approachable. They greeted me with open arms and a pleasant ear-to-ear smile, something harder and harder to find here in Silicon Valley. They were extremely patient, even if it meant showing absolute beginners like myself the right way to hold the reins for the Nth time, and the proper way to do a two-point repeatedly. It will be a tremendous loss to the community and young children if the academy and the stable are both taken away, and rebuilt into condos/houses that are nothing but lifeless commodities for real estate developers to reap big benefits.

Moving the horses and students to another stable may seem like a viable option but in reality, it is not. The facility is one of the cleanest and most well maintained among all the stables in the vicinity. The warm, fuzzy and homey feeling of the place could never be replicated and the people there will not be the same. Every rider that comes through the Glenoaks wooden gate has developed a long-lasting bond with the people and horses there. Closing the stable and the academy would mean sabotaging all of those precious relationships and taking nature further away from the community. For me personally, life without Isola Riding Academy would be like living in the desert without water.

Glenoaks and Isola Riding Academy are one of the important icons of the Portola Valley due to its expertly run stable and top-notch equestrian training facility for families and communities in the peninsula. I hereby sincerely and kindly ask for your reconsideration of alternative locations for the low-income development project.

Sincerely,

Saria Lum

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6497
IP Address 99.9.99.242
Submission Recorded On 06/22/2022 9:51 PM
Time to Take the Survey 30 minutes, 32 secs.

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

Jason Chan

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. City

San Mateo

5. State

CA

6. Zip Code

94403

7. Comment

Isola Riding Academy is a gem in the Bay Area providing valuable life lessons to children and adults connecting people, animals and the environment in ways that an increasing technological world cannot, especially in the shadow of Silicon Valley. Although affordable housing in the Bay Area is important so is maintaining opportunities to enjoy the great outdoors and all the beauty that facilities such as Isola provides. Perhaps there are other locations that could be considered to build affordable housing without destroying such a valuable community resource such as Isola. Please consider the countless families that would be affected if more and more equestrian facilities are shut down. The lost art of caring for livestock and the environment is essential as urbanization continues to spread. There must be a solution that is not a zero sum game where Isola and other resources like it can survive and thrive yet still meeting the housing needs of the community.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6498
IP Address 99.152.116.25
Submission Recorded On 06/22/2022 10:53 PM
Time to Take the Survey 4 minutes, 13 secs.

Page 1

1. First and Last Name

Anamika Gupta

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. City

Belmont

5. State

CA

6. Zip Code

94002

7. Comment

We need a place where kids can learn horse riding and interact with horses. Since these places are fast disappearing we drive to Isola. If they are gone too, we will be driving for hours! My daughter will be sad.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6499
IP Address 125.22.87.250
Submission Recorded On 06/22/2022 11:30 PM
Time to Take the Survey 31 minutes, 48 secs.

Page 1

1. First and Last Name

Siddhartha Singh

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. City

Palo Alto

5. State

CA

6. Zip Code

94303

7. Comment

Hi I am writing to you for Isola riding . Its a really special place for our kids to connect with nature and animals. Its important for the community to hav a space where kids can meet and learn skills. Please conserve an important institution.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6500
IP Address 2600:1700:5430:cfe0:d58:4a2f:2758:9b83
Submission Recorded On 06/23/2022 12:57 AM
Time to Take the Survey 4 minutes, 22 secs.

Page 1

1. First and Last Name

Vivekanand Kulkarni

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. City

Palo Alto

5. State

CA

6. Zip Code

94301

7. Comment

Isola Stables is a little JEWEL in the Portola Valley where many children including my daughter Sejal can live their dream of learning how to ride a horse and how to care for these wonderful animals.

We would not like to lose this JEWEL from our community

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6501
IP Address 72.194.30.41
Submission Recorded On 06/23/2022 4:47 AM
Time to Take the Survey 3 minutes, 26 secs.

Page 1

1. First and Last Name

Stephanie R Booker

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.)

Workday

4. City

San Mateo

5. State

CA

6. Zip Code

94403

7. Comment

Isola is a special place for learning and growing.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6502
IP Address 2600:387:f:4810::2
Submission Recorded On 06/23/2022 6:13 AM
Time to Take the Survey 3 minutes, 48 secs.

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

Jessica Brodt

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

As a resident of Portola valley I support our town doing the right thing and finding space to build low income housing. However this cannot come at the expense of removing any of our community infrastructure, facilities or businesses. For example, forcing Glen Oakes/Isola to be the location for this means we lose access to horse riding for children, both within our community as well as those coming from adjacent communities. Find the right location for the housing and we will support it as well as our new neighbors who will live there!

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6503
IP Address 2600:1010:b154:5776:7d7a:2c60:5775:eb69
Submission Recorded On 06/23/2022 6:55 AM
Time to Take the Survey 1 minutes, 4 secs.

Page 1

1. First and Last Name

Kate Chasanoff

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. City

Los Gatos

5. State

Ca

6. Zip Code

95033

7. Comment

Please protect spaces for horses and open spaces. The congestion is ruining California.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6504
IP Address 2601:646:4101:4bdo:9c48:7d27:84f3:dc1d
Submission Recorded On 06/23/2022 7:47 AM
Time to Take the Survey 1 minutes, 45 secs.

Page 1

1. First and Last Name

Carla Popovics

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.)

Sfwalkwithme.com

4. City

San Francisco

5. State

Ca

6. Zip Code

94121

7. Comment

Please keep Isola open!

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6505
IP Address 98.47.210.196
Submission Recorded On 06/23/2022 7:51 AM
Time to Take the Survey 11 minutes, 16 secs.

Page 1

1. First and Last Name

Julie Carr

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

Stanford has so much land including huge swaths of undeveloped portions right on campus along El Camino and near the cactus garden and hospitals. Why decide to build housing along Alpine Road which already has too much traffic, no alternate driving route, and zero walkability to stores, schools, etc? Stanford also owns thousands of acres of undeveloped land on Webb Ranch, the tree farm, around Felt Lake, the Dish, and SLAC. Cramming house into Portola Valley just doesn't seem necessary given the expansive options of Stanford property nearby.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6506
IP Address 68.235.82.129
Submission Recorded On 06/23/2022 8:38 AM
Time to Take the Survey 19 minutes, 23 secs.

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

Anne M Fazioli-Khiari

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.)**

Local Resident

4. City

Woodside

5. State

CA

6. Zip Code

94062

7. Comment

Dear Housing Element Committee,

I want to first thank you for your work on this committee. As a fellow local volunteer myself on the PVSD School Board, I understand how important it is that local residents get involved in key issues that impact our community.

I am writing to you about the proposal to convert Glen Oaks/Isola Farms land into housing. Please DO NOT develop this land - please reconsider this location as it is one of the remaining horse back riding facilities in Portola Valley. Our community is already going to lose one equestrian facility because of the Stanford Wedge development, we cannot afford to lose another one. With the benefit that horses bring to children and adults alike, losing another one would be a tragedy.

Horses and the activities related to horses are a key reason why many people come to our community. It is one of the few places where children can ride without owning a horse, which is very expensive. Furthermore, it creates a strong sense of community among the various generations of residents here. Please reconsider and continue to research lands that will not impact the heart of our community.

Thank you for your time,

Anne Fazioli-Khiari

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6507
IP Address 104.129.198.110
Submission Recorded On 06/23/2022 9:11 AM
Time to Take the Survey 9 minutes, 49 secs.

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

Patricia Cruz-Guzman

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. City

Daly City

5. State

CA

6. Zip Code

94015

7. Comment

I'm a parent of a 16yr old girl that was part of this equestrian facility during a time in her early life when horses and the staff helped her heal from elementary bullying; she attended Isola from elementary through middle school. I do not agree for Isola Stables to be destroyed for another housing project. Do not take away the opportunity for children to be around nature. I understand that housing is needed for many but instead of building more apartment complexes why don't you do something to lower rent so that the current apartments/houses can be affordable for the community.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6508
IP Address 67.180.58.16
Submission Recorded On 06/23/2022 9:13 AM
Time to Take the Survey 3 minutes, 52 secs.

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

Amy J Voedisch

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.)**

Stanford

4. City

Los Altos Hills

5. State

CA

6. Zip Code

94022

7. Comment

Please don't take away the Isola riding stables. I very much appreciate the housing crisis situation and the need for creative solutions. However - the VALUE of these open spaces to our community are endless. For our specific needs - the riding program at Isola has been instrumental in helping our children with learning disabilities - therapeutic horseback riding has been proven to significantly improve the lives of those with ADHD, autism and other physical, mental and emotional challenges. The negative impact of taking away these resources for our community will be felt for generations to come. Please reconsider taking this land!

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6509
IP Address 2603:3024:168f:c000:683e:72ca:c6e9:c358
Submission Recorded On 06/23/2022 9:16 AM
Time to Take the Survey 3 minutes, 58 secs.

Page 1

1. First and Last Name

Nicole G.

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. City

Belmont

5. State

Ca

6. Zip Code

94002

7. Comment

Please don't take over or demolish our beloved horse stables/horse academy. Horses are such an important part of my son's life and having a place to ride is therapeutic!

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6510
IP Address 98.207.160.229
Submission Recorded On 06/23/2022 9:38 AM
Time to Take the Survey 2 minutes, 30 secs.

Page 1

1. First and Last Name

Sean Varah

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. City

Ladera/Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I support building affordable housing in Portola Valley. The Glenoaks / Isola Riding Academy seems a logical place to build it, and the improvements that Stanford will bring (improvement in transport to campus, for example) will benefit the entire community. Yes!

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6511
IP Address 98.42.49.158
Submission Recorded On 06/23/2022 9:45 AM
Time to Take the Survey 7 minutes, 2 secs.

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

Jane Daniels

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

Hi there

I am saddened to see yet another horse facility (Isola) being impacted by high density housing plans. Sounds like the Wedge project across the street is going ahead, and will also impact the equestrian community, not to mention the fire risk. We appreciate the need for more housing, however plead with the town to consider alternative locations. Portola Valley is a magical town, grounded in a history of horses and nature. Please do your part to preserve the character and beauty of our town. Thank you for your consideration.

Best

Jane

8. Optional: You can upload a copy of your comments.

Dylan Parker

From: Ashlie Email
Sent: Monday, June 20, 2022 1:48 PM
To: housing
Subject: PVTC to infinity and beyond!

Categories: Red category

To whom it may concern.

My name is Ashlie and my daughter Eva (7 years old) has been riding at PVTC for a few years now. We came to PVTC because of the expertise that our barn specializes in which is kids and ponies. There are very few places (none that parallel our barn) for this. My daughter has loved horses since she could walk. I have pictures of her in diapers on horses. The love she has for riding, horses, and competing is in her blood and soul. This is her "thing". She is passionate and motivated about this sport and it drives her in all aspects of her life. As her mom nothing makes me happier than to see my child find her motivating factor in life even at her young age. PVTC is a second home for us. It is my daughters comfort place that she relates to others of all ages that share her same love of riding. It truly is a community that we would be completely lost without not to mention sheer devastation for Eva and so many others. PVTC is a landmark of horse country and community that we are surrounded by. PVTC is the reason I moved here from SF in 2002. I too have ridden horses all my life but could not find a equine community until I found PVTC. It is a culture that is so important to the makeup of Silicon Valley and we hope that it will remain for many years to come. Thank you for reading and consideration.

Sincerely,
Ashlie

Dylan Parker

From: Peter Lipman
Sent: Monday, June 20, 2022 3:19 PM
To: housing
Subject: Status of Dorothy Ford Park Parking

I had counted only 47 parking places in my prior message, but just discovered that the conceptual site plan, included in the PVHE draft (p. 100), proposes 24 more parking places than I had seen (partly concealed beneath a thick green boundary line). As noted at the May 2 meeting presentation (but not in the PVHE), these lie mainly (16 ft) within the Scenic Corridor buffer zone. Appropriate for a "Scenic Corridor"?

Peter Lipman

Begin forwarded message:

From: Peter Lipman <pwlipman@gmail.com>
Subject: Status of Dorothy Ford Park
Date: June 19, 2022 at 2:24:55 PM PDT
To: housing@portolavalley.net

Status of Dorothy Ford Park

Comments in response to the staff memo attached to agenda for the June 20 meeting of the Ad Hoc Housing Element Committee, especially the section titled "Legal Status of Ford Field:"

1. The correct town name for this property is "Dorothy Ford Park" (Town Open Spaces map: <https://www.portolavalley.net/home/showpublisheddocument/2747/637741239556330000>). Use of the name "Ford Field" is confusing and misleading because it obscures the 50+ year history as a designated open space park. Many residents associate this name only with the baseball field.

2. Regardless of whether the town was the legal purchaser of Dorothy Ford Park (as stated in the June 20 AHHEC memo), the more relevant good-faith issues are the source(s) of funds and the intent for the purchase. Rather than just questioning the veracity of statements from Susan Ford Dorsey, couldn't AHHEC staff look for information from town records or from long-time residents? Several such folks, including town historian Nancy Lund, have confirmed that Tom Ford was the lead donor for acquisition of this property, supplemented by contributions from other town residents. And the Town Open Spaces Map above lists this property as "Acquired by the town . . . with a gift by Tom Ford." This seems closely analogous to purchase of the Shady Trail open space parcel directly by the town in 2007, but with funds donated by more than 90 town residents. For both acquisitions, the good-faith intent of the donors clearly was to help the town preserve open space properties.

3. If the RHNA-Housing Element process would lead to growth of the town housing stock and attendant population by about 20 percent during only the next eight years, won't there be need for even more recreational open space, rather than less?

4 What is relevance of current zoning status for Ford Park, cited as O-A (R-E/2A/SD-2) in the June 20 memo? Does the town have a zoning category for any open-space parklands (none seems depicted on the Town Zoning Map: <https://www.portolavalley.net/home/showpublisheddocument/6770/635634073606070000>). Don't all other town open space properties currently carry comparable R-E zoning designations (seemingly inappropriately)?

5. If a town property that has been in use as an open-space park for the past 50+ years is to be recommended for repurposing as a high-density development with major long-term consequences for the town, shouldn't input be obtained from the Portola Valley Open-Space Advisory Committee, which is charged with advising on acquisition and maintenance?

6. A final concern: does the conceptual site plan, included in the PVHE draft (p. 100) as evidence that high-density development of the site is feasible, include adequate parking spaces? This plan, which depicts 50-family housing units at a site remote from commercial business and work locations and without public-transportation options other than to local schools, contains less than one parking site per housing unit. Even so, virtually all available space on the site, other than the building footprints, would be paved for access roads and parking. Aren't most families, even those with "below-average" income, likely to have two (or more) vehicles? Where to park the excess, except at the baseball field, thereby further negating use of remaining parts of the park as open space?

Peter Lipman

650-269-5295

Dylan Parker

From: Jessica McDonell
Sent: Monday, June 20, 2022 3:50 PM
To: housing
Subject: Save Isola Rising Academy

Good afternoon,

I am reaching out regarding the consideration of Glenoaks/Isola Riding Academy as a potential site for housing.

I understand the need for increased housing and do not mean to oppose that as a whole, but this stable is such an important part of the community and means so much to so many adults and children alike. In addition, it's home to wonderful horses who mean SO much to the riders that grow to love them.

Closing down Isola would not only take away an immensely beneficial and therapeutic resource from the adult and youth riders, but would also displace the horses.

Isola has become even more important and valuable recently. Due to Covid, people lost connection to recreation, and also many people have been so isolated. Once it was safe, this outdoor activity allowed people to take their minds off of hardships, and have some connection to other riders, as well as the horses. I know the stables made a huge difference to many people as everyone was struggling through such a difficult time over the past few years.

I implore the town of Portola Valley to please consider other sites that would not involve closing such an important and valuable community organization. The loss of Isola would be deeply felt in the community.

Thank you for your time and consideration.

Dylan Parker

From: Kristien Van Vlasselaer
Sent: Monday, June 20, 2022 4:56 PM
To: housing
Subject: Housing at Isola stable location

To whom it may concern,

As a resident of the area and avid horse person I feel compelled to weigh in on the idea of converting the Isola stables area into housing. This area is one of the last bastions of equestrian living and appreciation in California and we need to retain as many equestrian centers and riding facilities as possible to avoid losing our valuable heritage and horse culture. This may seem trivial, but horses and riding are an incredible refuge for countless adults and children in this area. I know this is an expensive and often pretentious sport (or at least it is perceived as such) but it really is a lifeline during these insane times. During Covid it literally saved my and many of my friends' sanity. Please reconsider converting this area into housing. If there is any way for us to find a different location we should do that we can keep horses and the people who love them happy and invested in this area.

Best,
Kristien Van Vlasselaer

Dylan Parker

From: Philipp Schmaelzle
Sent: Monday, June 20, 2022 5:17 PM
To: housing
Subject: We highly value Glenoaks / Isola Riding Academy

Hi,

we would like to share that Isola has been a haven for us, that got us --and especially our kids-- through this pandemic and now continues to be a valuable place of community, recreation, exercise and learning we --with many others-- visit every week.

Of course, housing people is important and we'll have to leave those trade-offs to you. The purpose of writing here is to put some color on the value that Isola Riding Academy brings, especially to kids and families who otherwise would not have access to the magic of horse.

Riding has been the only activity that we could and still enjoy safely, free from the now everpresent concerns about COVID. Our kids regularly cite their weekly riding lesson as the highlight of their week, and the time at the barn is a highlight for us parents as well.

Our 8 year old twins were able to start learning riding at the lower barn at Isola / Glenoaks. We considered and sometimes tried other barns, but we wouldn't have been able to get our kids riding without Isola, either for financial reasons or practical reasons.

We were welcome at Isola, even though we are far away from being able to afford owning a horse ourselves. We celebrated birthdays there. We made friends there. We came for the riding, and stayed for the (wonderful) restaurants. And it put Portola Valley big into our hearts.

It seems that there are other spaces that have less educational, community, learning, and emotional significance for so many people.

We trust that you will make good tradeoffs.

We hope to continue to have access to the joy of riding and the community at Isola.

Feel free to reach out with any questions you may have.

Best,
Philipp Schmaelzle & Svenja Lohner
with Emily Lohner & Bennett Lohner



Dylan Parker

From: Kristy Moding
Sent: Tuesday, June 21, 2022 6:07 AM
To: housing
Subject: Keep Isola

Horses are key to the culture, economy and environment. I am a resident of Portola Valley and want to keep it!
Kristy Moding

Sent from my iPhone

Dylan Parker

From: Peter Lipman
Sent: Tuesday, June 21, 2022 4:38 PM
To: housing
Cc: Jeff Aalfs; Sarah Wernikoff
Subject: Developable area of Dorothy Ford Park for multi-family housing, comparisons with other sites

Comments on June 20 AHHEC Meeting: Developable area of Dorothy Ford Park for multi-family housing, comparisons with other sites

Once again, big thanks to the AHHEC members and staff for wrestling so conscientiously and in depth with the ineptly conceived “one-size-fits-all” CA State RHNA process that applies the same mandates to little Portola Valley and huge places like Los Angeles.

Presentations, discussion, and concerns presented at the June 20 meeting were impressively thoughtful, but much seems remaining to adequately evaluate the impacts of repurposing Dorothy Ford Park for high-density multifamily housing. This town park was acquired 50 years ago with funds donated for open-space protection by town residents who trusted that their intent would be honored. Along with my prior message of June 19, I hope you will consider the questions below and explore possible alternatives.

Developable area at Dorothy Ford Park

One issue is the description of this site’s “developable area” as 2.48 acres (108,000 ft²) and therefore suitable for 50 housing units, as listed in the PV Housing Element draft document (6-08-22, p. 100). Based on a simple approximate check using the *Google Earth*’s ruler tool*, this area value seems reasonable for the entire site, if the unbuildable scenic corridor and creek buffer zones are included. But by the same method, the “developable area,” as demarked by green lines on the conceptual site plan in the PVHE draft (p. 100), is only approximately 1.6-acres (70,500 ft²; compare attachment A). Does such a reduced “developable area” still justify construction of 50 housing units under a multifamily zoning of 20 units/acre, or only 32 units?

Additionally illustrative of site limitations, the conceptual site plan appears to place one-third (24) of proposed parking places within the Scenic Corridor buffer zone. Appropriate for a “Scenic Corridor”?

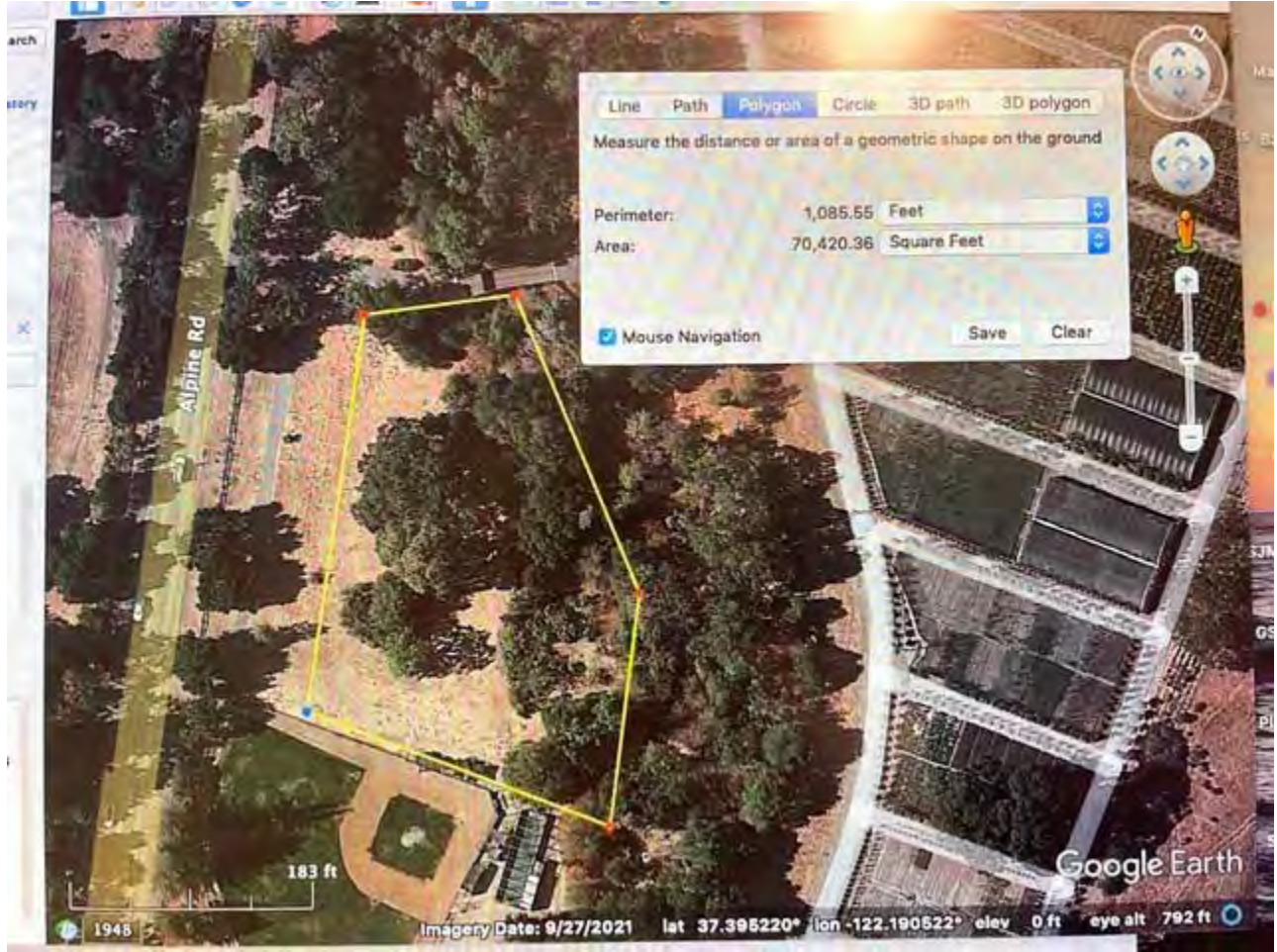
And if the spectacular live oaks that are the signature of this site and the scenic corridor of the town master plan are to be preserved as urged by several committee members, the developable area becomes further reduced to less than 1.2 acres of disconnected space. The canopy area of just two majestic heritage trees, under which fire-hazard constraints would preclude any construction, is about 0.4 acres (17,000 ft²; see attachment B).

Comparisons with other site options:

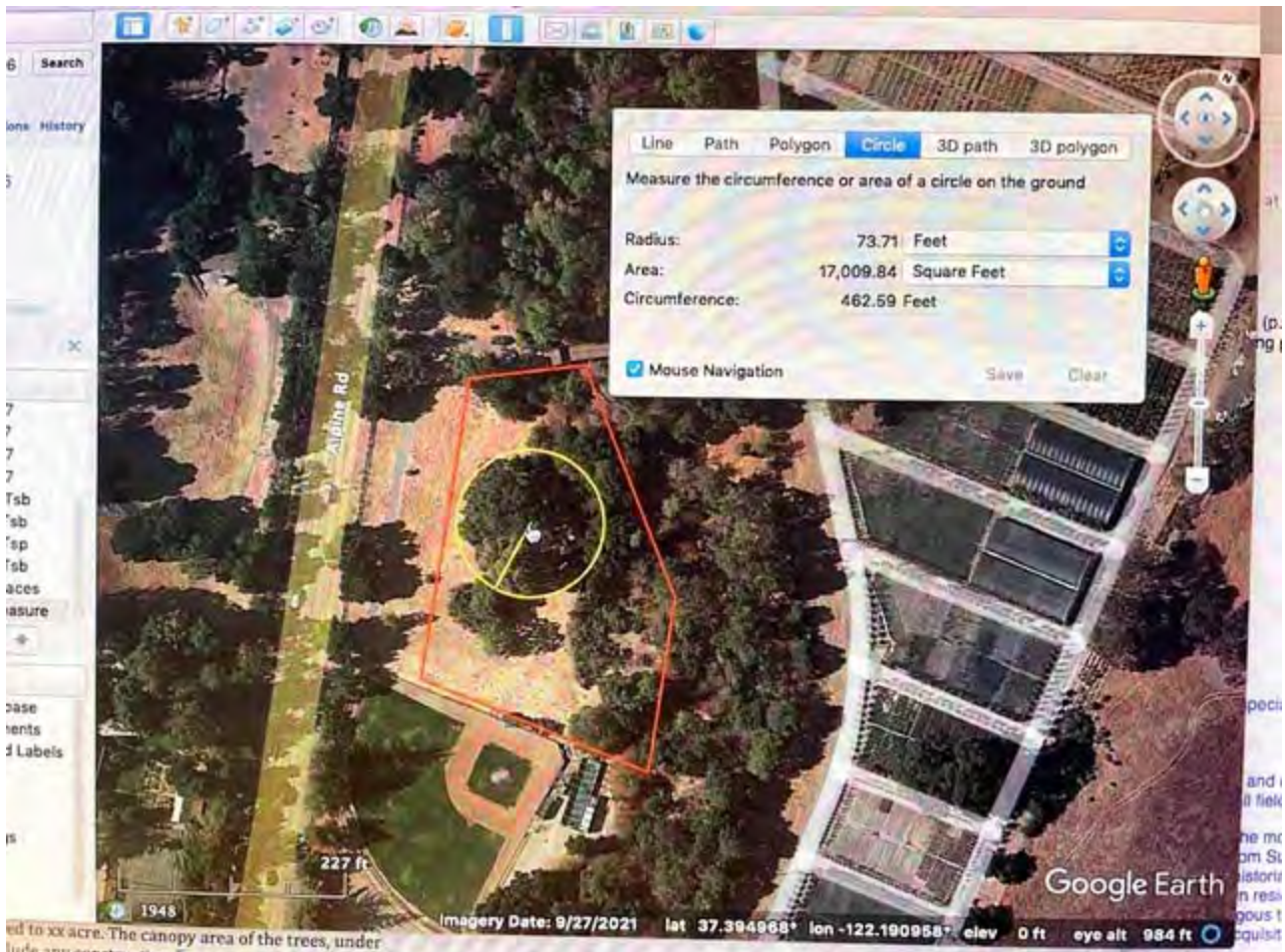
In addition to several possible alternatives along Alpine Road mentioned during the June 20 meeting (additional sites in the Nathorst area, Alpine road remnant; what about the Town Center soccer field, or use of the PV Inclusionary Housing Fund to support a new land acquisition? I deplore having even to suggest repurposing of an existing athletic facility, but the RHNA process is what it is. And the south end of the soccer field has already been proposed as possible site for townhouses.

In comparison to the developable area of Dorothy Ford Park, area of the Town Center soccer field is about 2.3 acres (100,000 ft²; see attachment C, same scale as A & B), without any apparent mandated buffer zones. Wouldn't placing some component of mandated multifamily housing close to the physical center of the town and the nearby public facilities seem more equitable and appropriate than clustering all such development along distal segments of Alpine Road?

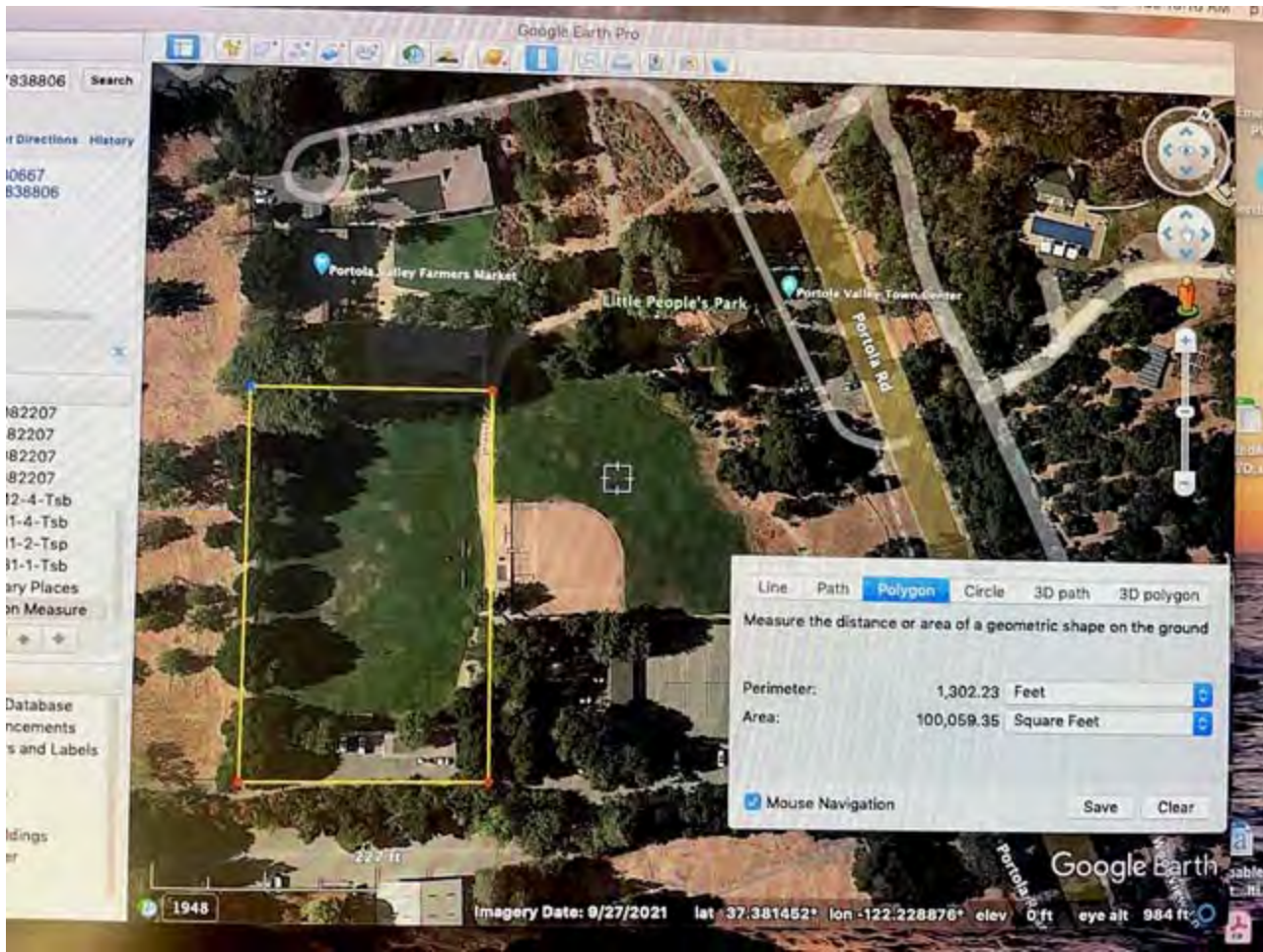
*By a research geologist, with >65 years professional experience



A. Developable area is only about 70,500 ft² (about 1.6 acres)



B. Canopies of the two majestic oaks occupy about 70,000 ft² (0.4 acre)



C. Area of Town Center soccer field is about 100,000 ft² (2.3 acres)

Peter Lipman
188 Favonio Road
Portola Valley, CA 94028
650-269-5295

Dylan Parker

From: Leni Trembley
Sent: Tuesday, June 21, 2022 7:43 PM
To: housing
Subject: Don't close the stables

Sent from my iPhone please don't close the stables! It brings joy to so many people and would be devastating to children and others. Please rethink what your doing.

Dylan Parker

From: Laura Russell
Sent: Wednesday, June 22, 2022 11:51 AM
To: Sylvia Thompson; housing
Cc: Andrew Thompson
Subject: RE: Housing element

Sylvia,

Confirming receipt of your email; it will be included in the record for Planning Commission and Town Council consideration.

Thanks,
Laura

From: Sylvia Thompson
Sent: Tuesday, June 21, 2022 12:42 PM
To: Laura Russell <lrussell@portolavalley.net>
Cc: Andrew Thompson
Subject: Housing element

Dear Laura:

Opt-in up-zoning, as proposed on page 96 of the Housing Element Update Draft, creates powerful economic incentives to fundamentally alter the environment and wildland habitats of Portola Valley. This program allows developers to profit from urbanization of our town and destruction of its WUI, which is unconscionable since the program is not needed to meet the town's RHNA allocation.

Opt-in up-zoning harnesses fear and greed to encourage rapid development. Neighbors are forced into an economic prisoner's dilemma: The first up-zoner in a neighborhood reaps a financial windfall at nearby property owners' expense. The only way to reclaim some of the value lost to the new high-density project next door is also to up-zone and move out, ideally before someone else does. The ensuing race for the exits depresses land values, benefiting developers and cascading into the sort of overnight over-development seen in other formerly pristine places.

Once opt-in up-zoning arrives the Town will be flooded with sales agents and developers spending lavishly to entrench the new psychology: "Act now, before it's too late!" The most immediate effect will be a new climate of mutual suspicion between neighbors. We are seeing the first signs of this already.

The authors of the Draft tell us that all-but-one seller moving out over the next eight years will ignore the multi-million-dollar payday created by opt-in up-zoning. They forecast redevelopment of the equivalent of a single three-acre property over the entire planning cycle. This estimate is not supported by evidence, argument, or logic. It is simply not credible.

There is no need for opt-in up-zoning even if we accept the forecast. The official 12-unit estimate represents 3.9% of total proposed dwellings. The California Department of Housing and Community Development (HCD)

“advises communities to ‘buffer’ their assigned RHNA numbers with additional housing units ranging from at least 15% to 30% of their assigned RHNA numbers.” The current Draft forecasts a “buffer” of 21%. Eliminating opt-in up-zoning with no other change results in a 16.2% “buffer,” which is greater than HCD’s 15% minimum recommendation.

Let’s go further and assume that it is critical to maintain the arbitrary 21% “buffer” proposed in the current Draft. This can be accomplished by a reasonable adjustment in the ADU forecast. Town staff estimate 11.5 ADUs per year over the eight-year planning horizon, despite being on track to approve 15 ADUs this year alone. Future ADU demand is likely to increase after implementation of the streamlined approval process outlined in the Draft. Adjusting the forecast to 13 ADUs per year replaces all 12 forecast housing units lost by eliminating opt-in up-zoning.

Opt-in up-zoning creates enormous economic incentives that, once established, will urbanize our town at a pace limited only by developer demand. The outcome will violate the existing General Plan and the vision for the Town established by its founders; a vision that motivated most of us to purchase homes here.

We strongly urge you to remove opt-in up-zoning from the proposed Housing Element Update.

Sincerely,

Andrew & Sylvia Thompson

Sylvia Thompson
sakthompson@me.com

Dylan Parker

From: Town Center
Sent: Wednesday, June 22, 2022 1:48 PM
To: housing
Subject: FW: Housing element

Please see the comment below regarding the Housing Element. Thank you.

-Melissa Thurman, MMC

From: Sylvia Thompson
Sent: Tuesday, June 21, 2022 12:42 PM
To: Town Center <TownCenter@portolavalley.net>
Cc: Andy Thompson
Subject: Housing element

Dear Planning Commission Members:

Opt-in up-zoning, as proposed on page 96 of the Housing Element Update Draft, creates powerful economic incentives to fundamentally alter the environment and wildland habitats of Portola Valley. This program allows developers to profit from urbanization of our town and destruction of its WUI, which is unconscionable since the program is not needed to meet the town's RHNA allocation.

Opt-in up-zoning harnesses fear and greed to encourage rapid development. Neighbors are forced into an economic prisoner's dilemma: The first up-zoner in a neighborhood reaps a financial windfall at nearby property owners' expense. The only way to reclaim some of the value lost to the new high-density project next door is also to up-zone and move out, ideally before someone else does. The ensuing race for the exits depresses land values, benefiting developers and cascading into the sort of overnight over-development seen in other formerly pristine places.

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There is no need for opt-in up-zoning even if we accept the forecast. The official 12-unit estimate represents 3.9% of total proposed dwellings. The California Department of Housing and Community Development (HCD) "advises communities to 'buffer' their assigned RHNA numbers with additional housing units ranging from at least 15% to 30% of their assigned RHNA numbers." The current Draft forecasts a "buffer" of 21%. Eliminating opt-in up-zoning with no other change results in a 16.2% "buffer," which is greater than HCD's 15% minimum recommendation.

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Opt-in up-zoning creates enormous economic incentives that, once established, will urbanize our town at a pace limited only by developer demand. The outcome will violate the existing General Plan and the vision for the Town established by its founders; a vision that motivated most of us to purchase homes here.

We strongly urge you to remove opt-in up-zoning from the proposed Housing Element Update.

Sincerely,

Andrew & Sylvia Thompson

Sylvia Thompson
sakthompson@me.com

Dylan Parker

From: Town Center
Sent: Wednesday, June 22, 2022 1:51 PM
To: housing
Cc: Laura Russell; Jeremy Dennis
Subject: FW: Thank to everyone for their good work to date!

Hello,

Please see the below positive feedback regarding the housing element. Thank you.

-Melissa Thurman, MMC

From: kb94028@gmail.com
Sent: Friday, June 17, 2022 2:25 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: Thank to everyone for their good work to date!

Hi PV Town Council,

I didn't want to add any public comments but did want to thank everyone for their work they've done on this extremely difficult mission on the housing element. I like the present 4-area location of the housing proposed locations and understand they may change.

Thanks again!
Kerry Brown
70 Palmer Lane, PV

Dylan Parker

From: T. Sasha Huang
Sent: Monday, June 20, 2022 3:23 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Please don't touch the facility. It is probably one of the best maintained facility in the Bay Area and it means a lot to its students and community. Thanks.

Sasha

--

Sent from Gmail Mobile, sorry for the typos!

Dylan Parker

From: Tina Pocock
Sent: Monday, June 20, 2022 3:30 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Dear Committee Members,

We understand and agree that low income housing is important.

However it should not mean closing Isola Academy.

This equestrian facility is excellent and our family very much enjoys being there. My daughter loves her time with the horses.

Please keep Isola Academy open.

Kind Regards,
Tina Pocock
Mountain View, CA

Dylan Parker

From: Leah Solivan
Sent: Monday, June 20, 2022 3:42 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hello. We live on Creek Park Drive, just down the road from Isola and Glen Oaks. We love going to Isola and riding the horses there. My daughter and I go almost everyday for a visit. She does the riding classes during the week and the camps in the summer. It is so valuable to have this equestrian facility right on Alpine Road. There are not too many left in the area, besides Webb Ranch and Spring Down. Our family is highly opposed to closing this equestrian facility and ask that you find another spot for the housing you are looking to add in Portola Valley.

Sincerely,
Leah Solivan
2 Creek Park Dr, Portola Valley, CA 94028

Dylan Parker

From: Brittney Gibson
Sent: Monday, June 20, 2022 3:49 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Dear Director of Housing at Portola Valley,

Isola Stables is an important staple in our community. It has been a safe haven for adults and children to ride, bond, and enjoy nature and animals. Equestrian facilities are part of the heritage of Portola Valley, and removing them alters the love of nature and purehearted fun in the community. I've seen farms being shut down due to Stanford's commands to use the land for other purposes. I believe the community will shift for the worse without facilities like these. Please reconsider your plans and leave Isola Stables open.

Sincerely,

Brittney Gibson

Dylan Parker

From: Kathryn McDonell
Sent: Monday, June 20, 2022 3:49 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hello,

I take riding lessons at Isola Riding Academy and I am contacting you to request that you find an alternate location for the proposed housing development. These stables are extremely important to the community and the students. The center where I took lessons previously was also closed and it would be extremely difficult to watch another fantastic equestrian center close its doors. There is not another academy like it nearby where the students, such as myself, could continue to learn.

Please consider the impact that this housing facility would have on the area and all who enjoy it.

Thank you,
Kathryn Mcdonell

Dylan Parker

From: Brita Sieve
Sent: Monday, June 20, 2022 4:03 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hello,

Our two daughters have been learning to ride horses at Isola/GlenOaks for the past three years through the lessons, summer camps and Pony Club. For our family to be able to go out to the beautiful land and be with nature has been one of the most soul satisfying events during our time of living in Silicon Valley. We are already surrounded by urban development, growth, housing and freeway noise. Isola/Glenoaks is a little oasis and it is what helps keep us balanced. Kids need access to nature and horses and to be able to go out into nature regularly, without having to drive hours and hours and hours.... We beg you to not build low income housing on this site. There are other places to consider, but not this absolutely beautiful and precious place, where horses live and children get to learn how to take care of them and ride them... so many children enjoy and excel in this pursuit. We are members of the Pony Club here and it has brought so much growth and calmness to our one daughter who participates in it. Without the Isola/Glenoaks facility, we would not be able to do Pony Club, as it would be too far away to be logistical feasible. Isola and Glenoaks are gems and so very much needed in this urban sprawl. Please make the right choice for now and future generations by not erasing the land and natural beauty of Isola and Glenoaks. Please do not erase the history of Portola Valley and destroy the land, which is needed now and for our future generations. Please, do the right thing for the long term planning of this community.

Sincerely,
Brita J Sieve
Tel. 917-539-5995

Dylan Parker

From: Jessica Williams
Sent: Monday, June 20, 2022 4:10 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Greetings,

I just heard that Portola Valley is considering putting low income housing on the Glenoaks and Isola Riding Academy site. Please do Not do this! This would be such a loss for the equestrian community. My daughter has been riding at Isola for almost a year now and she truly truly loves it. She had found a home and community at Isola Riding Academy. We feel so fortunate to have found this piece of equestrian heaven where she can enjoy horses amongst the beautiful setting of Portola Valley. Places like Glenoaks and Isola Riding Academy need to exist!!!!

Thank you,
Jessica Williams

Sent from my iPhone

Dylan Parker

From: Keri Yen Ng
Sent: Monday, June 20, 2022 4:14 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Sir/Madam:

I am writing to offer my support to keep Glenoaks/Isola Riding Program. As a life-long resident of the Peninsula, it is disappointing to hear that this precious space that adds so much enjoyment and personal value to the community is being considered for re-purpose to support housing developments. Housing in this area destroys the environment and peacefulness in Portola Valley. Under no circumstances should housing be allowed in this area. This area is reserved for preservation of space and nature.

Keri Ng

Dylan Parker

From: Vanessa Larco
Sent: Monday, June 20, 2022 4:16 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Dear Whomever It May Concern,

I've been a member of the Glenoaks community for 10 years and I cannot imagine why this would be the location for low income housing. It is an amazing facility for horses, but it lacks infrastructure for building higher density. Specifically, where it is on Alpine road doesn't allow for many evacuation routes if there were to be a wildfire. I worry about what this would mean for our horses every fire season.

It is also bustling with wildlife which would see their habitat completely destroyed and replaced by more fuel for wildfires.

Lastly, this equestrian facility is welcoming and open to all the members of the community and beyond. I work nearby and run into colleagues at Isola often. It's a gathering place where we foster community and inclusiveness. We take great care of the land and all the animals that live in and around the area.

I worry deeply about what the destruction of this land would mean for the community and the safety of all of those around it.

Please reconsider the destruction of this property.

Best,
Vanessa

Dylan Parker

From: Juliana Wu
Sent: Monday, June 20, 2022 4:16 PM
To: housing
Cc: Isola Office
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hello,

I am writing to share how much Isola Riding Academy and Glen Oaks Stables means to our family. Horseback riding is my daughter's primary sport of choice. She is ten years old and has loved riding at Isola. Her favorite teacher, Olga Pyalling, also grew up riding at Isola. Another one of her favorite teachers, Sierra, came from California Riding Academy in Pacifica which sadly did not make it through the pandemic.

The children who take riding lessons all love horses and have so much empathy and care for animals and each other through Pony Club. This gives them a chance to be selfless and giving. With so many children just glued to screens and losing touch with nature, riding schools like Isola and Glen Oaks offer a true community place that serves the generations.

While low income housing is important, closing Glen Oaks and Isola would hurt the community. Please consider another location and allow generations of children to nurture their love of horses while gaining confidence and friendships.

Thank you for your consideration.

Juliana Wu

Dylan Parker

From: Johonna Katz
Sent: Monday, June 20, 2022 4:17 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Please do not close another equestrian facility. The horses and these venues are the soul of our small rural town. Without them, we will lose our culture and what makes Portola Valley so charming and unique. Seeing horses when we drive down Alpine brings so much joy and adds to our experience of living here...it's WHY we live here. My kids have grown up taking lessons there, and they are helping to raise our next generation of equestrians. We now own a horse and use the town trails and Open Spaces. It's part of the fabric of our family and we never would have had this experience if we didn't live in Portola Valley. We must fiercely protect these equestrian spaces with everything we have!

I know everyone is trying to find a space for the housing element project, but this is not it.

Thanks for your consideration,

Johonna Katz

Dylan Parker

From: don defranco
Sent: Monday, June 20, 2022 4:23 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Please!

Don DeFranco
415-722-7259 cell
Broker Associate
Sotheby's International Realty
Serving San Francisco and The Peninsula
DRE 01317125

Dylan Parker

From: Mary Kelly
Sent: Monday, June 20, 2022 4:35 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

To Whom it May Concern,

While I agree fully with the need for low income housing I must speak out for Isola! It is a safe and very important space in my daughter's life. The discipline and care that young people learn from working with horses is very important for raising hardworking and kind young citizens.

Please consider if there are other alternatives to fully shutting down the Isola operation!

With understanding and concern.

Mary Kelly
(parent of Isola rider)

Dylan Parker

From: Andrea Alves
Sent: Monday, June 20, 2022 4:51 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

To Whom It May Concern:

Though I understand the necessity of low-income housing, especially in our area, there must be another site you can use for housing. Isola Riding Academy provides such an important service for kids and adults. Spending time with horses is very therapeutic for many children, including my daughter! Please do not take away the only facility that provides excellent lessons without requiring riders to own their own horse!!

Thank you for your consideration.

Sincerely,
Andrea Alves

Dylan Parker

From: Jerrie Welch
Sent: Monday, June 20, 2022 4:59 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Please reconsider removing yet another equestrian facility from Portola Valley. GlenOaks in our scenic corridor contributes to our more rural environment and offers a local service for many families.

We chose to purchase a lot and build a home in Portola Valley due to our daughter's interest in horses. Riding was a positive that no other avenue had provided.

Thank you for your time and genuine consideration as you navigate an untenable situation.
Jerrie Welch

Dylan Parker

From: MP Davis Eisen
Sent: Monday, June 20, 2022 5:05 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Please do not build housing on the Isola land! Consider other alternatives which won't impact the animals' wellbeing or the area's character. Thank you!

- MP

Dylan Parker

From: Lucia Steinhilber
Sent: Monday, June 20, 2022 5:21 PM
To: housing
Cc: Lucia Steinhilber; Steve
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Please please please do not put low income housing on an area beloved and used for riding -- it is one of the hallmarks of Portola Valley to have horses, horse trails, and riding! Before I ever came to California to live I had heard lovingly of Portola Valley as a wonderful horse community. Along with it's quasi-rural nature and preservation of wildlife and vegetation, it has been such a shining example of co-existence with nature.

Please come up with other solutions or simply resist this given our extreme fire danger and already crowded infrastructure. Once our town is ruined by developers it will never be the same.

Thank you,

Lucia Steinhilber

Dylan Parker

From: Elaine Wen
Sent: Monday, June 20, 2022 6:18 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

To Whom It May Concern,

While I understand the difficulty in finding land to supply our growing needs for housing, I oppose developing Isola Riding Academy for the following reasons:

1. Housing should be closer to bus routes and transportation
2. Isola teaches hundreds of kids each year how to care and ride horses. Unlike the private stables, they allow large groups like the Girl Scouts to be able to access horses.

Thanks for listening,
Elaine Wen

Dylan Parker

From: Ellie Fischer
Sent: Monday, June 20, 2022 6:28 PM
To: housing
Cc: office@isolaridingacademy.com
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Dear housing of Portola Valley,

Isola Riding Academy and Glenoaks Riding Academy are a big part of my life. and a ton of people's lives, not just me. I'm Ellie F, and I'm ten years old and love the horses and property of Isola and Glenoaks. I believe both riding academies' property is excellent for the horses and riders. Isola and Glenoaks property is big and I understand why you want to make the property more houses but Isola and Glenoaks feel like my home and I bet a ton of other people feel like that as well. Also, If you do decide to make the property into homes please take into consideration that the horses would have to move. A bunch of people board their horses and think the property is just the right fit for their horse. When I'm there I look around and see all the horses having the best times of their life. Even though I don't own a horse (I want to have a horse but, my parents say not till I'm older), I love taking lessons at Isola. Please think about what is best for the horses, riders, and owners. Even though there is another stable super close to Glenoaks and Isola (Web Ranch). Web Ranch is already full of horses and riders, it is super packed with horses and riders, and the riders and horses of Isola and Glenoaks Riding Academy would make it even more packed. Plus, they have a long waiting list for lessons, Lastly, I live in San Carlos which is about 30 minutes from our house to the stables but my family loves to go and watch me ride, we all think it is worth our while and drive there. Now, please don't make the Isola and Glenoaks Riding Academy properties into houses. My family, horseback friends, and I all think that Glenoaks and Isola should stay in Portola Valley.

Sincerely, Ellie F
Me on my favorite horse (Lola)



Dylan Parker

From: Debbie Fisher
Sent: Monday, June 20, 2022 6:30 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

We really don't want the low income housing to displace Isola Riding academy! My daughter loves riding there and it is a beautiful area!

Thank you!
Debbie Fisher

Dylan Parker

From: saria
Sent: Monday, June 20, 2022 6:47 PM
To: housing
Cc: Vivian Lum
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

To whom it may concern,

My name is Saria. I am eleven years old and I love horseback riding. I started learning the sport at the Isola Riding Academy when I was eight and the place has been like my second home. I would like to write and request you to kindly consider keeping the stable and the academy at its current location, so that other young children in-and-around the peninsula can continue to have the opportunity to get the best equestrian training in the bay area!

Horseback riding at Glenoaks and Isola Riding Academy is revitalizing, especially after a long week of monotonous learning over Zoom. Every time I mount on a horse, be it Marshmallow, Jessie, or Stormy, I feel liberated. Every time I take a deep breath of fresh air at the stable, I feel energized. As I walk and trot with the most gentle animal through the tranquility of the valley. I feel like dancing in paradise. It is that fantastic feeling of rejuvenation that motivates me to work hard and enables me to power through each week.

The coaches at Isola Riding Academy are incredible human beings. I remember my first time visiting the stable was at one of their summer camps back in 2018. I was a little nervous but the coaches were very approachable. They greeted me with open arms and a pleasant ear-to-ear smile, something harder and harder to find here in Silicon Valley. They were extremely patient, even if it meant showing absolute beginners like myself the right way to hold the reins for the Nth time, and the proper way to do a two-point repeatedly. It will be a tremendous loss to the community and young children if the academy and the stable are both taken away, and rebuilt into condos/houses that are nothing but lifeless commodities for real estate developers to reap big benefits.

Moving the horses and students to another stable may seem like a viable option but in reality, it is not. The facility is one of the cleanest and most well maintained among all the stables in the vicinity. The warm, fuzzy and homey feeling of the place could never be replicated and the people there will not be the same. Every rider that comes through the Glenoaks wooden gate has developed a long-lasting bond with the people and horses there. Closing the stable and the academy would mean sabotaging all of those precious relationships and taking nature further away from the community. For me personally, life without Isola Riding Academy would be like living in the desert without water.

Glenoaks and Isola Riding Academy are one of the important icons of the Portola Valley due to its expertly run stable and top-notch equestrian training facility for families and communities in the peninsula. I hereby sincerely and kindly ask for your reconsideration of alternative locations for the low-income development project.

Sincerely,

Saria Lum

Dylan Parker

From: Perle Deutsch
Sent: Monday, June 20, 2022 7:15 PM
To: housing
Cc: andrea@isolaridingacademy.com
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hello,

I and my children ride at Isola. Isola is the only place where it is possible to ride without owning a horse in the area. It is also a happy place for horses and riders as well as a beautiful equestrian facility. Please keep it open to keep the area a joyful place to live for all. We need horses. Horses are good for the mind and the body. We need to keep the horse community alive in Portola Valley. We don't need more traffic, more people, more consuming, more trash. I hope you stop this process and keep Isola where it is.

Best regards

Dylan Parker

From: Rachel Mayberry
Sent: Monday, June 20, 2022 7:42 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Keep Isola! because it is really fun, because all the horses are awesome, because I go there every weekend to ride and I'd be upset if it wasn't there anymore.

- Sierra 5th grader

Dylan Parker

From: Lisa Friedman
Sent: Monday, June 20, 2022 7:55 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

I am the mother of two daughters who have been horseback riding at Isola for several years. My girls have spent countless hours at the barn taking lessons, learning to care for horses and making lifelong friends. Being at the barn during COVID has been a lifesaver for both my daughter and the other riders. They could be outside, maintaining some degree of normalcy when their lives were turned upside down.

Isola continues to be an essential part of their lives — as it is for so many children who have come through the riding school and learned so many essential life lessons and skills. Finding a barn is no easy feat in our area — it would be a tragic mistake to take away this essential resource that is beautifully maintained and beloved by so many in the community.

As a community we can't afford to continue to destroy these resources, which are really treasures. Please take a stand for open space, for our children and do not allow Stanford to once again wield their power and wealth to build more housing. It will never be enough.

With appreciation,

Lisa Friedman
Stanford class of 1990

Sent from my iPhone

Dylan Parker

From: audrey bourguet
Sent: Monday, June 20, 2022 8:24 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Kids have an impossible time finding a barn to ride at in the Bay Area. Hearing that you are willing to kick them out considering the amount of money and land Stanford owns is unacceptable. It is quite clear that no one will build low income housing there and that it is an excuse to build other buildings that will benefit the university and not the community. We urge you to reconsider your decision. There aren't many barns available at the moment and we are very concerned about what will happen to the horses.

Best,
Audrey Bourguet

Dylan Parker

From: Mehdi Shahabi
Sent: Monday, June 20, 2022 9:21 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

No low housing pleas. Keep Glenoaks and Isola riding open.

Dylan Parker

From: Luz Chambers
Sent: Monday, June 20, 2022 9:42 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Alas, Portola Valley's wonderful bucolic character is soon to be bare bones, please consider saving Isola Stables from eviction.

Respectfully,
Luz Chambers

Dylan Parker

From: Pedro Alves
Sent: Monday, June 20, 2022 10:56 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

This is such a special place and it means so much to so many kids. Kids use this as part of their therapy and this place allows kids to have lessons without having to own or lease a horse.

Thank you,

Pedro

Dylan Parker

From: Aileen Tang
Sent: Tuesday, June 21, 2022 3:05 AM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hi,

I am writing to express my opposition to turning Isola Riding Academy into housing. There are very few such venues for kids to learn equestrian skills. Furthermore, Isola Academy's location is not that convenient for housing (far from grocery stores, basic amenities, public transportation). I urge you to pursue other available and better locations that can be used for more housing.

Regards,
Aileen Tang

Dylan Parker

From: Shirley Zhou
Sent: Tuesday, June 21, 2022 7:50 AM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hi Porta valley housing

I am writing to you, since we love Isola a lot, we want Isola riding to stay, my daughter had lots of lessons and summer camps there, also a birthday party, she loves Isola and the horse so much, so please reconsider the housing

THanks

Xiao

Dylan Parker

From: Charlotte Arrouye
Sent: Tuesday, June 21, 2022 11:54 AM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hello,

I urge you to keep the character of the town of Portola Valley, it's a peaceful and rural ambiance that makes the town as special as it is, by keeping Glenoaks Stables. Horses are a huge part of not only the towns heritage, but additionally it's charm. Equestrian facilities great a beautiful buffer and natural from city life to rural landscapes, not to mention the benefit to the community to have these open spaces and access to horses who are not only therapeutic, but also partners in a very rewarding sport. Today there is a good balance between modern development and pastoral quest that exists in the Portola Valley community - the stables at Glenoaks is one of those spaces that creates contributes to the community being what it is and would be a huge lose to the town, the community, not to mention the environment (so much wildlife is able to flourish around the stable grounds as it is today and that is so special).

I understand that the state has put pressure on the towns to build more housing and meet those requirements soon, but I urge you to keep the Glenoaks property as the flourishing stable that it is today, allowing Portola Valley to be the quaint town that it is.

Thank you,
Charlotte Arrouye

Dylan Parker

From: Kartik Dadwal
Sent: Tuesday, June 21, 2022 6:01 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hi There

The town of Portola Valley and Stanford University, please spare Glenoaks / Isola Riding Academy as one the location to build low income housing!

Please, let's revisit this and take Glen Oaks OFF the Sites Inventory, especially when there are so many other options

Thank you,
Kartik

Dylan Parker

From: christian busch
Sent: Tuesday, June 21, 2022 10:41 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Please don't destroy portola valley. It's fine as it is. It does not need any additional housing.

Best regards,
Christian Busch

Mulligan Valley Partners
Woodside, CA
cb@mvp.sv
[+1 650 391 5001](tel:+16503915001)

Here's my calendar link to make finding a time easy:
<https://calendly.com/mvpsv-cbusch/30min>

Dylan Parker

From: Françoise Foley-Fisher
Sent: Wednesday, June 22, 2022 2:07 AM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Dear Housing Committee

Myself and my 2 daughters have been coming to Isola 3 times a week for nearly 2 weeks now and would very much appreciate the ability to continue doing so.

There are not many facilities in the area that also provide a connection with the Pony Club Association - a valuable teaching ground for responsibility towards and the care of animals.

This place is more than somewhere to jump on the back of a horse, they teach about the care and respect for the animal. Something that is invaluable to my girls.

I also realize the need for additional housing, so I hope we can find an alternative, that allows for more housing, but also lets us keep the horses we love.

Thank you for your attention,
Françoise Foley-Fisher

Dylan Parker

From: -kelly-
Sent: Wednesday, June 22, 2022 8:10 AM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

To whoever is reading this email,

I really hope that you could reconsider the location of the low-income housing area. It would be really heartbreaking to see an equestrian facility be removed, especially in Portola valley, because horses are a big part of Portola valley. As much as I value the thought of more houses for people with low income, it would be upsetting to remove a place as amazing as Isola Riding Academy, which is filled with many memories and often laughter.

I really hope you do reconsider your idea of tearing this amazing facility down, and instead consider relocating this plan.

Sincerely,
Kelly

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Dylan Parker

From: Susan D'Elia <
Sent: Wednesday, June 22, 2022 4:39 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hi Portola Valley Community and Stanford University,

I am all for supporting affordable housing, but with all your open land opportunities, you have to find a better location than to remove the much beloved and important equestrian center like Isola Riding Academy. My daughter was an equine assisted therapy student and today is headed to college to become an equine assisted therapy teacher – Isola was an important contributor to her personal development and passion for serving both horses and humanity. Let's find an alternative!

Thanks for your consideration,

Susan

Susan D'Elia
Founder, TECHMarket
(650) 576-1112

Dylan Parker

From: Kae Devaney
Sent: Wednesday, June 22, 2022 8:39 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hello,

My name is Kae Devaney. I'm 16 years old, and a rising senior at Summit Prep high school. I've been riding horses at Isola for a year and a few months now, and started working there as a stablehand for around 8 months. I feel that keeping Isola in its current place would be what is truly best for the community and those around us.

Equestrian facilities, particularly those that offer quality lessons, are few and far between in Portola Valley. My family is middle-class, and we are not able to afford ownership of a horse, so a lesson barn like Isola provides an opportunity for me and many others to learn about riding, horsemanship, and horses.

As well as valuable knowledge, horseback riding is extremely emotionally beneficial. Over the course of the past year, Isola has changed my life. I've suffered from severe anxiety, depression, and gender dysphoria my whole life, at one point even leading me to hospitalization. I turned to unhealthy coping mechanisms such as self harm to try and cope with the intense emotions I was feeling. One day, my father set me up for a horseback riding evaluation at Isola, and when I sat on the horse for the first time, I felt like my problems had drifted away. Riding helps me to clear my head in a way no other activity ever has. When I'm struggling with a difficult problem, moral dilemma, or friend drama, riding helps me think through the situation. The joy I feel from getting to be around and ride these magnificent animals has only grown, and I am now in a much better place than I was. It's not just me who's experienced this, many of my coworkers and other riders at the barn feel the same.

The bond between horse and person is something so precious it must be felt to understand. The unique trust I've built with many of the horses is one of the most wonderful feelings I've ever experienced. Without Isola, experiencing this bond would never have been possible. I believe that this experience should be preserved for everyone.

Without Isola stables, I don't know if I would be here today. The bonds I've built with both animals and humans are very special to me, and it would have a huge and deeply negative impact on me and my coworkers if the barn was forced to shut down or relocate. Saving the magic of the stables is essential to my mental health, as it is to others as well. I think that horseback riding is truly an incredible experience, and one that should be preserved not just for those who can afford to own a horse, but for everyone.

Thank you for your consideration, and please take into account the voices of all of us here at the barn before you make the decision. We would really like to keep our safe haven.

Submitter DB ID 6512
IP Address 69.181.58.209
Submission Recorded On 06/23/2022 1:00 PM
Time to Take the Survey 13 minutes, 34 secs.

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

Michelle S Snape

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. City

San Francisco

5. State

CA

6. Zip Code

94112

7. Comment

Hello,

I wanted to write to you to let you know what a gift the Isola Riding Academy at Glen Oaks Stables has been for our family. Our middle child has always had a love for animals particularly horses since she was a toddler. She has been at several different riding schools but have had to leave due to various reasons, but it was usually because of the unreliability of the stables or the teachers at the stables etc... we found Isola just over a year ago and I feel like our daughter has really found her second home. The teachers have been amazing, she has learned and grown so much from her experience there, the grounds are absolutely stunning and the people have been warm and inviting. Riding and developing her skills as a horse rider has help to build the confidence and overall self esteem of our daughter. She is the middle child of 2 high achieving siblings that have always garnered so much attention that she has struggled to find her self confidence. Isola has been especially a bright light during this pandemic where riding horses was one of the few things she was able to do. She is now competing in horse jumping competitions with Isola and working there this summer as a stable hand/camp counselor. She is learning skills and responsibilities at 14 years old that will impact her for a lifetime. I hope that you will consider how Isola at Glen Oaks impacts the community of horse/nature lovers young and old.

Thank you for your consideration.

Warmly,

The Snape Family

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6513
IP Address 73.189.81.77
Submission Recorded On 06/23/2022 9:27 PM
Time to Take the Survey 2 minutes, 16 secs.

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

Keri Ng

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.)**

Isola

4. City

Redwood City

5. State

CA

6. Zip Code

94061

7. Comment

Sir/Madam:

I am writing to offer my support to keep Glenoaks/Isola Riding Program. As a life-long resident of the Peninsula, it is disappointing to hear that this precious space that adds so much enjoyment and personal value to the community is being considered for re-purpose to support housing developments. Housing in this area destroys the environment and peacefulness in Portola Valley. Under no circumstances should housing be allowed in this area. This area is reserved for preservation of space and nature.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6514
IP Address 109.70.150.86
Submission Recorded On 06/23/2022 10:59 PM
Time to Take the Survey 7 minutes, 43 secs.

Page 1

1. First and Last Name

Amy Chan

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. City

San bruno

5. State

Ca

6. Zip Code

94066

7. Comment

There are so many other choice to find land for housing... why destory to build?

It's an important piece of activity space for many. We really love this place and we also have lots good memories from this ranch. They are professional and not just for kids but we all love it. We will be heartbroken if we see it go.

Pls let it stay.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6515
IP Address 2600:1700:3680:7110:9dea:504a:530:d453
Submission Recorded On 06/24/2022 8:25 AM
Time to Take the Survey 7 minutes, 43 secs.

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

abigail mariani

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. City

san mateo

5. State

ca

6. Zip Code

94403

7. Comment

My daughter recently started horseback riding lessons at Isola/Glen Oaks in Portola Valley. She has been LOVING it. She is a child who has not been too excited to try many sports, so it is really great to finally see her take to something and be motivated to learn. The staff and horses at the farm have been a really great addition to our weekly routine, and as someone who rode horses myself as a child, it has been equally wonderful for me to be around them again after so long. There are great benefits of riding horses in terms of building kids' self-confidence and getting them engaged in their communities; in the current climate of school shootings it is especially important to give children positive outlets and connect them with resources in their communities to improve their futures. We come from San Mateo to Portola Valley which is known for their horse farms; it would be a travesty to take away this wonderful community resource. Please choose another site that is less damaging to the community for your affordable housing project.

8. Optional: You can upload a copy of your comments.

1.

2.

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

Not answered

City

portola valley

State

ca

Zip Code

94028

Comment

horses are our history and our tradition; help us maintain our heritage.

Don't make us just another Silicon Valley cookie cutter town

Optional: You can upload a copy of your comments.

Submitter DB ID 6517
IP Address 2601:647:4c00:3410:e17a:3905:f3e:235b
Submission Recorded On 06/24/2022 1:00 PM
Time to Take the Survey 3 minutes, 34 secs.

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

Kirsten Cahill

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.)**

-- Year --

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

Please preserve as much open space and equestrian facilities as possible when considering Stanford's housing projects. It's mystifying why Stanford wouldn't get more creative in finding affordable housing on their vast land resources vs. risk changing the character of the community of Portola Valley forever. We fully support affordable housing, but urge the town to consider preserving open space and horse facilities as key priorities for our community.

Thank you!

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6518
IP Address 190.197.34.65
Submission Recorded On 06/24/2022 1:47 PM
Time to Take the Survey 9 minutes, 14 secs.

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

Louisa Gillett

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. City

Palo Alto

5. State

CA

6. Zip Code

94306

7. Comment

I am a strong supporter of increasing the availability of low income housing. But I believe the site under consideration which is currently being used by Glenoaks/Isola Riding Academy is extremely important to the local community and to the our kids. There are fewer and fewer opportunities for kids to learn how to ride which cater for those who aren't rich enough to lease or own a horse. Isola does a really wonderful job of teaching 1st rate equestrian skills, and the skills that come with them (discipline, leadership, care for the environment, responsibility, team work) to an incredibly diverse range of kids (and adults too). My 9yr old daughter has been riding here since she was 6 and it has been amazing to see the transformation in her confidence, car for animals, and growth as a rider. Please please reconsider the idea of building on this site. Our community and our kids need the facilities, training, lif skills and opportunities which Isola provides. Thank you for listening.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6519
IP Address 2601:646:ca80:7a50:290a:5b46:acf6:d3da
Submission Recorded On 06/25/2022 12:28 AM
Time to Take the Survey 2 minutes, 47 secs.

Page 1

1. First and Last Name

Cindy Asrir

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. City

Redwood City

5. State

CA

6. Zip Code

94061

7. Comment

Please don't use Glen Oaks/Isola Riding Academy for low income housing! Please preserve the beautiful equine character of this special place. Thank you!

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6520
IP Address 2603:3024:9df:5000:fido:c3c1:c3a1:f4b7
Submission Recorded On 06/25/2022 1:37 PM
Time to Take the Survey 4 minutes, 18 secs.

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

Stacy Brown-Philpot

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. City

Palo Alto

5. State

CA

6. Zip Code

94306

7. Comment

Isola is a great place. We discovered it during COVID when my then 4th grader was learning on zoom. We needed an outlet to help her with her anxiety and the difficulty of learning in that format. Isola was a safe, nurturing learning environment for a new rider. She fell in love with riding and caring for horses and found one of her true passions. I want every person (child or adult) to experience a place like this and would hate to see it go away. I can imagine it is difficult to also not support affordable housing in a very expensive place like the Bay Area and I hope there is room for compromise.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6521
IP Address 2601:647:4c00:1c2e:dcoa:a4ed:1fa7:a936
Submission Recorded On 06/25/2022 2:40 PM
Time to Take the Survey 4 minutes, 32 secs.

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

Steve Rowe

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. City

Portola Valley

5. State

California

6. Zip Code

94028

7. Comment

We have reviewed the Draft Housing Element and are in support of the plan as submitted. Thank you to the housing committee for all of the hard work in it's preparation.

Steve and Cindy Rowe

333 Ramona Road

Portola Valley

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6522
IP Address 2600:1700:a460:6f70:b88b:docf:e3d6:15e8
Submission Recorded On 06/25/2022 5:57 PM
Time to Take the Survey 8 minutes, 25 secs.

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

Mike 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.)**

Self

4. City

Portola Valley

5. State

CA

6. Zip Code

94928

7. Comment

As your docs show today, you are using ADU's as a part of the PV Housing 253 unit plan. Since ADUs are not required by CA state law to be rented, if the Town approved 253 ADUs to satisfy the 263 requirements and none were ever rented out, how can this dichotomy be applicable as meeting the states requirement for PV to build 253 new housing units? I suggest you eliminate ADUs from your housing element as they do not guarantee occupancy by new resident renters.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6523
IP Address 2601:647:6180:5bo:7044:6215:6a08:d1cf
Submission Recorded On 06/26/2022 5:34 PM
Time to Take the Survey 2 minutes, 47 secs.

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

Firouzeh Murray

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

Thanks for all the hard work - it is much appreciated. I also understand there are only hard choices facing the town.

That said, I am writing to in strong opposition to one of the recommendations in the plan - voluntary up-zoning.

As you know, this is a highly contentious proposal that has the potential to destroy the community fabric of Portola Valley. As drafted it will pit neighbor against neighbor and for a very small number of additional units. It is toxic.

Given the high chance of litigation (neighbor vs. neighbor, resident vs. town, resident vs. committee members) a proposal like this must have the support of the residents of the town to have any legitimacy. The Housing Element Committee has no idea whether it has this support because it has not systematically surveyed the town's residents. From what I can gather from comments and conversations, there is little support for this proposal. I may be wrong, but the only way to find out is to systematically ask the towns residents and to do so immediately.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6524
IP Address 2601:647:4c00:8dco:bce9:3da3:705b:bab2
Submission Recorded On 06/26/2022 8:27 PM
Time to Take the Survey 6 minutes, 40 secs.

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

Andrea Rush

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I do not understand why Stanford does not build housing closer to their campus & medical facilities. Specifically in areas which already have large roads to accommodate fire vehicles, potential evacuation routes & commuting such as El Camino & Page Mill. As a long time resident of SV & 15 years in PV the ability to just turn on to Alpine Rd is a challenge with the heavy traffic which has increased over the years. I cannot imagine how it could look with more cars during a fire trying to evacuate .

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6525
IP Address 98.37.254.139
Submission Recorded On 06/26/2022 8:51 PM
Time to Take the Survey 26 minutes, 22 secs.

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

Bob Adams

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.)**

self

4. City

Portola Valley

5. State

California

6. Zip Code

94028

7. Comment

My home is part of the Nathorst neighborhood. While the original Cycle 6 HCD planning pointed nearly all RHNA housing toward our neighborhood the 'pivot' began the process of looking at RHNA sites in addition to Nathorst. At one point the Ad Hoc Housing Committee committed to having 6 units per acre for the lot next to Roberts, 6 units per acre for the parking lot, and 6 units per acre for the office building (which could be 9 units) due to it's larger lot size.

I was, and am, in favor of the Willows Commons density and hope you will maintain 6 units per acre on the other parcels as earlier discussed. Specifically, my concern is a 3 or 4 story building next to Roberts. If a developer puts low income housing on the 1.18 acre property with a limit of 20 units/acre, with bonus density, this could be 40 units. And then with parking, this means 3 or 4 stories to offer 40 low income units.

I'm asking that in some way you limit building height to two stories. Massing a 3 or 4 story apartment building next to the Commons and Roberts will make this area look like downtown Redwood City. We are a rural community and 2 stories is enough. Please find a way (through zoning?) to limit building height to 2 stories.

Thank you,

Bob Adams

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6526
IP Address 2603:3024:1829:5900:3940:bcd4:4bd7:3248
Submission Recorded On 06/26/2022 9:57 PM
Time to Take the Survey 5 minutes, 21 secs.

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

Mark Wilson

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.)**

self

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I am in favor of adopting the draft housing plan as is. It properly balances all of the competing interests in a positive manner. I applaud the hard work and the resulting draft of the Committee and Staff.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6527
IP Address 2600:1700:a460:9df:4880:e905:f23b:f637
Submission Recorded On 06/27/2022 9:31 AM
Time to Take the Survey 35 minutes, 12 secs.

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

Ann Kearney

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

First, thank you to all on the committee for your efforts to try to find a solution/s to our situation here in PV.

I just read the flyer that was sent via the postal service. The following may have already been discussed, but wondering...

1. Have you discussed additional housing with the Priory school? The community may financially help support increased housing at that location, even if the school cannot afford it.
2. Have you considered working with the school district and community on buying properties in PV and converting to multiple unit homes? I think Woodside has started to do this? I think affordable housing for teachers, firefighters , police, etc is a winning selling point.
3. As a home owner with a guest house, have you reached out to find out how many people are renting their guest houses now? No one has ever asked us. What are the pros and cons of ADU's for the home owner? Does the rent have to be in a certain range to qualify? I feel as if that information has not been presented or distributed.

Thank you again.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6528
IP Address 73.15.85.204
Submission Recorded On 06/27/2022 10:10 AM
Time to Take the Survey 8 minutes, 0 secs.

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

Anna Chernykh

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. City

Menlo Park

5. State

California

6. Zip Code

94025

7. Comment

1. Isola had been an instrumental place for the sanity of my daughter! After researching places to ride and care for horses, Isola came to the top with the way they care for horses and allow riders to choose to care for them as well. I don't know where we would be without Isola Stables today!

2. There is a huge demand for horse back riding and removing even one such place creates pressure for other stables to accommodate more riders, which decreases the quality of life and care for the horses! We are at a critical volume already and we cannot lose any Stable at this time. Losing Isola to more houses would be immoral.

3. Having a stable in the midst of the urban environment is an oasis of wildflowers, native plants, insects, animals. Building houses on this land will destroy the habitats for many such species and we all lose access to space and trails, where we can commune with nature. Lets not underestimate the importance of green spaces on all of our well-being!

Thank you

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6529
IP Address 73.92.49.209
Submission Recorded On 06/27/2022 10:27 AM
Time to Take the Survey 1 minutes, 42 secs.

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

gina jackman

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. City

Los Altos

5. State

CA

6. Zip Code

94024

7. Comment

I can't believe this is even being considered. Please don't close horseback riding/equestrian centers to make way for housing! There has to be a better way.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6530
IP Address 50.225.16.82
Submission Recorded On 06/27/2022 11:27 AM
Time to Take the Survey 8 minutes, 24 secs.

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

Steve Lunn

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.)**

Isola Stables

4. City

Portola Valley

5. State

CA

6. Zip Code

94028-7741

7. Comment

My daughter has finally found her passion, and it is horses. She loves her time at Isola, and I have seen many instances where the children there are competing to do do the most chores. It teaches them so many life skills and gets them in the fresh air and away from their electronic devices.

Please do not take away this land. I thought eminent domain only came in to play for roads or pipelines. There is so much development in the Bay Area already I find it hard to understand that these areas have to be bulldozed too.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6531
IP Address 108.209.219.122
Submission Recorded On 06/27/2022 1:14 PM
Time to Take the Survey 19 minutes, 3 secs.

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

Eugene Chaput

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

Agree completely with Targ/Taylor that Dorothy Ford Park land given as a gift in perpetuity and that pledge should NOT be compromised or challenged
Has Portola Valley lost its honor?

To build low cost housing in a public donated park that is the 'Scenic Gateway' to PV is not only absurd but unconscionable.

Further, in total opposition to the concept of 'Opt In' for reasons stated in Targ/Taylor's arguments.

It clearly will 'pit neighbor against neighbor' and will destroy the character of the Town.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6532
IP Address 99.152.116.25
Submission Recorded On 06/27/2022 1:22 PM
Time to Take the Survey 2 minutes, 22 secs.

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

Anya Renchi

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. City

BELMONT

5. State

CA

6. Zip Code

94002-1431

7. Comment

Hi,

I love riding horses and it is getting harder and harder to find places close to my home where I can ride. Can you please keep all the stables nearby.

Thank you,

Anya

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6533
IP Address 73.202.187.213
Submission Recorded On 06/27/2022 1:46 PM
Time to Take the Survey 5 minutes, 18 secs.

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

Connie Lock-Bouvier

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. City

Belmont

5. State

CA

6. Zip Code

94002

7. Comment

Please keep Isola Riding Academy. My daughter is a teenager who has cognitive difficulties in school that lead to anxiety and depression at home. Durin the pandemic when the schools did not allow for in-person attendance her emotional and psychological problems were worse. Since she has started at the Riding Academy she is a confident excited and happy girl. Please don't take that away from us.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6534
IP Address 69.27.188.203
Submission Recorded On 06/27/2022 5:08 PM
Time to Take the Survey 9 minutes, 21 secs.

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

Paul Stickland

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. City

SAN GREGORIO

5. State

CA - California

6. Zip Code

94074-9811

7. Comment

One part of the proposed development is to use land occupied by a horse riding academy and stables. I strongly oppose closing down these facilities while there is alternative open spaces that would not require shutting down an existing, on-going enterprise that provides valuable opportunities and services to the community. It would do well to look at the Stanford use-of-land documents which also states to preserve the use of land for horse related activities.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6535
IP Address 2601:647:6000:1a80:318d:e7f7:d4aa:d72a
Submission Recorded On 06/27/2022 7:02 PM
Time to Take the Survey 23 minutes, 14 secs.

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

Kris Moriarty

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

As an RVT who has worked at three major fires in the last five years, caring for evacuated, injured, and burned animals, I have witnessed the trauma and devastation that a fire can cause to families, and that is through the lens of veterinary medicine---I wasn't working at the evacuation shelters for people. In addition, the recent fire in Edgewood park---a small one, no wind---came within 100 feet of my friend Julia's home. The fire was very sudden, and immediately started moving--evacuation orders came within minutes. Julia was gardening at the time, and had zero time to plan an evacuation--they had to grab and go. She arrived at our horses' barn on Olive Hill Lane in flip flops and shorts, with her son, two dogs, and nothing else. Tears of frantic worry were in her eyes, and she is normally unflappable. Due to Cal Fire, multiple airplanes and helicopters, and, finally, the huge 727 jet that drops fire retardant, their home was saved, as were their neighbors. This did not happen in the fires at which I worked.

By far, the most important consideration for any type of additional housing in Portola Valley is FIRE SAFETY. The Fire Martial has been extremely clear that dense housing---simply by nature of increasing the amount of human-environment interaction---increases the fire risk by a factor of 10. As such, is not at all appropriate for our community. The idea of actually changing the building department rules to minimize the room between dwellings given the climate change that is apparent is simply appalling.

That being said, I am not opposed to appropriate development of certain sites---within the current building rules---with that housing being offered as affordable housing to those who work in Portola Valley. There does not appear to be an appropriate way to develop over 200 housing units while maintaining fire safety.

Let us consider our evacuation routes---there are two; Alpine Road and Sand Hill Road via Portola Road. Putting dense housing at the Isola Stables/Glen Oaks site is not appropriate; not only is that right at the junction of the area where Westridge would be evacuated to Alpine Road, it also blocks access to Arastradero Rd. If there was a fire in Hawthorns, or perhaps Arastradero Preserve area, Alpine Road would be bumper to bumper and impassable. As well, horse trailers would be present to evacuate horses, and the Portola Valley Training Center would be evacuating as well. IF this housing is proposed to replace Glen Oaks, that is absolutely inappropriate for our community. We are a semi-rural community who values open space,

and Glen Oaks is one of the few places that children can learn to ride without owning a horse. NO.

Ford Field---essentially, the same argument re: evacuation.

Vacant Parcel next to Roberts Market---I have repeatedly proposed this lot to the Town as a wonderful site for affordable housing. Walkable to Roberts Market, walkable to Ormondale and Corte Madera School, and not completely isolated. Each time I have proposed this, I have been shut down. I do NOT agree with the three story apartment complex proposed, particularly with the consideration that taking out Roberts Market and the entire Hardware Store complex. Who thought of that? That's absolutely heartless and completely stupid. We all rely on that complex for our groceries, our hardware needs, and all the rest of those businesses. Do NOT under any circumstances TOUCH those businesses.

4370 Alpine Road---I think this, too, is a really good area to develop for affordable housing. Again, I want the Town to absolutely obey the recommendations of the Fire Martial. Within those recommendations and current building code, these are my thoughts. Thank you very much.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6536
IP Address 2607:fb91:798b:8f7c:ac39:9a57:4f9d:d472
Submission Recorded On 06/28/2022 3:44 PM
Time to Take the Survey 12 minutes, 33 secs.

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

Ashley and Jihye Rosenband

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. City

San Jose

5. State

California

6. Zip Code

95113

7. Comment

Hello, my name is Ashley and I take lessons and ride horses at Isola Stables. I like Isola Stables because they have the best horses and teachers. I have tried other places where they don't take good care of the horses and where they live. Isola Stables are best for trotting, cantering, jumping and nature walks with horses. There are lots of girls who I meet in riding class and camp and I love my teachers Lauren, Olivia, Robyn and Andrea. Please do not take away my favorite place to be.

Thank you, Ashley (and her mom Jihye)

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6537
IP Address 73.170.105.215
Submission Recorded On 06/28/2022 4:09 PM
Time to Take the Survey 6 minutes, 2 secs.

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

Bill Youstra

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. City

Portola Valley

5. State

California

6. Zip Code

94028

7. Comment

Hi - I'm supportive of the general program and goal. I like building up the Alpine Rd corridor with some elevated-yet-still-modest density. I also think Priory would be well-served by significantly growing on-campus housing. I like all your solutions except one: the opt-in rezoning, which I oppose for many reasons. It seems to risk causing chaotic, haphazard and uniquely divisive outcomes, and potentially pitting neighbors against each other and providing asymmetric benefits to those selling and exiting PV.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6538
IP Address 2601:647:6100:4abc::1001
Submission Recorded On 06/28/2022 5:27 PM
Time to Take the Survey 5 minutes, 41 secs.

Page 1

1. First and Last Name

Tom Hafkenschiel

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I am very much against the opt in zoning proposal. I would prefer any higher density development be at the soccer field next to The Alpine Inn.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6539
IP Address 2600:1700:a460:1150:58e8:ac86:600:44b9
Submission Recorded On 06/28/2022 5:59 PM
Time to Take the Survey 30 minutes, 24 secs.

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

Lee Middleman

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.)**

N/a

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

We fully support to recommendations of the AHHEC.

A number of the concerns expressed by our citizens are mistaken.

1) No matter where we add housing in the town, there will be increased traffic on Alpine Road, so why not put as much housing on this road near the town exit. It will reduce traffic within the town. These folks will leave town first in an emergency, clearing the road for the rest of us.

2) We have a wonderful amount of open space (Windy Hill, Coal Mine Ridge, the Hawthorns, etc). We can thus consider using the unused portion of the Ford park for housing. It best located on a major town route, near Ladera Country Shopper, and closest to services in Palo Alto and along Route 280. I sure that if the Fords were here today, they would see this as the best use of their gift to the town.

3). We can maintain the rural character of our town while still doing our civic duty. And without getting in trouble with the state.

4) Although many people in the town say they support more affordable housing, many just don't want it near them or even in our town. But they ignore that emergency and town services are impacted by the lack of reasonable housing.

Thank you for your volunteer efforts for the town, Lee and Donnie Middleman

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6540
IP Address 2601:647:6000:28do:68cd:2b3e:8399:9969
Submission Recorded On 06/28/2022 9:10 PM
Time to Take the Survey 1 minutes, 56 secs.

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

Karen Askey

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

These comments are for the 6/29/22 Planning Commission Meeting

Dear Planning Commission,

Thank you for your thoughtful comments and ideas in your meeting regarding the Housing Element Draft on 6/15/22. It's unfortunate that you were all not involved in this process from the onset, as the Planning Commission is instrumental in shaping Portola Valley's future while serving as the guardian of our General Plan. This is no easy task...

As I've mentioned before, most residents are very concerned that the current Housing Element Draft has strong potential to lead to overdevelopment and high density, steering us away from the core of our General Plan. In addition, many residents have expressed frustration as their comments and concerns seem to go unheard. For example, at the 6/20/22 AHHEC meeting, a large number of residents voiced their desire for more ADUs/JADUs and disapproval of the opt-in program (while several non-residents approved it), yet the AHHEC seem to discount those resident's concerns. If you haven't already, I urge you to review the public comments in that meeting.

Kudos to Commissioners Targ and Taylor in their sub-committee role. I am very impressed and in alignment with their Colleagues Memo to be presented at the 6/29/22 Planning Commission Meeting, as are many of my fellow residents. Their suggestions and ideas will allow Portola Valley to meet its RHNA allocation while avoiding overdevelopment, and maintain low-density housing. Our General Plan clearly states that buildings should be "subservient to the natural setting and serve to retain and enhance the rural qualities of our town." Hear hear!

And I couldn't agree more with taking the time to get it right! This HE plan is not just about the next eight years in Portola Valley, but about hundreds of years to come. (In addition to the "sunrise" concept, Commissioner Taylor offered up a new idea about Affiliate Housing at the Hawthorns property, and I am certain there will be more ideas as we thoughtfully move forward.)

I also recommend that JADU target numbers be broken out and viewed separately from ADUs, as we can allocate all JADUs to very-low or low-income categories. I foresee strong demand for JADU rentals to students, caregivers, and local employees from Robert's, Alpine Hills, or the like.

As the Targ/Taylor memo indicates, we must focus all our efforts first on ADU/JADU production. To that end, we need to survey residents NOW, not in 2023. And we must fast-track all other efforts to increase our ADU/JADU development - why are we waiting? I am referring to Policies 7-1 through 7-7 in Section 7 of the Draft Housing Element. We must also offer financial incentives for ADU amnesty programs and JADU conversions from our Inclusionary Housing Fund.

If at all possible, I ask that we do not rezone any property with 20 or more units per acre, unless on Town-owned property. This is the only way we can control state-mandated bonus density. To that end, I would like you to revisit the property at 4395 Alpine Road, and bring the units per acre down. I understand that Woodside is using 10 units per acre for its high-density areas.

In addition, I am strongly opposed to development at Frog Pond Open Space, as there are environmental impacts, huge safety concerns with that sharp corner, and adversely alters the Alpine Scenic Corridor. Please refer to the 12/11/19 Town Council meeting and the numerous presentations and public comments. I am one of the petition signers to preserve this as open space, and pledged money to maintain the site.

To recap my views:

- As recommended by Commissioners Targ and Taylor, take the necessary time to protect the core elements of our General Plan
- Substantially increase ADU and JADU target numbers, fast tracking and increasing incentive programs. Survey and rally residents NOW!
- Adopt the "sunrise" provisions as stated in the Targ/Taylor memo.
- Eliminate opt-in rezoning - for 12 units, why would we offer such a controversial program that so many residents have spoken against? We can easily cover that amount through an aggressive ADU/JADU program and SB-9 units.
- If private property must be rezoned, apply a maximum of 10 du/acre. Town-owned property may be higher, as bonus density can be controlled.
- Protect Frog Pond Open Space, as our Town Council voted on 12/11/19.
- Remain true to the General Plan of Portola Valley.

Thank you for serving as stalwarts of Portola Valley and our future. Your efforts to represent our residents and community are much appreciated.

8. Optional: You can upload a copy of your comments.

Dylan Parker

From: abigail tammi
Sent: Friday, June 24, 2022 8:29 AM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

My daughter recently started horseback riding lessons at Isola/Glen Oaks in Portola Valley. She has been LOVING it. She is a child who has not been too excited to try many sports, so it is really great to finally see her take to something and be motivated to learn. The staff and horses at the farm have been a really great addition to our weekly routine, and as someone who rode horses myself as I child, it has been equally wonderful for me to be around them again after so long. There are great benefits of riding horses in terms of building kids' self-confidence and getting them engaged in their communities; in the current climate of school shootings it is especially important to give children positive outlets and connect them with resources in their communities to improve their futures. We come from San Mateo to Portola Valley which is known for their horse farms; it would be a travesty to take away this wonderful community resource. Please choose another site that is less damaging to the community for your affordable housing project.

In addition to being a mom, I'm also a social worker at the VA and I see our veterans get great benefits from equine therapy at farms in the area as well. Please allow us continued access to these important resources. Thank you, Abigail Mariani

Dylan Parker

From: erika everingham
Sent: Monday, June 27, 2022 12:12 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hello Portola Valley Housing team

I am writing to let the town of Portola Valley know how much Isola means to our family. We are residents of West Menlo Park who have been attending Isola riding academy for about 4 years. We attend for lessons and for Pony Club which is a meaningful club for young riders. We choose to spend a lot of time and money at Isola because we love the atmosphere and horses and what it offers. The land is beautiful and peaceful.

When we go to Isola we also almost always stop at at Ladera County Shopper for either The Lobster Shack, Portola Kitchen or Bianchini's so it's definitely a factor for us to support the local Portola valley merchants/restaurants. We love those places and probably would not go that way otherwise so to us it's part of our Portola Valley days.

Many young families like ours love Isola for its peaceful beauty. It would be a shame to lose it. Unfortunately I can not provide other land suggestions but often low cost housing is valuable to have closer to a park, school, affordable retail, transportation or a library. I don't see that location covering any of those. I understand that does not have many options within Portola Valley. Please consider an alternative option besides Isola for the new housing.

Thank you
Erika

Dylan Parker

From: Julie Mills
Sent: Monday, June 27, 2022 3:28 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hello Town of Portola Valley and Stanford University-

Isola Riding Academy provides care and residence for a number of horses. Their programs are amazing and help many children. Alternate sites would be available to build low income housing and should be used. However, this area should be preserved for the conservation of open space and for the immense benefits isolas use provides for the residents and students.

Sincerely- Julie mills- Isola supporter and parent

Sent from my iPhone :)

Dylan Parker

From: Lia Alves
Sent: Saturday, June 25, 2022 5:56 PM
To: housing
Subject: Isola/Glen oak stables

Categories: Red category

Dear housing@portolavalley.net,

I hope that another location is chosen. I do not want this stable to go. I know it is for a good cause, but if possible, please choose another location. Horses mean so much to me. I have struggled with my mental health a lot, and horses were the only thing that gave me joy, or motivation to live for a while. Now I am recovering, but horses are the only beings that make me completely forget what has happened to me. They give me hope when I feel like giving up. They are beautiful intelligent creatures, that have so much emotion. I feel moving them from their home would not be fair to them. Please consider what I have said. Thank you,
Sincerely, Lia Alves

June 23, 2022

Dear Portola Valley Planning Commission,

Please do not include the opt-in single family re-zoning changes in our Housing Element Plan. This zoning change will have huge repercussions down the road and to include now to only add 12 units to our plan to comply with the state RHMA mandates is reckless. EVERYONE that owns a home in this town should have a sign off on a change like this and most do not have an understanding or even knowledge of this possible change to our zoning laws. **As our town representatives, you MUST represent ALL of the people of this town and seek out their agreement before you submit our plan.** The inclusion of the opt-in rezoning will have huge negative financial and standard of living impacts on ALL of the people of Portola Valley.

I implore you to delay and slow down your response to the state. We have until the end of January to submit our plan. This gives you time to solicit the response of every resident of this town. The opt-in zoning will bring major change to Portola Valley and will not be reversible.

I am not against adding housing (although the demand of a 13.8% increase in a rural town over 8 years seems way out of line), but I am against changing zoning laws that we all agreed to when we bought our homes in Portola Valley. We have all bought and many built or remodeled our homes and had to comply with the building rules pertaining to house size, impervious surface rules, lighting rules, set-backs, landscape requirements, paint colors, and to now change the rules of the game is wrong, terribly wrong. Anyone that owns a home here and works hard to maintain it knows that to change the zoning laws so that neighbors can sell and developers can put multi-family units next door would agree that this will create huge problems and financial losses and degrade our quality of life that we worked hard to achieve. We have to protect our property values and our standard of living. We didn't just land here by accident, we chose to live here. We worked hard to be able to purchase a home here and work hard to continue to live here.

Add more ADU's and JDU's to the housing plan and find the best place to add the townhouses or condos. Add more housing at The Sequoia's and at The Priory. To me, these seem like the best places to add housing because it fits in with the needs and demands of what is already there. Don't create an opt-in re-zoning change that will forever change (and destroy) Portola Valley as we know it for no good reason. Please find the additional 12 units some other way or lower the "buffer" in the plan.

Submit minimal requirements and let the state decide if that is good enough. Don't over-comply. Remember if you give them an inch, they will take a yard. Please do not be over-zealous in giving in to the state's demands. Please don't let the state roll over our town. Make sure that they know that the people you are representing are not in agreement with the quantity of houses they are requiring. We are a rural community with narrow roads, steep terrain, limited jobs, limited transportation, no water, dry vegetation and that although we understand the spirit of the housing initiative, this is not the place to add all of these homes.

There is no common sense in how the state is trying to solve the real housing problem that we have. Try to minimize, delay, and do what you can to protect our residents that have invested their money, time, emotion, and love into our Town of Portola Valley. Please do not go forward with the opt-in single family rezoning.

Sincerely,
Anne Ashmead

Dylan Parker

From: Kari Chinn
Sent: Tuesday, June 28, 2022 8:51 AM
To: housing
Subject: FW: Special Planning Commission - Draft Housing Element Discussion

Hi,

I just saw this one as it came into junk mail

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

From: Margaret Blair
Sent: Monday, June 27, 2022 6:52 PM
To: Webmaster <webmaster@portolavalley.net>
Subject: Re: Special Planning Commission - Draft Housing Element Discussion

I am including here more research on the density Bonus issue, as regards our Housing Issues. I do not feel the reality of this has been adequately presented to the Town At a previous meeting I read a portion of the Density Bonus law, and was assured by the Town council that we could maintain control of the density a developer could use.

I have highlighted the main points in the enclosed document. Could this be discussed and could you please explain where it legally states we can control the use of the Density Bonus law.

Thank you, Margo Blair

Sent from my iPhone

<<https://www.portolavalley.net/Home/Components/ENotification/ENotification/ShowImageByUniqueKey?key=96956832d7c642889de7421349a11c52>>

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:05 PM
To: housing
Subject: FW: Please remove Frog Pond Park for consideration for housing
Attachments: 220628PvrPlanningCFrogPond.pdf

-Melissa Thurman, MMC

From: Dan Quinn <
Sent: Tuesday, June 28, 2022 2:40 PM
To: Town Center <TownCenter@portolavalley.net>
Cc: Maria Cristina <msouthgate@aol.com>; Gary J. Morgenthaler <garym@morgenthaler.com>;
vhowertonmiller@yahoo.com; Betsy Morgenthaler <betsyjm@me.com>; Danna Breen <pvlily@aol.com>; Helen R Quinn
<helenrhodaquinn@gmail.com>
Subject: Please remove Frog Pond Park for consideration for housing

Dan Quinn

10 Bear Paw

Portola Valley, CA 94028

CaptureTheLight@mac.com

6/28/2022

Dear Portola Valley Planning Commission:

I understand that some people have recently mentioned Frog Pond Park as a possible site for housing. How is this possible? I strongly object.

I thought this was all definitively settled in 2019, years after this area was shown as green (open space) on Town maps. After investigating the area myself, I signed a petition and let the Town know that this place is too precious as open space to use for a few residences. After petitions, meetings, discussions, etc., our Town Council voted on December 11, 2019, to remove Frog Pond Park (aka the "road remnant") from consideration as a site for housing on Town-owned land. What has changed since then??

After the vote, I breathed a sigh of relief, believing that this issue was now finally settled.

I gave my book *One Morning at the Frog Pond: February 26, 2019* to several Council members. (If anyone on the Planning Commission wants a copy, let me know.) Helen and I and many others donated to the Town fund set up to finance continued maintenance of Frog Pond Park. We joined our neighbors and the local Scout troop on work days, removing invasive plants and cleaning up the area.

The entirety of Frog Pond Park needs to remain open space. The open surface of the seasonal pond itself is not enough to maintain the ecological integrity of this iconic open space, where Pacific Chorus Frogs gather at the beginning of the rainy season, singing loudly enough to drown out conversation. Where White-tailed Kites hover, motionless in the air, looking for voles busy in the grass. Great Blue Herons, Mallard Ducks, Deer, Coyotes, and Bobcats come here, among many other birds and animals. Please ask the Town Conservation Committee for a copy of Nona Chiariello's cogent analysis of the ecological needs of the Frog Pond, from 2019.

Please reaffirm the integrity of the entire Frog Pond Park, including the "road remnant". What will it take to permanently put this issue to rest?

Sincerely yours,

Dan Quinn

Check out my images: <CaptureTheLight.zenfolio.com/FrogPondBook>

Dan Quinn
10 Bear Paw
Portola Valley, CA 94028
CaptureTheLight@mac.com
6/28/2022

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I thought this was all definitively settled in 2019, years after this area was shown as green (open space) on Town maps. After investigating the area myself, I signed a petition and let the Town know that this place is too precious as open space to use for a few residences. After petitions, meetings, discussions, etc., our Town Council voted on December 11, 2019, to remove Frog Pond Park (aka the "road remnant") from consideration as a site for housing on Town owned land. What has changed since then??

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Please reaffirm the integrity of the entire Frog Pond Park, including the "road remnant". What will it take to permanently put this issue to rest?

Sincerely yours,

Dan Quinn

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:06 PM
To: housing
Subject: FW: Alpine road remnant

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

From: Christopher Berg
Sent: Tuesday, June 28, 2022 1:51 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: Alpine road remnant

Dear Planning Commission members,

I am a longtime resident of Portola Valley, residing at 4 Thistle Street. Three years ago this coming December, the Town Council, upon receiving overwhelming support from town committees, a petition of over 700 town residents, and personal presentations and pleas by many concerned residents, voted to remove the Alpine Road Remnant from a list of possible sites for high density housing development. The Council simultaneously agreed to designate the Alpine Road remnant as permanent open space, thereby making this small piece of land part of the Frog Pond Park natural preserve. So strong was support for this expansion of the designated open space that a number of residents pledged to financially support the work needed to restore the road remnant and adjoining sections of Frog Pond Park in order to maximize this open space's ability to sustain and support the various forms of plant and animal life that thrive there.

I was witness to this process and the Town Council's decision. I signed the petition, spoke at a Council meeting against development of the Alpine Road remnant, and made a personal financial pledge to support needed restoration of the remnant and Frog Pond Park.

So, I am now shocked and really dismayed to learn that the Alpine Road remnant is again under consideration as a site for high density residential development. I would like to respectfully remind the Planning Commission that there are numerous reasons that the Council saw fit to designate the road remnant as open space to be preserved. It is immediately adjacent to the very sensitive and important ecosystem of Frog Pond Park that supports a large variety of plant and wildlife. It is an important part of a well used wildlife corridor that extends from Los Trancos, through Mader Valley, Coal Mine Ridge and to Windy Hill preserve. As the late Herb Dengler once told me, as he sat overlooking the Frog Pond up to Windy Hill,

"This is one of the most beautiful places I know of to just sit and look - it is an iconic California landscape view."

Building on the Alpine Road remnant would also permanently destroy this invaluable and precious view corridor that is emblematic of the natural beauty of the town we call home and that the Town government and residents have worked so hard and so effectively over the years to preserve.

I urge the Planning Commission to review the actions taken by the Town Council in December of 2019 to permanently designate the Alpine Road remnant as open space, and to remove it from any consideration as a place where high density housing could be developed.

Sincerely,

Christopher Berg

4 Thistle Street
Portola Valley, CA

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:06 PM
To: housing
Subject: FW: Uncounted ADU's

From: kb94028@gmail.com
Sent: Tuesday, June 28, 2022 1:42 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: Uncounted ADU's

Hi,

We understand that any ADUs built on our properties may be grandfathered-in if they weren't PV approved structures.

I'd like to advise that we, and several immediate neighbors may possibly have such ADUs on our properties. We hope this disclosure doesn't result in any town action against us and our neighbors.

We hope this helps to alleviate the amount of new housing added into PV and believe that there are a lot of uncounted ADUs presently being used for local housing.

Thanks, this is for your information and this is not a public comment,
Kerry

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:06 PM
To: housing
Subject: FW: Frog Pond

From: Julie Dickerson
Sent: Tuesday, June 28, 2022 1:08 PM
To: Town Center <TownCenter@portolavalley.net>
Cc: Andy Byrne <andy@clari.com>
Subject: Fwd: Frog Pond

----- Forwarded message -----

From: Julie Dickerson <julie.d.dickerson@gmail.com>
Date: Mon, Jun 27, 2022 at 10:11 PM
Subject: Frog Pond
To: <planningcommision@portolavalley.net>
Cc: Andy Byrne <andy@clari.com>

Dear Planning Commission,

I'm writing to strongly advocate for the open space (known now as the Frog Pond) that we worked so hard to protect.

This area is used every day by people walking the trails, horseback riders, joggers, dog walkers and students going to Corte Madera school. This connector piece allows for safe travel away from the traffic, with open views of the hills, the riparian meadow that is a vibrant frog habitat (as well as home to many raptors, red tail hawks, blue herons and grazing deer) and the sense of ease and peace it affords all who live nearby.

We cherish this space as we also live in one of the more densely populated areas of PV. It is with extreme urgency and desire that we implore this community to protect this space.

There are other areas of PV (down the Alpine corridor) that don't impact space, views or community the way so many would be affected losing this small park-like setting.

We feel so strongly, that we, among others, were one of the family's that also offered to put money forth to make sure it is protected and maintained. We were assured that this was designated as open space. Please don't go back on your word - which was agreed upon after thoughtful consideration.

Thank you,
Julie Dickerson & Andy Byrne
274 Corte Madera Rd.

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:13 PM
To: housing
Subject: FW: Please survey the town residents re: ADUs and

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

From: Joanne Donsky
Sent: Monday, June 27, 2022 11:08 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: Please survey the town residents re: ADUs and

Dear Planning Commission Members,

I oppose up-zoning that would allow 3 or 4 units to be built on one acre.

I support doing a survey of town residents to find out how many have the possibility of and/or interest in creating ADUs or JADUs on their property.

Thank you for your consideration,

Joanne Donsky

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:14 PM
To: housing
Subject: FW: Housing housing housing in PV

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

From: Majda
Sent: Monday, June 27, 2022 9:48 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: Housing housing housing in PV

Hello, and thank you for taking seriously resident input on this contentious topic. We can get through it all if everyone feels heard, and if we can come up with a plan that doesn't unnecessarily create dissension.

My suggested approach is for the Housing Element to propose as many ADUs and JUDUs as possible, as these would be scattered throughout Town rather than grouped together.

Such concentrated groupings could lead to backlash or other unanticipated consequences, which have rarely been discussed in the many zoom meetings I've listened to.

Let's not anticipate HCD rejection; let's make a constructive plan that preserves critical Town resources like open space, and maximizes fire safety.

Fire safety: To date, factors other than home hardening and vegetation control have not received adequate attention. Distance between structures is widely regarded by experts to be an important factor in fire risk control, yet plays no role in the HE.

Consultant Moritz' fire map, paid for by the Town, should play a key role in guiding development plans until new maps from Woodside Fire are available. The Housing Element should rely on the Moritz maps.

Finally, I think we might benefit from consulting with other WUI towns with similar vegetation, hills and gullies.

Thank you for all your efforts,
Majda Jones

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:14 PM
To: housing
Subject: FW: Draft Housing Element

From: Fred Wang
Sent: Monday, June 27, 2022 8:24 PM
To: Town Center <TownCenter@portolavalley.net>; Tracy Wang <tracyw.pv@gmail.com>
Subject: Draft Housing Element

Dear Portola Valley Planning Commissioners:

After reviewing the documentation in advance of the June 29th Planning Commission meeting, we would strongly urge you to support the recommendations put forward by Commissioners Targ & Taylor in their memo with regards to eliminating the opt-in rezoning program.

The opt-in rezoning program is simply bad policy. As other residents have commented, it creates a perverse incentive by certain homeowners to gain financially by re-zoning their properties for denser development at a cost to their neighbors in the community, creating a "zero-sum game" situation, where one homeowner gains at the cost of all of their neighbors. Portola Valley homeowners have always been held to a certain standard on development of their property with regards to impact on neighbors - by creating this opt-in rezoning program you would allow a homeowner to bypass decades of precedent set by the town and negatively impact the financial value of a property that was based on this precedent, creating financial damages to the other homeowners and creating a hostile atmosphere between the neighbors (and the town).

As the memo points out, this particular program only generates 12 units of housing which can easily be met through a combination of trimming a very generous buffer that's been budgeted, as well as increasing the number of ADUs in the community, which could very well be undercounted given the number of non-permitted ADU's that have been built already.

We understand the town has been put into a difficult position with the state mandates and we applaud the efforts of the volunteers to find the least impactful solutions here, but this particular aspect of the Housing Element, the opt-in rezoning program, should be eliminated from the final plan. It provides minimal benefit at an extreme and severe negative cost to our neighborhoods, community, and property values.

Regards,
Fred & Tracy Wang

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:14 PM
To: housing
Subject: FW: ADU info

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

From: courtney moulds
Sent: Monday, June 27, 2022 8:11 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: ADU info

Hello,

We have a studio that may be able to qualify as an ADU rental. How do I learn more about that program? We would like to do what we can to help avoid the changing of zoning laws in Portola Valley.

Thank you,

Courtney Moulds

George Tidmarsh

Sent from my iPhone

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:16 PM
To: housing
Subject: FW: Housing Element Update - 4395 Alpine Road
Attachments: Letter to Town of Portola Valley - Housing Element Update.pdf

From: Leticia O. Cvietkovich
Sent: Monday, June 27, 2022 10:01 AM
To: housing <housing@portolavalley.net>; Town Center <TownCenter@portolavalley.net>; Craig Hughes <chughes@portolavalley.net>; John Richards <jrichards@portolavalley.net>; Jeff Aalfs <JAalfs@portolavalley.net>; Sarah Wernikoff <swernikoff@portolavalley.net>; Maryann Moise Derwin <mderwin@portolavalley.net>; Laura Russell <lrussell@portolavalley.net>; Jeremy Dennis <jdennis@portolavalley.net>; Cara Silver <ces@jsmf.com>
Cc: Chuck R. Reed <chuckreed@hopkinscarley.com>; robertrallen@hotmail.com
Subject: Housing Element Update - 4395 Alpine Road

Good Morning,

Please see the attached letter from Chuck Reed regarding the Housing Element Update.

Sincerely,

Leticia O. Cvietkovich
Legal Executive Assistant



Hopkins & Carley | A Law Corporation
San Jose | Palo Alto
70 South First Street | San Jose, CA 95113
Direct: 408.299.1361 | Main: 408.286.9800
lcvietkovich@hopkinscarley.com
hopkinscarley.com

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June 27, 2022

Chuck Reed
chuckreed@hopkinscarley.com
T. 408.299.1409
F. 408.998.4790

By Email: housing@portolavalley.net

Portola Valley Ad Hoc Housing Element Committee
Portola Valley
765 Portola Rd.
Portola Valley, CA 94028

Re: *Housing Element Update 4395 ALPINE ROAD*

Dear Committee Members:

Hopkins & Carley represents the Allen Family Trust, Robert and Karen Allen, trustees, who make their home at 211 Nathhorst Avenue, Portola Valley, adjacent to 4395 Alpine Road.

Very late in the last committee meeting there was a discussion and approval of rezoning the property at 4395 Alpine Road to allow for 20 units per acre. Staff informed the committee that building at such a density would result in a three story project. See the YouTube recording at <https://youtu.be/LuRQHjXAx30?t=15831> (4:23:50)

With density bonuses for affordable housing, a project could be built at 36 units per acre, making it even taller than three stories. Losing control over height and mass under state density bonus law or streamlined ministerial approval law is a serious threat to our town. A project at three, four or five stories would be a radical change in character for Portola Valley and have a significant environmental impact on the scenic corridor, the riparian corridor and on the neighboring homes. It would create major traffic increases, complicating evacuation efforts in the event of fires, and add major risks for pedestrians, especially when analyzed with the cumulative impacts of other projects, like the Hawthorn Area Plan. Environmental clearance for such a project would require an Environmental Impact Report, which is a lengthy process when done correctly.

The change on this single parcel is unnecessary for the town to achieve its RHNA allocation numbers, but including this radical change will jeopardize the schedule for updating the Housing Element. On behalf of the Allen family, I respectfully request that rezoning of the property at 4395 Alpine Road to allow for 20 to 36 units per acre be dropped from consideration.

Sincerely,

HOPKINS & CARLEY
A Law Corporation



Chuck Reed

cc: Town Council, Planning Commission, Town Attorney (*By email: towncenter@portolavalley.net*)

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:16 PM
To: housing
Subject: FW: Proposed Draft Housing Element

From: Lee Middleman **On Behalf Of** Lee Middleman
Sent: Monday, June 27, 2022 8:43 AM
To: Town Center <TownCenter@portolavalley.net>
Cc: Donnie (M) <taxmaven@sbcglobal.net>
Subject: Proposed Draft Housing Element

Dear Commission,

I am writing to support the proposed housing element plan you will be reviewing this week. I know you face difficult trade offs and concerns. But we must contribute our fair share to the Bay Area housing needs.

A number of the concerns expressed by our citizens are mistaken.

- 1) No matter where we add housing in the town, there will be increased traffic on Alpine Road, so why not put as much housing on this road near the town exit. It will reduce traffic within the town. These folks will leave town first in an emergency, clearing the road for the rest of us.
- 2) We have a wonderful amount of open space (Windy Hill, Coal Mine Ridge, the Hawthorns, etc). We can thus consider using the unused portion of the Ford park for housing. It best located on a major town route, near Ladera Country Shopper, and closest to services in Palo Alto and along Route 280. I sure that if the Fords were here today, they would see this as the best use of their gift to the town.
- 3). We can maintain the rural character of our town while still doing our civic duty. And without getting in trouble with the state.
- 4) Although many people in the town say they support more affordable housing, many just don't want it near them or even in our town. But they ignore that emergency and town services are impacted by the lack of reasonable housing.

Thank you for your volunteer efforts for the town, Lee and Donnie Middleman

I now have an online gallery shop for my ceramic art. Please visit: [Etsy.com/shop/leemiddleman](https://www.etsy.com/shop/leemiddleman)

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:16 PM
To: housing
Subject: FW: Dorothy Ford Park* and the PV Inclusionary Housing Fund: a proposal

From: Peter Lipman
Sent: Monday, June 27, 2022 7:45 AM
To: Town Center <TownCenter@portolavalley.net>
Subject: Dorothy Ford Park* and the PV Inclusionary Housing Fund: a proposal

Dorothy Ford Park* and the PV Inclusionary Housing Fund: a proposal

*[*Dorothy Ford Park (7.7 acres) includes the baseball field as well as the open-space parcel; see the 2020 PV Open-Space Map].*

The thoughtful discussion prepared by the PV Planning Commission Subcommittee for its June 29 meeting on the 2023-31 draft Housing Element is greatly appreciated. Among other topics, it expresses multiple concerns about the AHHEC draft plan to repurpose the open space and remove the majestic oaks of Dorothy Ford Park for dense development of low-income multifamily housing. While the current AHHEC plan attempts a conscientious response to ill-conceived CA RHNA mandates, it would negate and dishonor the good-faith commitments made 50 years ago to the town folks who collaboratively donated the funds for this open-space acquisition, not anticipating that their generosity might require a legally binding covenant for protection from development in future times. In the present contentious era, abandoning this long-protected open space at the entry to the town's defined Scenic Corridor would further reduce trust among current Portola Valley residents. And during extended discussion at its June 20 meeting, a sizable minority of AHHEC members (4 of 10) opposed the repurposing of Ford Park for housing, but with ambivalence expressed on both sides.

I especially endorse the Subcommittee's proposal for new land use/zoning designation of Ford Park (and other designated PV Open Space, for which no special zoning category seemingly exists currently?). Some alternative for meeting the RHNA mandates are suggested below.

RHNA-mandated donation of existing town-owned land?

Implicit in the AHHEC draft plan, but not explicitly discussed, is the embedded conclusion that the only feasible way to meet the RHNA low-income mandates would be to transfer town-owned land to a developer. Shouldn't such a consequential conclusion be evaluated in relation to RHNA responses elsewhere? Are other nearby towns similarly finding it necessary to make comparable land donations for similarly high-density development?

If meeting the Housing Element requirements indeed requires town donation of an available site for low-income housing (still an incompletely answered question for many of us), why has the AHHEC plan not considered options to purchase a more suitable land parcel as an alternative to the relatively few town-owned properties of sufficient size for such development, none of which seems adequately appropriate? (*Despite my prior suggestion that Town Center soccer*

field would be a physically feasible alternative to development at Ford Park, I'd hate to see the beautifully organized cluster of recreational facilities at the PV center disrupted.)

Alternative proposal?

As an alternative to Ford Park, why couldn't the Housing Element Plan include a town pledge, committing the PV Inclusionary Housing Fund to support purchase of a suitable stand-alone site for the mandated low-income housing, preferably in central Portola Valley close to the Town Center and other desirable support facilities? This would also disperse required multifamily development more equitably beyond the Alpine Road corridor where the AHHEC draft plan currently places all such housing.

Use of the PV Inclusionary Housing Fund?

Why hasn't any use of the PV Inclusionary Housing Fund been explored for such purposes in the current AHHEC draft plan? This fund was established many years ago, specifically to support availability of affordable housing in the town. At year start, it had a balance of \$4.6M (1/12/22 Staff report to PV Council). Wouldn't support of low-income multifamily housing be an appropriate purpose for this fund? Could some state or federal funds also be obtained to help support a land acquisition if dedicated to low-income housing by a non-profit developer?

Backup plan

Such a pledge to purchase a suitable site could be backed by a "sunrise" stipulation that, should such a site fail to be acquired and made available for low-income housing within the next few (3-5?) years, the town would then make available the entire Ford Park for this mandated need (as recommended by the Planning Commission Subcommittee). By using the entire park, including the baseball field, the mandated housing could be developed more flexibly and at lower overall density, without some of the drawbacks in the current schematic plan. With additional acreage, the heritage oaks in the northern part of the site could be protected, and needed parking could be provided without impinging on the Scenic Corridor buffer zone. If required for release from in-place deed restrictions, the CA State grant funds (\$232,200) could be repaid from the Inclusionary Housing Fund. The town already has a second baseball field, at the Town Center. But hopefully, this undesirable backup stipulation would marshal town support for a more attractive solution.

Peter Lipman

Dylan Parker

From: Peter Lipman
Sent: Sunday, June 26, 2022 1:51 PM
To: housing
Subject: Dorothy Ford Park* and the PV Inclusionary Housing Fund: a proposal

Dorothy Ford Park* and the PV Inclusionary Housing Fund: a proposal

*[*Dorothy Ford Park (7.7 acres) includes the baseball field as well as the open-space parcel; see the 2020 PV Open-Space Map].*

The thoughtful discussion prepared by the PV Planning Commission Subcommittee for its June 29 meeting on the 2023-31 draft Housing Element is greatly appreciated. Among other topics, it expresses multiple concerns about the AHHEC draft plan to repurpose the open space and remove the majestic oaks of Dorothy Ford Park for dense development of low-income multifamily housing. While the current AHHEC plan attempts a conscientious response to ill-conceived CA RHNA mandates, it would negate and dishonor the good-faith commitments made 50 years ago to the town folks who collaboratively donated the funds for this open-space acquisition, not anticipating that their generosity might require a legally binding covenant for protection from development in future times. In the present contentious era, abandoning this long-protected open space at the entry to the town's defined Scenic Corridor would further reduce trust among current Portola Valley residents. And during extended discussion at its June 20 meeting, a sizable minority of AHHEC members (4 of 10) opposed the repurposing of Ford Park for housing, but with ambivalence expressed on both sides.

I especially endorse the Subcommittee's proposal for new land use/zoning designation of Ford Park (and other designated PV Open Space, for which no special zoning category seemingly exists currently?). Some alternative for meeting the RHNA mandates are suggested below.

RHNA-mandated donation of existing town-owned land?

Implicit in the AHHEC draft plan, but not explicitly discussed, is the embedded conclusion that the only feasible way to meet the RHNA low-income mandates would be to transfer town-owned land to a developer. Shouldn't such a consequential conclusion be evaluated in relation to RHNA responses elsewhere? Are other nearby towns similarly finding it necessary to make comparable land donations for similarly high-density development?

If meeting the Housing Element requirements indeed requires town donation of an available site for low-income housing (still an incompletely answered question for many of us), why has the AHHEC plan not considered options to purchase a more suitable land parcel as an alternative to the relatively few town-owned properties of sufficient size for such development, none of which seems adequately appropriate? (*Despite my prior suggestion that Town Center soccer field would be a physically feasible alternative to development at Ford Park, I'd hate to see the beautifully organized cluster of recreational facilities at the PV center disrupted.*)

Alternative proposal?

As an alternative to Ford Park, why couldn't the Housing Element Plan include a town pledge, committing the PV Inclusionary Housing Fund to support purchase of a suitable stand-alone site for the mandated low-income housing, preferably in central Portola Valley close to the Town Center and other desirable support facilities? This would also disperse required multifamily development more equitably beyond the Alpine Road corridor where the AHHEC draft plan currently places all such housing.

Use of the PV Inclusionary Housing Fund?

Why hasn't any use of the PV Inclusionary Housing Fund been explored for such purposes in the current AHHEC draft plan? This fund was established many years ago, specifically to support availability of affordable housing in the town. At year start, it had a balance of \$4.6M (1/12/22 Staff report to PV Council). Wouldn't support of low-income multifamily housing be an appropriate purpose for this fund? Could some state or federal funds also be obtained to help support a land acquisition if dedicated to low-income housing by a non-profit developer?

Backup plan

Such a pledge to purchase a suitable site could be backed by a "sunrise" stipulation that, should such a site fail to be acquired and made available for low-income housing within the next few (3-5?) years, the town would then make available the entire Ford Park for this mandated need (as recommended by the Planning Commission Subcommittee). By using the entire park, including the baseball field, the mandated housing could be developed more flexibly and at lower overall density, without some of the drawbacks in the current schematic plan. With additional acreage, the heritage oaks in the northern part of the site could be protected, and needed parking could be provided without impinging on the Scenic Corridor buffer zone. If required for release from in-place deed restrictions, the CA State grant funds (\$232,200) could be repaid from the Inclusionary Housing Fund. The town already has a second baseball field, at the Town Center. But hopefully, this undesirable backup stipulation would marshal town support for a more attractive solution.

Peter Lipman

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:17 PM
To: housing
Subject: FW: Please listen to the community's concerns

From: Sara Donahue
Sent: Monday, June 27, 2022 6:39 AM
To: Town Center <TownCenter@portolavalley.net>
Subject: Please listen to the community's concerns

Hello,

We are among the very concerned citizens of Portola Valley. The current housing element plan has the potential to permanently and significantly change Portola Valley's rural corridors and residential neighborhoods for the worse.

We are 100% in favor of opt-in upzoning to permit the development of 4 units of housing per acre on residential lots throughout Portola Valley (with some restrictions). Under this provision, a neighbor can sell his property to a developer (and the developer can also purchase adjacent properties) who can then build up to four units of housing/acre.

Please listen to what the community is saying — we want to preserve the defining characteristics of our beloved town.

Thank you,
Sara Donahue

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:17 PM
To: housing
Subject: FW: Housing Element Plan feedback

From: robin murray
Sent: Sunday, June 26, 2022 6:43 PM
To: Town Center <TownCenter@portolavalley.net>
Cc: robinmurray@protonmail.com
Subject: Housing Element Plan feedback

I am writing in response to the Draft Housing Element Plan.

Firstly, I appreciate all the hard work that has been done - this is not an easy task by any measure.

That said, I am writing to strongly object to the voluntary up-zoning proposal. There are many reasons, but in the interests of brevity my main concerns are as follows:

1. This proposal has the potential to rip apart the social fabric of the town. It will pit (and already has pitted) neighbor against neighbor. Emotions are running high and from what I hear, there is real risk that this may result in litigation between neighbors; between residents and the town; and between residents and committee members. There are alternative solutions and given the proposal is not material to the overall recommendation, why take the risk on destroying the town's social fabric?
2. Each resident of the town bought into the general plan when they moved to Portola Valley. To make a change of this magnitude it must have the support of the town's residents to be seen as legitimate. But there has been no survey of the town's residents despite the fact that this is clearly a highly contentious issue. Surveys have repeatedly been requested to no avail. From what opinions I have been able to solicit, the proposal has very little support from the residents. Hence the charged atmosphere. Please survey your residents as a matter of urgency.
3. The proposal is ill-thought through and is a classic example of a prisoner's dilemma as articulated in the June 29th Colleagues Memo by Commissioners Targ and Taylor. As drafted residents are incited to re-zone their property in fear that a neighbor might seek to rezone their property, first (and devalue the neighboring property).

I urge the committee to eliminate this proposal from the plan.

Best

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:25 PM
To: housing
Subject: FW: Housing

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

From: Judith Murphy
Sent: Saturday, June 25, 2022 3:09 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: Housing

Thank you, Planning Commissioners, for all the work you are doing to make sure the new housing that PV must build will fit into our community well.

I see 2 different, overlapping projects needing completion:

1. Completion of a Housing Element update for this rhna cycle that is acceptable to the State of CA with no cheating or fudging.
2. Actually building the number of new units that the state requires. This requires strict adherence to the numbers in the plan, but not how/where they are actually built.

As a last ditch measure we might need to rezone the Ford Field for 20/acre. I strongly hope if this is done there will be a clear commitment to NOT actually doing anything there unless 3 years into next cycle we are way behind on new Low and Very low units. Because the Town owns the land we should be able to hold back and not actually build there unless we have to. Because there is a buffer in our numbers this could be possible.

I agree there is no way to use ADUs for rhna numbers submitted to the state; there is no history to support it.

But I also think that with an early push from the Town we might actually be able to meet those Very Low/Low numbers with JADUs and ADUs.

1. JADUs could be quick, easy and cheap and the smaller ones demonstrably lower income.
2. There are a large number of accessory structures around town (pool houses, offices, gyms, studios) that were built in the last 10 years+, permitted and up to code, that specifically do not have kitchen or full bath facilities because they were not allowed. A facilitated pathway for adding kitchenette or full bath to create a true ADU could add a substantial number of units fairly soon without great expense.
3. There are a fair number of units from #2 category that later "got creative" and added small cooking area, or larger bath. Amnesty for these units should be relatively simple, as they are largely ready to go.
4. There are an unknown number of older units around that are nowhere near compliance with current codes. They would need substantial financial investment and planning department time to become officially sage and livable. I think amnesty for these units is problematic, disproportionately difficult and should not be a priority.

I am opposed to financial support for wealthy homeowners who may never rent their units. The Town should make freely available streamlined permitting, fee reductions, etc. to everyone because we have numbers to meet. But any cash support will hopefully require a deed restriction and actual commitment to rent at below market rates (with follow up confirmation.)

The Planning Department is in overwhelm and their staff is more than busy. A great backlog of routine tasks will need catching up on after housing element is completed. When they are swamped, they think of adding staff or calling

consultants - both expensive solutions. Tackling the ADU issues is not on their calendar anytime soon. I believe a Task Force of residents could quickly do 90% of the work needed for getting an expedited ADU program up and running - much faster than staff, much more locally appropriate than consultants and FREE.

Thank you,

Judith Murphy

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:27 PM
To: housing
Subject: FW: Letter regarding Housing Element Plan
Attachments: PV Planning Commission.docx

From: Allan Ashmead
Sent: Friday, June 24, 2022 8:52 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: Letter regarding Housing Element Plan

Hello Planning Commission,
Please see my letter attached. Thank you for all that you do for Portola Valley!
All the best,
Anne Ashmead
10 Antonio Court

June 23, 2022

Dear Portola Valley Planning Commission,

Please do not include the opt-in single family re-zoning changes in our Housing Element Plan. This zoning change will have huge repercussions down the road and to include now to only add 12 units to our plan to comply with the state RHMA mandates is reckless. EVERYONE that owns a home in this town should have a sign off on a change like this and most do not have an understanding or even knowledge of this possible change to our zoning laws. **As our town representatives, you MUST represent ALL of the people of this town and seek out their agreement before you submit our plan.** The inclusion of the opt-in rezoning will have huge negative financial and standard of living impacts on ALL of the people of Portola Valley.

I implore you to delay and slow down your response to the state. We have until the end of January to submit our plan. This gives you time to solicit the response of every resident of this town. The opt-in zoning will bring major change to Portola Valley and will not be reversible.

I am not against adding housing (although the demand of a 13.8% increase in a rural town over 8 years seems way out of line), but I am against changing zoning laws that we all agreed to when we bought our homes in Portola Valley. We have all bought and many built or remodeled our homes and had to comply with the building rules pertaining to house size, impervious surface rules, lighting rules, set-backs, landscape requirements, paint colors, and to now change the rules of the game is wrong, terribly wrong. Anyone that owns a home here and works hard to maintain it knows that to change the zoning laws so that neighbors can sell and developers can put multi-family units next door would agree that this will create huge problems and financial losses and degrade our quality of life that we worked hard to achieve. We have to protect our property values and our standard of living. We didn't just land here by accident, we chose to live here. We worked hard to be able to purchase a home here and work hard to continue to live here.

Add more ADU's and JDU's to the housing plan and find the best place to add the townhouses or condos. Add more housing at The Sequoia's and at The Priory. To me, these seem like the best places to add housing because it fits in with the needs and demands of what is already there. Don't create an opt-in re-zoning change that will forever change (and destroy) Portola Valley as we know it for no good reason. Please find the additional 12 units some other way or lower the "buffer" in the plan.

Submit minimal requirements and let the state decide if that is good enough. Don't over-comply. Remember if you give them an inch, they will take a yard. Please do not be over-zealous in giving in to the state's demands. Please don't let the state roll over our town. Make sure that they know that the people you are representing are not in agreement with the quantity of houses they are requiring. We are a rural community with narrow roads, steep terrain, limited jobs, limited transportation, no water, dry vegetation and that although we understand the spirit of the housing initiative, this is not the place to add all of these homes.

There is no common sense in how the state is trying to solve the real housing problem that we have. Try to minimize, delay, and do what you can to protect our residents that have invested their money, time, emotion, and love into our Town of Portola Valley. Please do not go forward with the opt-in single family rezoning.

Sincerely,
Anne Ashmead

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:29 PM
To: housing
Subject: FW: (PV Forum) # Housing

From: Bill Russell
Sent: Thursday, June 23, 2022 11:36 AM
To: Town Center <TownCenter@portolavalley.net>; Town Center <TownCenter@portolavalley.net>
Subject: Fwd: (PV Forum) # Housing

My name is Bill Russell. My wife and I have lived at 200 Nathorst Avenue for more than 30 years, previously at 56 Hillbrook. Below are our comments to the draft housing plan. Please consider them in making your recommendations to the town counsel. I am asking that these comments be sent by you to all members of the planning commission for their review and consideration. If anyone wants to speak to me about anything I have written, my phone is 650 815-8323. Bill Russell PS: one correction needs to be made to what I have written below: The number of possible units at 4395 Alpine is not 36 but rather 41; my original calculation was based on a one acre site when the actual size is 1.18 acres.

----- Forwarded message -----

From: Bill Russell <bill@russellfamilylaw.com>
Date: Sat, Jun 18, 2022 at 11:54 AM
Subject: Re: (PV Forum) # Housing
To: <main@pvforum.us>, <housing@portolavalley.net>, Bob Adams <bobadams@pacificadv.com>, robert allen <robertrallen@hotmail.com>, Tammy Cole <tammytcole@gmail.com>, ellen vernazza <ellenvernazza@yahoo.com>, Bruce B. Roberts <broberts@hopkinscarley.com>, Peter Draeger <ptdraeger@draegers.com>, jamie koblick <jamiakoblick@hotmail.com>, Jeff Booth <Jeff@boothfamily.com>, Chuck Falore <Cfalo711@gmail.com>, Mary Khan <mmkhan8@gmail.com>, Greg Franklin <greg@franklinlowe.com>, Kimberley Cashin <kimberley.cashin@gmail.com>

COMMENTS TO THE DRAFT HOUSING ELEMENT

It is requested that the following proposed sites be removed from the recommendations:

1. Opt-in Rezoning Program sites (12 projected units).
2. 4395 Alpine Road housing Site (23 projected units).

As discussed in detail below neither project is needed to meet the state mandated 253 RHNA requirement and neither program has any meaningful support from the town citizenry.

OPT-IN SINGLE FAMILY REZONING WILL POTENTIALLY DESTROY THE CHARACTER OF PORTOLA VALLEY

The committee is proposing "voluntary" opt-in zoning across all of Portola Valley. This proposal, if adopted, will permit any homeowner in Portola Valley (regardless of neighbors' objections) to construct up to four dwelling units per acre on all properties in Portola Valley that are one acre or greater in size. This is a dramatic shift from the one acre/one residence zoning that has prevailed throughout this town's history, embodied in its general plan and enabling zoning, and relied upon by every homeowner who has ever purchased a single family residence on one acre within the town.

Instead of the town-wide zoning being one home per acre it will be four homes per acre. The immediate and long term impact will be as follows:

1. The economic value of every existing one acre/one home residence within the town will decrease substantially. Potential purchasers of these homes will not pay as much, knowing that he/she could be surrounded by multi-family structures, the result of which would be to reduce the value of the home purchased as well as its quiet enjoyment. For those of us who have lived in this town for 20, 30, 40 years or more, it is often the case that our home is our primary economic asset. To haphazardly open the door to dense development with a reduction in economic value and peaceful enjoyment of that asset is entirely without justification. There is no town wide support for this proposal and it is not needed to reach the 253 RHNA mandate.
2. There is nothing in the committee proposal permitting any neighbor from preventing the development of another's property for four units. To the extent that the development qualifies as "affordable housing" bonus density law may apply, permitting increased density beyond four units per acre. When an ADU is constructed notice must be given to neighbors, giving them a right to object. Nothing in the current proposal requires that this be done. To the extent that this qualifies as "affordable housing" construction may proceed on a "by right" basis meaning that no significant objections may be made.
3. This proposal will create a race to the bottom: those homeowners who see a neighbor selling his property for multi-family development may feel pressure to do likewise with his own parcel for fear of having the neighbor's development reduce the value of his own home unless he gets on the band wagon and seeks out a developer.
4. The town reaction to this proposal is known to the housing committee. When the proposal was initially made the actual location of those properties whose owners were interested in upzoning were disclosed. Many lived on Georgia Lane. When the neighbors on that street determined what their neighbors were contemplating there was an uproar. Objections were vehemently made, lawyers were consulted and potential chaos was the order of the day. In the current draft plan the location of those properties whose owners are interested in upzoning is not disclosed. Could this be because the committee saw the hue and cry that arose from this proposal and does not want a repeat performance?
5. The draft plan forecasts the construction of but 12 units under the opt in zoning program over the next eight year cycle. There is absolutely no evidence of any kind that, once it gets rolling, the ball will stop at 12 units. And there is nothing within the proposed legislation that limits the number of four unit/acre projects that can be approved. Even if there were such a limitation, any developer denied permission would be heard to argue that his constitutional rights to equal protection and due process were being denied by allowing others to develop, but not him.

This proposal is an ill conceived plan created by the housing committee, not borne out of any demand from the residents of this town. Being charitable, perhaps the committee was simply trying to spread the burden of increased housing density through the town. My central belief: the fairest and best way to share the burden is to (1) construct affordable housing on town owned lands that are economically and geographically removed from existing single family neighborhoods and (2) construct ADUs and JADUs which present almost no interference with either the economic value or quiet enjoyment of homeowners adjacent to those ADUs and JADUs. In contrast, once you start down the path of changing the zoning and use of private property on which every homeowner has relied in purchasing his home there is no turning back; only a lifetime filled with lawyers and acrimony between neighbors.

4395 ALPINE ROAD HOUSING SITE

To begin at the beginning: the committee originally proposed involuntary re-zoning of selected homes within the Nathorst Triangle without any consultation with the affected homeowners and without any site visits to determine the viability of any such zoning changes. There was an immediate and vociferous cry of foul from the homeowners in the Nathorst Triangle and adjacent Applewood Development. In fact everyone throughout the town that spoke on the subject said that involuntary zoning changes to residential properties against the express wishes of homeowners was

inappropriate. Regardless of the attitude of those living in the triangle or Applewood, the committee, from day one, has focused, and continues to focus, on singling out the Nathhorst Triangle for development.

After abandoning the involuntary re-zoning plan the committee next proposed development of two vacant lots next to Robert's and immediately adjacent to existing Nathhorst Triangle Homes, and the parking lot behind Robert's, as well as re-development of the office complex at the entrance to the Nathhorst Triangle and Applewood Developments: four possible sites, all concentrated at the Triangle in the middle of the scenic corridor.

The first domino to fall was the vacant lot on Alpine, now known as the Willows Project. It is an approved 13 unit development for disabled adults. Even though no one with a heart could seriously oppose the concept, it was the wrong project at the wrong place. The 13 units represent a significant fire risk and a significant interference with the quiet enjoyment of the homes that are immediately adjacent to it.

Now, under the current draft plan, the committee proposes allowing the development of the vacant lot next to the Willows Project so that the owner of that property can build 20 units per acre which, if it is qualified affordable housing, means that the owner will be able to build 36 units on one acre. Once again, such a density substantially creates a major fire risk and a major impediment to the peaceful enjoyment of those Nathhorst Triangle homes that are immediately adjacent to it, not to mention its impact on the scenic corridor and evacuation in the event of a disaster. Such a development is the documented exact opposite of what the town's residents want: the committee's own survey of everyone in the town revealed that the least desirable solution to the housing issue was the construction of dense, apartment- like structures.

Wouldn't it simply make more sense to not include this vacant lot as as part of the RHNA program which makes development a pre-approved "by right" project without the right to any meaningful control over the development itself and, instead, remove it from a 20 unit/acre district and just allow the owner of this vacant land to make application to the town for development either within existing zoning laws or as a recognized and appropriate exception to the zoning (think variance). In such a case the town maintains very real control over the nature and extent of the development of this property. It is not a rejection of the right to develop, only imposition of the customary restraints that affect and protect all of us. And the owner of this vacant lot has experience working with the Town as he is also the owner of the Willows Project next door.

NEITHER OPT-IN ZONING NOR THE 4395 ALPINE ROAD PROJECT ARE NEEDED TO MEET THE STATE MANDATED RHNA REQUIREMENT (253 UNITS)

The housing committee proposed site descriptions are listed on page 104 of the draft plan (all number references are to pages of the draft plan unless otherwise indicated). The committee proposes presenting a plan for 306 units to the state in the draft plan.

The state mandate only requires that there be a realistic presentation of 253 units, not 306 or any other number. If the Opt-in plan and 4395 Alpine are removed from consideration there will still be 271 units for state consideration, eighteen more than are required.

" Every jurisdiction in California receives a target number of homes to plan for. This is called the Regional Housing Needs Allocation or RHNA...Portola Valley's income specific estimated RHNA is....253 units. " (Page 4 June 8, 2022 Memorandum Town of Portola Valley from Laura C. Russell, RE: Public Review Draft Housing Element and Guide to Providing Comments.)

"After Town Council review, staff will update the Draft Housing Element based on the comments received and submit it to the State Department of Housing and community Development (HCD) for their review. In the fall, the Town will conduct additional public meetings to update the document according to HCD comments," Page 3 of June 8, 2022 Memorandum Town of Portola Valley.

The current state wide legislation effectively eliminates local control over housing and associated planning. Although all cities and towns within California must comply with the state mandate, no city or town is required nor can any such jurisdiction be compelled to give more than the RHNA allocation. In the case of Portola Valley that is 253 units. The state will review the town designation of units and determine whether or not they reasonably meet the 253 requirement; if so, the state has no authority to insist that any local town or city provide additional possible units as a buffer against the possibility that construction may not go forward. If the state rejects any of the proposed 253 units then the state must give its reasons and provide Portola Valley with an opportunity to replace the rejected sites with new ones. At that time, and after further resident participation, new sites can be proposed. These may include development of units at Town Center, or the road remnant near the frog pond, or the Ford Baseball Field itself or any number of realistic possibilities. All options will be open. What is clear is that it is currently unnecessary, as part of a first draft, to anticipate rejections and propose additional units when those proposals are poor choices and, in the case of upzoning, a very dangerous choice. And when the town's residents themselves are not in favor of providing a buffer beyond what is required, why do so? We are at the beginning of the process working with the state. By analogy, consider the draft plan to be a first date. How far would /should any of us go on a first date?

The committee proposes presenting 306 units to the state, 53 more than are required. This amounts to a 21% bonus when the state itself "recommends" (no legal requirement) as little as a 15% bonus. More importantly, the committee's analysis of bonus is incorrect even if a bonus of some kind is to be applied. The purpose of a bonus is to protect against the possibility that some of the designated units won't actually be constructed. However, no bonus percentage (of any kind) should be applied to those units where there is no or very little likelihood of non-development.

For example, pursuant to HCD guidelines, "in addition to vacant and underutilized land resources, a community may satisfy their RHNA requirements through "alternative means" which may serve as credits toward their RHNA. These alternative means include the consideration of proposed, pending, or approved development projects that haven't received a certificate of occupancy prior to the start of the 6th cycle on June 30, 2022" (page 90).

According to the draft report 52 units fall within this category, 13 units being from the approved project at 4388 Alpine Road (aka Willow commons, now in development) and 39 units from the Stanford Wedge. Thus, 52 units from the RHNA mandate of 253 units should be removed from any bonus calculation, leaving 201 units (253 minus 52) to which a bonus percentage could conceivably apply.

However, "per HCD guidance, a community may also credit the number of ADUs that are anticipated to be developed during the 6th cycle housing element planning period toward their RHNA requirements. The forecasted development of ADUs during the planning period must be based on an analysis of prior years' building permit and local development regulations that promote ADU development." (page 90)

The draft plan proposes 92 units as credits against the RHNA allocation (page 93). Considering the streamlined process that is now underway (pre-approved plans, abbreviated administrative procedures, amnesty programs for ADUs constructed without town approval, etc.) the estimate of 92 is probably overly conservative and there need not be any bonus calculation against the 92 units. However, even if one wanted to ignore all that will happen going forward and just rely on historical numbers (which includes the pandemic years) the total number of ADUs' building permits issued between 2017 and 2021 is 39 or an average of 7.8 per year. Projected over the 8 year cycle means that, at an absolute minimum, there will be 62.4 ADUs and not the 92 currently projected by the housing committee. It is worth noting that the average of 7.8 ignores the fact that from January through May 2022 there have already been 7 building permits issued. (page 92). As stated above, the number of units to which one could reasonably apply a bonus calculation is 201. If you then subtract the 62.4 units derived from a very conservative ADU calculation, a bonus should apply to no more than 138.6 units (201 minus 62.4). Fifteen percent of 138.6 units is 20.79 units which, when added to the 253 is 273.9 units. Presenting a proposal with 271 units, which is still 18 over the 253 requirement, should be more than sufficient.

EPILOGUE

The State of California has forced this Apocalyptic world of uniformity upon local towns and cities, entirely disregarding the unique characteristics of such places in the hope of forcibly creating a world where everyone gets to live every where they want whenever they want. Here's my personal experience: when I graduated from law school and went to work for a big city law firm I had the option of working in San Francisco or the branch office in Los Angeles. At that time, my firm paid more to its beginning associates than any other firm in California : \$15,500 per year if you worked in San Francisco or \$16,000 per year if you worked in Los Angeles. \$500 was real money so I moved to Los Angeles, with the intention of living in Malibu overlooking the Pacific or living in Beverly Hills overlooking Rodeo Drive. To my everlasting humiliation I discovered that I could afford neither, meaning that I might have to live in a neighborhood that was farther from my work than these two venues. Before selecting that option I contacted the mayors of Malibu and Beverly Hills and demanded that I be admitted under the Affordable Housing Programs that each such city surely had. Imagine my dismay when I discovered that there was no such thing. Having graduated from law school I knew "my rights" so I called Governor Reagan to complain. He was entirely sympathetic and said "Young man, just you wait, in a short 50 years, every hamlet throughout California will have the Affordable Housing Plan of which you speak and then you will be able to live wherever you want whenever you want, regardless of your income or your age or the impact on your chosen community." And now my dream is coming true and I can live in Pacific Heights or Montecito or even Portola Valley! The End.

Bill Russell

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:35 PM
To: housing
Subject: FW: Comments on 6/15 Town Planning Commission meeting

From: Trish Heald
Sent: Thursday, June 16, 2022 1:28 PM
To: Town Center <TownCenter@portolavalley.net>
Cc: Laura Russell <lrussell@portolavalley.net>
Subject: Comments on 6/15 Town Planning Commission meeting

Dear Commissioners Kopf-Sill, Goulden, Hasko, Targ, and Taylor,

Thank you for last night's meeting. I thought it was respectful and productive. I would now like to share some thoughts. Please bear with me as clear email communication is necessarily long.

I understand the concern of relying too heavily on ADU/JADU units in the housing plan, and of stretching our argument for those numbers past the point of credulity based on historic production. This point was made clear to Woodside when they asked the same question and received this answer:

*“HCD staff indicated general support for focusing on ADUs but cautioned that the housing element RHNA plan still needs to project future units based on historic production **unless it has solid evidence showing a larger number of units would be constructed during the 8-year period,**’ the report states.” [Source: Almanac](#)*

The text I have highlighted in bold is pertinent. I do not believe the town has done enough communication and research on the potential for JADU and ADU construction over the next eight years. I believe a survey would show there is justification for increasing JADU and ADU numbers in the plan. Increasing JADUs in the plan is particularly advantageous because they truly provide low-income housing (a JADU, say, is affordable to a single mother + infant "family," compared to a \$2000/month or more duplex, condo, or cottage under the opt-in re-zoning plan).

Therefore, I request that the town conduct a rigorous survey of its residents to determine interest in JADU and ADU projects over the next eight years (Woodside did this). I request that this survey includes succinct and clear wording explaining how the town is making this easier and faster (streamlined processes, dedicated staff hours), and more affordable (incentives, subsidies, pre-approved plans). I think there would be more commitment to JADUs and ADUs if it was explained in the survey that they have the potential to alleviate

some of the need for high-density development on scenic corridors and potentially all of the need for opt-in re-zoning of residential properties. It may be a good idea to focus this communication and survey only on JADU units since this is the area least understood by residents, easiest to implement, and could be most impactful in the lower-income categories, which, after all, is what the RHNA requirements really seek to address. I do not accept that it is too late in the process to survey the town and get this number right.

With solid evidence in hand of the town's projected supply of JADU/ADUs over eight years, I believe we can add and justify 12 units (or more) to the JADU/ADU number (possibly even split this number out so it's clear we have both a robust ADU and JADU plan). If we add **only** 12 units of JADU/ADUs to the plan, we can eliminate the contentious opt-in re-zoning element.

Last night, I heard precisely zero comments from residents in support of opt-in re-zoning. Zero. I heard multiple comments from residents who have strong objections to this element of the plan. Those comments are, I believe, representative of what are most likely the views of the majority of town residents. I did hear Chairperson Kopf-Sill speak in favor of retaining the opt-in re-zoning element, saying that she wants it because she knows people who would like to live in these kinds of houses (i.e., the new cottages/townhouses, etc. that re-zoning would make possible). This statement concerns me because I believe the logic here is an inappropriate basis on which to create a new zoning law. I am also concerned that her statement may reflect that she has not yet incorporated or maybe not yet understood the many realistic objections to and consequences of opt-in re-zoning raised last night at the meeting by some planning commissioners and all residents who spoke.

I would also like to note my concern regarding Planning and Building Director Laura Russell's comments at the end of the meeting. If I understood her correctly, she stated that she can "go rogue" and technically go direct to HCD with whatever draft plan she wants and that there is no legal requirement for the planning committee to approve or the town council to approve the draft plan, nor for residents' wants and needs to be addressed in the plan. I realize that Ms. Russell does not mean to threaten town residents or planning commissioners with such an action; however, the comment does speak to what I feel may be an underlying impatience with and/or disregard for the views of some planning commission members and the residents of this town (beyond the AHHEC). In my opinion, these kinds of statements and the potential attitudes they may suggest, are a problem, if only as a matter of optics. Optics matter. Especially in a small and passionate town.

I saw this problem playing out also in Chairperson Kopf-Sill's remarks, which seemed to suggest that planning committee members and residents need not question or pressure test or ask for a change to the 21% buffer number because the AHHEC had already put the hours in to figure this out, so why should they spend time re-examining it? If the AHHEC plan is a "draft" document, then isn't it completely appropriate and desirable that members of the planning committee and residents pressure test and request changes to

the document? I didn't get the feeling those perspectives were welcome. It made me wonder about the process here.

My questions to planning commission members are these: who decides what draft housing element plan goes to Town Council and through what channel? Because, if I understood correctly, it sounds like there is a possibility that the Town Council is presented with

1. a draft housing element plan defended by AHHEC members and the Planning and Building Director; as well as
2. another document/dissenting opinion paper or comments by the planning commission who weren't able to reach consensus on some items so can't wholeheartedly endorse the draft element plan; and, then, potentially
3. an outcry of residents who are at best feeling confused and at worst sense a breakdown in town governance.

I appreciate the extra time and effort Commissioners Hasko, Targ, and Taylor have committed in order to mitigate or eliminate this undesirable outcome. I am also deeply appreciative of the members of the AHHEC committee and Ms. Russell even though I disagree with some of the proposals in the draft housing element plan. Specifically, the number of JADU/ADUs, the inclusion of an opt-in rezoning plan, and a 21% buffer.

If I have understood correctly, the consequence of putting in "too low of a buffer" is that the HCD will engage in a bit of back and forth (in advance of the January deadline) with the town. In my eyes, this does not seem punitive, does not reflect poorly on the town or Ms. Russell, and therefore it's worth it to give a lower buffer number a try.

Thank you again for your time and consideration.

Sincerely,

Trish Heald
160 Sausal Drive

Dylan Parker

From:
Sent: Monday, February 28, 2022 12:29 PM
To: Adrienne Smith
Cc: Housing
Subject: questions

Hi Adrienne,

Thank you so much for all your efforts on behalf of the town for the housing element. I appreciate your hard work and poise.

I have a couple of questions:

1. Is the only way for the Town to meet the Very Low units (which I assume is synonymous with “affordable” units) is via rezoning a few properties to a minimum of 20 units per acre? Does the state offer no other way to meet that very low RHNA segment? Jr. adus don’t qualify? Is there a particular size of unit on that 20+ units per acre that is prescribed? Or is an increased zoning just the simplest way to satisfy the state for the housing element?
2. Where can I get a spreadsheet of all the properties in town listing their acreage and the size of the existing housing units as well a list of all the vacant properties? At a minimum does the Town have a list available of how many properties there are in each general size in Town (i.e. how many properties are 0.1 acre, 8000 sf, ¼ acre, 1/3 acre, ½ acre, 1 acre, etc. up to how big?)

Thanks
Rebecca Flynn

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:37 PM
To: housing
Subject: FW: Questions

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

From: DANNA BREEN
Sent: Tuesday, June 14, 2022 6:11 PM
To: Town Center <TownCenter@portolavalley.net>; csilver@portolavalley.net
Cc: Nicholas.Targ@hklaw.com; Judith.Hasko@lw.com
Subject: Questions

As you all know our General Plan is internally consistent. This draft housing element gives us an idea of what changes may take place. They are substantial. The town chose to begin with the Housing element and then move to Safety element which is being drafted without resident participation and crafting. Ostensibly we can't predict what the implications are to the safety element until the housing element is finalized. Residents would like PC to articulate what changes and implications they see occurring to the remaining elements of the General plan : ie land use, circulation...all of them, because no doubt the entire General plan will need changing and perhaps that was the point of all of this. Adding 20% to our current population with no planned infrastructure is challenging. I'd like to hear what you feel will ultimately need to happen to our wonderful document to make it internally consistent again after the housing element is approved. What does that mean to the General Plan? I would like specifics please and if you need more time...perhaps hit the pause button for some time. As always, respectfully yours, Danna Breen, 4680 alpine rd.

Sent from my iPad

Danna Breen

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:40 PM
To: housing
Subject: FW: No to building housing!

From: Ana Kostioukova
Sent: Monday, June 13, 2022 7:43 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: No to building housing!

Our area is prized for being horse country. Please don't destroy it by making it look like Palo Alto or Mountain View! Those are lovely places, but the same reason Tuscany is able to remain so beautiful is by eliminating construction of new buildings, etc., we need to do the same to preserve what we have. We don't want these towns to look like the rest of the Bay Area.

Dylan Parker

From: Maria Cristina
Sent: Tuesday, June 28, 2022 6:30 PM
To: Town Center
Cc: housing
Subject: Input for the Planning Committee regarding low income housing options.

Input for the Planning Committee regarding low income housing options.

-We feel it is very important to maintain Portola Valley's current environment into the future. I was born and raised here, and hope it can continue to have it be the lovely place it has been until the day I die.

-Our leaders need to keep our General Plan as a priority no matter what the state may require. To this end I would beg you to remove open space lands from your consideration for housing. In particular, I was distressed to hear a Housing Committee member suggest the Alpine Remnant /Frog Pond site. Many of us contributed much time, effort and money to assure that this site would remain open space.

-The gateway on Alpine Road will be impacted in a major way with the Stanford projects and so suggest you consider putting low income housing in the current location of the soccer field at the Town Center. The playing field could then be put along Alpine at Ford Field. Parking could be moved under the oaks between the two playing fields and maybe a small quantity of cottages could be built in the current parking lot for the baseball field. Perhaps you could work with the builder of the Wedge or the Church?

-Pls don't remove Glen Oaks Stable. Already one stable on Alpine is being removed by The Wedge project and it would be sad to see another gone. Perhaps a few housing units could be put on the land but without displacing the stable

-Our Town government needs to step up and offer incentives and streamlined plans for residents regarding ADU/JADU. This is one of the best paths forward but we need our town government to help.

I believe that residents are not putting in applications because they are waiting for this to happen.

-Town needs to seriously consider the future impact on donations of land if residents see that land donated under the condition of being open space, instead ends up being high density housing. I know that the events of recent years have adjusted my thoughts regarding future donation of our land.

Thank you for your time & attention,
Maria Southgate

Dylan Parker

From: Melissa Thurman
Sent: Tuesday, June 28, 2022 2:28 PM
To: housing
Subject: FW: Housing Element Comments for 6/29/22 Meeting

From: Karen Askey
Sent: Tuesday, June 28, 2022 2:27 PM
To: Town Center <TownCenter@portolavalley.net>; Melissa Thurman <mthurman@portolavalley.net>; Laura Russell <lrussell@portolavalley.net>
Subject: Housing Element Comments for 6/29/22 Meeting

Dear Planning Commission,

Thank you for your thoughtful comments and ideas in your meeting regarding the Housing Element Draft on 6/15/22. It's unfortunate that you were all not involved in this process from the onset, as the Planning Commission is instrumental in shaping Portola Valley's future while serving as the guardians of our General Plan. This is no easy task...

As I've mentioned before, most residents are very concerned that the current Housing Element Draft has strong potential to lead to overdevelopment and high density, steering us away from the core of our General Plan. In addition, many residents have expressed frustration as their comments and concerns seem to go unheard. For example, at the 6/20/22 AHHEC meeting, a large number of residents voiced their desire for more ADUs/JADUs and disapproval of the opt-in program (while several non-residents approved it), yet the AHHEC seem to discount those resident's concerns. If you haven't already, I urge you to review the public comments in that meeting.

Kudos to Commissioners Targ and Taylor in their sub-committee role. I am very impressed and in alignment with their Colleagues Memo to be presented at the 6/29/22 Planning Commission Meeting, as are many of my fellow residents. Their suggestions and ideas will allow Portola Valley to meet its RHNA allocation while avoiding overdevelopment, and maintain low-density housing. Our General Plan clearly states that buildings should be "subservient to the natural setting and serve to retain and enhance the rural qualities of our town." Hear hear!

And I couldn't agree more with taking the time to get it right! This HE plan is not just about the next eight years in Portola Valley, but about hundreds of years to come. (In addition to the "sunrise" concept, Commissioner Taylor offered up a new idea about Affiliate Housing at the Hawthorns property, and I am certain there will be more ideas as we thoughtfully move forward.)

I also recommend that JADU target numbers be broken out and viewed separately from ADUs, as we can allocate all JADUs to very-low or low-income categories. I foresee strong demand for JADU rentals to students, caregivers, and local employees from Robert's, Alpine Hills, or the like.

As the Targ/Taylor memo indicates, we must focus all our efforts first on ADU/JADU production. **To that end, we need to survey residents NOW, not in 2023. And we must fast-track all other efforts to increase our ADU/JADU development - why are we waiting? I am referring to Policies 7-1 through 7-7 in Section 7 of the Draft Housing Element. We must also offer**

financial incentives for ADU amnesty programs and JADU conversions from our Inclusionary Housing Fund.

If at all possible, I ask that we do not rezone any property with 20 or more units per acre, unless on Town-owned property. This is the only way we can control state-mandated bonus density. To that end, I would like you to revisit the property at 4395 Alpine Road, and bring the units per acre down. I understand that Woodside is using 10 units per acre for its high-density areas.

In addition, I am strongly opposed to development at Frog Pond Open Space, as there are environmental impacts, huge safety concerns with that sharp corner, and adversely alters the Alpine Scenic Corridor. Please refer to the 12/11/19 Town Council meeting and the numerous presentations and public comments. I am one of the petition signers to preserve this as open space, and pledged money to maintain the site.

To recap my views:

- **As recommended by Commissioners Targ and Taylor, take the necessary time to protect the core elements of our General Plan**
- **Substantially increase ADU and JADU target numbers, fast tracking and increasing incentive programs. Survey and rally residents NOW!**
- **Adopt the “sunrise” provisions as stated in the Targ/Taylor memo.**
- **Eliminate opt-in rezoning - for 12 units, why would we offer such a controversial program that so many residents have spoken against? We can easily cover that amount through an aggressive ADU/JADU program and SB-9 units.**
- **If private property must be rezoned, apply a maximum of 10 du/acre. Town-owned property may be higher, as bonus density can be controlled.**
- **Protect Frog Pond Open Space, as our Town Council voted on 12/11/19.**
- **Remain true to the General Plan of Portola Valley.**

Thank you for serving as stalwarts of Portola Valley and our future. Your efforts to represent our residents and community are much appreciated.

Karen Askey
119 Groveland Street
650-776-5585

Dylan Parker

From: Laura Russell
Sent: Tuesday, June 28, 2022 3:58 PM
To: housing
Subject: FW: Housing Element Comments for 6/29/22 Meeting

From: Karen Askey
Sent: Tuesday, June 28, 2022 2:27 PM
To: Town Center <TownCenter@portolavalley.net>; Melissa Thurman <mthurman@portolavalley.net>; Laura Russell <lrussell@portolavalley.net>
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Karen Askey
119 Groveland Street
650-776-5585

Dylan Parker

From: Karen Askey
Sent: Tuesday, June 28, 2022 9:07 PM
To: housing
Subject: Fwd: Housing Element Comments for 6/29/22 Meeting

Hi, these comments are for the Special Planning Commission Meeting on Wednesday, June 29th. I sent them to planningcommission@portolavalley.net earlier today, and will enter them on the Housing Element site as well.

Please confirm they will be shared with the Planning Commission.

Thanks,
Karen

----- Forwarded message -----

From: Laura Russell <lrussell@portolavalley.net>
Date: Tue, Jun 28, 2022 at 3:57 PM
Subject: RE: Housing Element Comments for 6/29/22 Meeting
To: Karen Askey <askeykaren@gmail.com>, Town Center <TownCenter@portolavalley.net>, Melissa Thurman <mthurman@portolavalley.net>

Hi Karen,

Thanks for your comments. As I mentioned before, if it's Housing Element related, please email my team at housing@portolavalley.net. We are getting a lot of comments and want to make sure we are tracking them all.

Thanks,

Laura

From: Karen Askey <askeykaren@gmail.com>
Sent: Tuesday, June 28, 2022 2:27 PM
To: Town Center <TownCenter@portolavalley.net>; Melissa Thurman <mthurman@portolavalley.net>; Laura Russell <lrussell@portolavalley.net>
Subject: Housing Element Comments for 6/29/22 Meeting

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Karen Askey

119 Groveland Street

650-776-5585

Dylan Parker

From: Melissa Thurman
Sent: Wednesday, June 29, 2022 9:36 AM
To: housing
Subject: FW: Housing Plan Comments From Nathhorst/Applewood Neighbors
Attachments: June 25.docx.pdf

From: Caryl Russell
Sent: Wednesday, June 29, 2022 8:37 AM
To: Melissa Thurman <mthurman@portolavalley.net>; Bill Russell <bill@russellfamilylaw.com>
Subject: Fwd: Housing Plan Comments From Nathhorst/Applewood Neighbors

----- Forwarded message -----

From: Caryl Russell <caryl@russellfamilylaw.com>
Date: Mon, Jun 27, 2022 at 3:43 PM
Subject: Housing Plan Comments From Nathhorst/Applewood Neighbors
To: <planbuild@portolavalley.net>, <lrussell@portolavalley.net>, <planningcommission@portolavalley.net>, <housing@portolavalley.net>, <mthurman@portolavalley.net>, Bill Russell <bill@russellfamilylaw.com>

Dear Ms. Thurman:

The letter dated June 25, 2022 attached below was previously emailed as an attachment to you and the planning commission as well as others on June 27, 2022. The subject line of this June 27, 2022 email was "Housing Plan Comments From Nathhorst/Applewood Neighbors". Could you please confirm by email receipt to me that this important letter from the community has been placed on the public record and forwarded to the planning commission? It is very important that this be done immediately as it relates to the Planning Commission meeting tonight.

Thank you very much.

Caryl and Bill Russell
And Nathhorst/Applewood Neighbors

--

650-283-8441

June 25, 2022

Dear Planning Commissioners:

REGARDING UPZONING TO ADD MORE HIGH DENSITY TO THE NATHHORST-APPLEWOOD NEIGHBORHOOD

When the 29+ property owners in the immediate Nathhorst Applewood neighborhood bought their lifetime homes, investing their life savings, they, like all Portola Valley residents, had no expectations of living within a high density neighborhood. And like the other neighborhoods in Town, there was no high density zoning in the Nathhorst Applewood neighborhood.

At this time, the high density 11,182 sq. ft. Willow Commons project is under construction in the Nathhorst Applewood neighborhood. The 1.26 acre site has 13 housing units, a large 3,939 sq. ft. support building, including a public trafficked commercial coffee shop and directly affects several adjacent homes. This is a **46%** increase from the 29+ homes in the neighborhood.

Now there is a Town Staff proposal for further increased density by developing two lots adjacent to Willow Commons:

Property #1 is 4394 Alpine Road, to be potentially rezoned at 20 units/acre. Given the Mullin Default Density law provision, rezoning this lot automatically qualifies the owner for a density bonus of 20 units resulting in a total of 43 units on 1.18 acres. Density bonus law also eliminates the ability for the Town to disapprove a developer's request for an incentive or concession.

Property #2 at 4370 Alpine Road, to be potentially rezoned at 6 units/acre for a total of 9 units on 1.5 acres.

A 20 unit/acre Nathhorst project would require 3 stories (as stated by Laura Russell in the 5/2/22 AHHEC meeting) and would directly affect multiple neighborhood homes while disproportionately impacting the Nathhorst Applewood community. It is contrary to the wishes of town residents as reflected in the AHHEC's own survey, as well as the Town referendum of 19 years ago that overturned a Town Council rezoning of the same neighborhood for high density development. Why upzone properties in this neighborhood if the parcels are not required to achieve the 253 RHNA units?

Together with the Willow Common's 13 living units, these two additional proposals would expand the Nathhorst Applewood neighborhood by **225%**. This is **3.25** times the number of existing homes stuffed into a small, long standing residential community of this town.

Regarding Ford Field: It may be true that one or two lovely oak trees might be lost, but numerous willow trees have been removed at the Willow Commons project. Even more trees could be lost in the Nathhorst Applewood neighborhood should **more** high density development be built there. Does the possibility of losing two trees near Ford Field outweigh a

whole neighborhood being forever changed? And are the two lost trees monetarily worth the millions of dollars lost to the immediate 29+ Nathhorst Applewood property values?

It is our collective belief that the best way to achieve the RHNA 253 unit requirement is through voluntary ADUs and JADUs and the use of publicly owned land where the town maintains maximum control over the planning, architecture, and construction. These sites include Ford Field, Town Center, and the remnant near the frog pond. All of these are geographically and economically removed from long standing, existing Portola Valley neighborhoods. This will reduce, if not eliminate, interference with both the peaceful enjoyment of existing homeowners and the economic value of their properties while spreading the responsibility for housing equally across all town residents.

After last week's nearby Edgewood fire it is clear that **SAFETY MUST COME FIRST**. Adding *more* high density development in addition to Willow Commons (itself having minimal building separation and not required to adhere to Portola Valley's fire hardening standards) would seriously increase fire danger from an increased compact fuel load. Buildings and vehicles contain fuels that have a much greater heat of combustion than vegetative fuel sources due to their chemical composition, density, and very low moisture content. This difference is enormous, hundreds to thousands of times more energy is released from a burning house or vehicle than from a comparable area of vegetative fuels. For example: a 3000 square foot house (with no furnishings or vehicles) releases the same amount of heat when it burns as **23 acres of vegetation**. Adding more high density development to the Nathhorst Applewood neighborhood would add an unfair increase of fire hazard to the neighborhood. It needs to be spread out.

Adding *more* high density development to the Nathhorst Applewood area would highly impact **evacuation** for all residents in Portola Valley Ranch, upper Alpine, Willowbrook, Brookside, and the Corte Madera neighborhoods. Alpine Portola is already one of the busiest intersections in town, and it is **THE** evacuation route for the many hundreds of people living in these areas. Evacuation would be much less challenging and dangerous by placing high density developments on properties closer to the I 280 escape route rather than adding hundreds of cars to the most vulnerable intersection of town.

An additional consideration is the impact of the proposed Hawthorns Area Plan on the Nathhorst Applewood neighborhood. The Open Space District is in the process of opening the Hawthorns Area directly across the street from the properties being considered for high density development. This additional traffic and parking along Alpine Rd will add hundreds more cars to this already busy road and intersection. Many school children walk and ride their bikes through this area every day to and from school. With all the children, hikers, and bicyclists that use this stretch of road and trails, adding hundreds of cars from further housing development and Open Space visitors can only exacerbate the probability of a serious accident. Consider the existing traffic and overflow parking problems at the entrances of Windy Hill and the Stanford 'Dish' hiking trail on Alpine Rd near I 280.

We are not opposed to the town providing affordable housing, especially for those who work and support this community on a daily basis. We do however expect that the Town's housing implementation: 1) distributes the responsibility of housing equitably across all town residents and neighborhoods, 2) does not interfere with the rights of existing homeowners to the quiet enjoyment of their homes, 3) keeps the town fire safe, 4) keeps open all evacuation routes, and 5) preserves the country lifestyle on which this community was founded and embodied in the General Plan.

Based on these concerns, we ask the Planning Commission to recommend that no Nathhorst Applewood property is upzoned to 20 units per acre and instead distributes Portola Valley's housing needs more equitably and less disproportionately across all of Portola Valley.

These comments and suggestions are made with the full support and express permission of the following Portola Valley Residents.

Bill Russell	200 Nathhorst Ave	Charles Falore	230 Nathhorst Ave
Caryl Russell	200 Nathhorst Ave	Mary Falore	230 Nathhorst Ave
Jamie Koblick	285 Nathhorst Ave	Barbara Falore	230 Nathhorst Ave
Sue Koblick	285 Nathhorst Ave	Karen Mobley	9 Applewood Lane
Kevin Ford	235 Nathhorst Ave	Scott Mobley	9 Applewood Lane
Celeste Ford	235 Nathhorst Ave	Margarita Vincent	165 Portola Rd.
Bob Allen	211 Nathhorst Ave	Phil Vincent	165 Portola Rd.
Karen Allen	211 Nathhorst Ave	Kimberly Cashin	3 Veronica Place
Tammy Cole	145 Nathhorst Ave	John Cashin	3 Veronica Place
Dan Cole	145 Nathhorst Ave	Kathie Christie	155 Portola Rd.
Ellen Vernazza	120 Nathhorst Ave	John Matlock	155 Portola Rd
Jim Vernazza	120 Nathhorst Ave	Amato Giaccia	7 Applewood Lane
Marilyn Fidge	4320 Alpine Rd	Jeanne Giaccia	7 Applewood Lane
Lex Hobson	4320 Alpine Rd	Omar Aguilar	1 Applewood Lane
Bob Adams	11 Applewood Lane	Viridiana Lourdes	1 Applewood Lane
Susan Adams	11 Applewood Lane	Jeffrey Booth	250 Nathhorst Ave
Ron Eastman	5 Applewood Lane	Janice Tomer	250 Nathhorst Ave
Michael Miller	5 Applewood Lane	Greg Franklin	12 Applewood Lane
Bob Shultz	145 Portola Rd	Sue Lowe	12 Applewood Lane
Suzanne Yamada	145 Portola Rd	Mary Khan	240 Nathhorst Ave
Wan Yan Ling	1 Veronica Place	Zarina Khan	240 Nathhorst Ave
Yee Jiun Song	1 Veronica Place	Aurangzeb Khan	240 Nathhorst Ave
Peter Draeger	3 Applewood Lane		
Ann Marie Draeger	3 Applewood Lane		

Dylan Parker

From: Laura Russell
Sent: Wednesday, June 29, 2022 10:00 AM
To: housing
Subject: Fw: Draft Housing Element Discussion

From: Betsy Morgenthaler
Sent: Tuesday, June 28, 2022 10:36 PM
To: Town Center <TownCenter@portolavalley.net>
Cc: Laura Russell <lrussell@portolavalley.net>
Subject: Draft Housing Element Discussion

June 28, 2022

Dear Chair Kopf-Sill and
Commissioners Goulden, Hasko, Targ, and Taylor,

The challenges posed by accommodating to the state mandated housing are many. Your care and extraordinary attention to detail in evidence at your last June 15th meeting and again most recently in Commissioners Targ and Taylor's proposal to the Chair and fellow commissioners is reason enough to thank you for your dedication. We are fortunate to have you.

Our collective DNA foremost includes the core goals and principles of our General Plan, for recognizing that and calling it out as you do, I'm heartened.

I'd like to add both support and commentary to your proposal.

ADUs and JADUs

In the survey completed earlier this year, I advocated disbursing RHNA 6 housing throughout Portola Valley to spread the housing and human impacts. ADUs and JADUs do this most effectively. I also advocate strongly for it because it exacts the least toll on the staff and community. It is the least divisive, and for the Town, the least expensive solution. And there is a means of demonstrating that these units will be used as stated, to address housing needs.

Additionally, unlike ADUs, JADUs are new to most residents. With the benefit of marketing their far lower cost burden, JADU candidates are poised to come out of the woodwork.

Commissioners, please give serious consideration to a hefty increase of our ADU and JADU count.

The Opt-in Program and SB 9

Director Laura Russell's proposal suggests reconsidering the Opt-in program and instead counting SB9 housing and lot splits. It aligns with existing state law, we will be dealing with it one way or the other, and receiving credit for it makes excellent sense. As others have pointed out, SB 9's advantage is its provision for home owner occupancy for minimally 3 more years, something of a deterrent to speculators.

Proposed for your consideration are the addition of 6 SB9 lot splits, for a total of + 6, whereas the high side of 6 lot splits would allow for + 30 or + 42 units. Those taking advantage of SB 9 might on their own be inclined to take full advantage of the housing options, more so with Town encouragement, so the current SB 9 number over 8 years seems low to me.

Multi-family Units

It is spirit crushing to imagine losing the pair of majestic heritage oaks that have graced Dorothy Ford Open Space for well over a century. There must be another way. Commissioners Targ and Taylor have proposed a 3-year sunrise to allow for that. *Please* afford these elder oaks in their prime the chance to live another century or more.

As well, we learned at an earlier housing element committee that in order to attract grant money the “magic number” of multi-family housing units was 50. The paucity of locations that would accommodate such a substantial development put Ford Field and Open Space in the sites.

Creating some common understanding of the grant funding source(s), their restrictions and constraints would help inform the process. For example if we could learn whether and what kind of flexibility there was in # of total units, or whether a subset of the units might be located at a parcel nearby, if not at the same location, it could create degrees of freedom that allowed for an improved project. Such investigations take time, but with the Commissioners’ proposed Sunrise provision, there would be that time.

The Road Remnant?

The Town may be considering the potential loss of Ford Field as well, and as I understand it giving consideration to relocating the baseball Diamond to the Road Remnant adjacent to Frog Pond. Yikes.

After significant input and Town assurances, revisiting that decision, and all that would come with it, would necessarily be difficult for the community.

The most obvious practical impediment is the Road Remnant’s shape which has been its leading constraint. It's 2 sizes too small for a baseball diamond. Even ignoring Alpine Road Scenic Corridor's 75 foot setback, there’s scant evidence the parcel could accommodate the playing field width without eliminating the set-back, quite possibly entirely. Were it somehow to be shoehorned in, the result would be school bound kids, hikers, horses and riders pushed to the curb of Alpine Road, and it's a blind curve at that.

The fertilizers and chemicals playing fields require degrade ponds and are especially harmful to frogs. The felling of oaks in the woodland, would further deplete their habitat and vernal pond buffer. All these things would give pause, but to return to the first point, it does not fit.

Thank you for your time and consideration.

Sincerely,

Betsy Morgenthaler

Dylan Parker

From: Nona Chiariello
Sent: Wednesday, June 29, 2022 11:05 AM
To: housing; Town Center
Subject: Draft Housing Element Discussion

June 29, 2022

Dear Chair Kopf-Sill and Commissioners Goulden, Hasko, Targ, and Taylor,

Creating more affordable housing in Portola Valley is a huge challenge, and the Town is fortunate to have your expertise and heroic dedication applied to it. I want to join in expressing my sincere thanks for your work.

I will focus my input here on 3 reasons why Dorothy Ford Park open space should be vigorously protected.

1. The Ford open space and its venerable oaks are iconic to the history and natural heritage of this town. The two oldest Valley Oaks now at the site can be seen as mature trees in early 20th century aerial photographs, which means they are more than a century old and likely much older. Such trees are rightly called “witness trees” because they were witnesses to the history that shaped our region and our town. The Valley Oaks should be a testament to our unshakeable appreciation for Portola Valley’s first open space. Move the baseball diamond if you must; trees of this age cannot be moved.
2. As old as they are, however, the trees are not just part of the Town’s past. Valley Oaks are not susceptible to Sudden Oak Death, a disease that is ravaging Tan Oaks, Coast Live Oaks, and other species in our area. Also, Valley Oaks tolerate a warmer, drier climate than do our Coast Redwoods, which are succumbing to drought at Ford Field and throughout most of Portola Valley. As we face a warmer, drier future that puts many of our trees at risk, the last thing we should contemplate is sacrificing majestic Valley Oaks that provide shade, habitat for wildlife, and solace for people. A growing scientific literature tells us unequivocally that access to green space fosters a healthier soul. People need open space, now even more than in the past.
3. A genuine commitment by the Town to equity and inclusion must recognize that residents of denser housing will benefit from free, public open space even more than residents who are lucky enough to have multi-acre properties all to themselves. As the Town adds affordable housing and new residents, we should be increasing the availability of open space, not abandoning it. The best part of Portola Valley is its open space; this wealth should be shared and passed on, as a core component of our commitment to equity, inclusion, and future generations.

A deeper dive into the implications of developing Dorothy Ford Park open space would undoubtedly point to additional concerns related to habitat sensitivity, but raising those issues at this conceptual stage seems premature to me. I believe the reasons above are sufficient to take Ford open space off the table, and I thank you for considering them.

Sincerely,
Nona Chiariello
163 Brookside Drive

Submitter DB ID 6541
IP Address 2001:5b0:230a:5398:b159:2967:d898:88da
Submission Recorded On 06/29/2022 3:05 PM
Time to Take the Survey 3 minutes, 21 secs.

Page 1

1. First and Last Name

Andrea Young

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.)

Isola Riding Academy

4. City

Portola Valley

5. State

CALIFORNIA

6. Zip Code

94028

7. Comment

Hello town of Portola Valley,

My name is Andrea Young. I own and manage Isola Riding Academy located at the Glenoaks Equestrian center. I wanted to let you know about Glenoak and Isola Riding Academy and what it means to the community and the people that ride and work there.

It's a community of people that share the same passion and joy that horses bring. It builds confidence in children and brings a relaxing and even exciting thrill to all that love this sport. The extensive health benefits one gets when working with horses has been proven over and over again.

Over the past twenty years this facility has allowed thousands to learn to ride, and thrive, in the equestrian community. Thanks to Glenoaks, several successful horsemen have achieved much in and out of the show arena and also have gained enough experience to go on and become trainers themselves.

Our riding school, Isola Riding Academy, is a thriving business. Our students number in the hundreds. The demand for a place to ride is very high, which shows how much the community wants the ability to have access to horses. Equestrian facilities are disappearing fast, especially now due to the high cost of land.

Isola Riding Academy is a place in the community where you can make friends and meet others. You can learn to ride, have a birthday party, do a Parent and Me class for the little ones. You can attend horsemanship camp, compete in a horse show, participate in Pony Club and the Interscholastic Equestrian Association (IEA). Both Pony Club and IEA are recognized by colleges and universities and have scholarship programs... all without owning horse.

Glenoaks / Isola Riding Academy not only serves the Portola Valley community, but the surrounding areas as well. People, after they ride, frequently go to the local restaurants and shops which ultimately helps our lovely town of Portola Valley.

Losing yet another equestrian facility would be a tragedy. For the people who love Glenoaks / Isola Riding Academy, shutting it down it would cost the hundreds of customers a wonderful place to learn. It would take away the livelihood of a number of people, and the many part-time jobs that community teens need to gain work experience, and volunteer hours.

Please consider taking the Glenoaks / Isola Riding Academy facility off the list of potential sites for housing development.

Thank you for your consideration,

Andrea M Young

Isola Riding Academy

650-332-4886

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6542
IP Address 12.199.206.66
Submission Recorded On 06/29/2022 7:04 PM
Time to Take the Survey 17 minutes, 51 secs.

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

Tricia Christensen

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

Much gratitude and support to the committee and staff. The Element represents so much thought, work, and commitment.

My only comment is that there should be more of an effort to recruit more businesses to the Affiliated Housing Program. It seems like there could be many more mini developments around town, which might reduce the size of the bigger developments.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6543
IP Address 2600:1700:5450:4600:5479:fe90:b5f2:961
Submission Recorded On 06/29/2022 8:29 PM
Time to Take the Survey 3 minutes, 13 secs.

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

Kimberly Castaneda

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.)**

ISOLA

4. City

Portola

5. State

CA

6. Zip Code

94028

7. Comment

I received a notification from ISOLA informing clients that the town of Portola Valley and Stanford University are in the process of deciding on a location to build low income housing, considering the ranch as a likely location.

While I acknowledge the need for affordable housing, it was devastating to learn this could be at the expense of ISOLA. Five years ago I relocated to the Bay Area for a career opportunity, and ISOLA provided a form of therapy and refuge. The knowledgeable and caring employees of ISOLA welcomed me into their barn, demonstrating their love for horses and sharing their passion of horsemanship.

Through my connection with horses, I have found happiness and hope. ISOLA provided me a social safe haven, a place to relieve stress, relief from anxiety - an accessible sanctuary, a practical form of therapy. I cannot fathom the prospect of losing this special space; displacing not only horses, but many other species who share their home, along with instructors, mentors, and teachers of the Portola community. Eliminating this resource would rob our local residents, children and adults, of their opportunity to experience this magic in their own backyard.

ISOLA is a piece of Portola's identity built on the values of the community and neighbors. Please reconsider this space for low income housing, and preserve this beautiful oasis on behalf of our fur friends.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6544
IP Address 98.37.250.5
Submission Recorded On 06/30/2022 1:07 AM
Time to Take the Survey 8 minutes, 37 secs.

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

Qing Li

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. City

Palo Alto

5. State

CA

6. Zip Code

94303

7. Comment

This letter is from my 8 years old son.

"I want to keep Isola Riding Academy open. First, I learn horse riding at Isola stable. The teachers are kind, the horses are kind. If you take over this property, the coaches won't have a job! Secondly, it is my opportunity to learn horse-back riding and I love riding horses. Thirdly, if the coaches do not have a joy they will have to work hard for a new job. Would you like if you lost your job?"

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6545
IP Address 107.137.69.10
Submission Recorded On 07/01/2022 7:09 AM
Time to Take the Survey 24 minutes, 37 secs.

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

Jonathan H Hillier

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. City

Portola Valley

5. State

California

6. Zip Code

94028

7. Comment

Hello,

I was raised in Portola Valley beginning in 1955. I went away for college. Became a pilot. I got married and lived for a while in Palo Alto. We bought a very substandard house that should have been bulldozed. But I we could not afford to build a new house so over 28 years we have fixed it up. Lots of sweat equity. We did this because of the rural nature of Portola Valley. Because there are no street lights or traffic lights. Because it is quiet. We love it. Then politicians in Sacramento passed a cookie cutter law that we have to cram more housing into our rural town. And you see how fun this has been. I wish the efforts, potential lawsuits, and emotion would go to strike down the state law that is threatening to change our way of life in Portola Valley and the vision the founders had for this town.

That being said, here are my opinions on the four approaches for housing in the future:

1. Site Inventory: Ford Field- no! 4395 Alpine- ok Glen Oaks- maybe 4370- ok
2. Affiliated Housing: Sequoias- ok Christ Church- ok Ladera Com Church- ok
3. ADU's and JADU's: No
4. Opt-in Upzoning Program: absolutely not.

I urge the town to use all powers to push back on this overreach from the state. Fire safety and egress come to mind as tools.

Respectively,

Jon Hillier

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6546
IP Address 99.4.123.13
Submission Recorded On 07/01/2022 4:12 PM
Time to Take the Survey 3 minutes, 47 secs.

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

Judith Murphy

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.)**

PV Race and Equity Committee

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

PV Race and Equity Committee at its June 30, 2022 meeting unanimously requested the following wording changes be made to Section 3: Affirmatively Affirming Fair Housing of the Draft Housing Element.

Proposed changes to bullet item #3 under Preliminary Findings (pages 28-29):

We request it be changed to read:

Countywide, racial and ethnic minority populations are disproportionately impacted by poverty, low household incomes, cost burden, overcrowding, an homelessness compared to the non-Hispanic White population. Additionally, racial and ethnic minorities are more likely to live in moderate resources areas and have historically faced a number of barriers to equal housing access. Similar disparities are not evident in the Town of Portola Valley, however in part due to the limited racial/ethnic and economic diversity noted above. In the regional context, Portola Valley represents a high opportunity area with relatively low accessibility to low- and moderate-income households.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6547
IP Address 98.37.250.59
Submission Recorded On 07/02/2022 3:23 PM
Time to Take the Survey 3 minutes, 22 secs.

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

LYNDA L. BROTHERS

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.)**

self

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I believe the Housing Element needs significant additional analysis before it is ready to submit. In its current form, it fails to protect the health and safety of existing residents and in fact would adversely impact extant conditions. It's your duty to provide for us, not some generic standard.

8. Optional: You can upload a copy of your comments.

[2022-7-1 Housing Element comments LLB.docx](#)

PUBLIC COMMENT ON HOUSING ELEMENT

SUBMITTED BY LYNDA L BROTHERS

JULY 1, 2022

1. **The Draft Housing Element (“Element” hereinafter) fails to identify the unique natural features of Portola Valley (“PV” hereinafter).**

The Draft Housing Element fails the citizens of Portola Valley in many ways. I recognize that an advisory committee and Town staff have spent a lot of time on the Element. Unfortunately, it is clear that those efforts were biased by an approach initiated from a perspective of state-wide training of PV staff (and state led threats) and without full consideration of the many ways in which the state-wide, one-size fits all mandate simple DOES NOT FIT OUR PHYSICAL, GEOGRAPHIC OR NATURAL CONDITIONS. Portola Valley represents a very unusual (perhaps unique in the State) confluence of earthquake hazard, (the San Andreas run through PV), fire hazard (surrounded by highly flammable, open space area), a long history of flooding and is accessible by only ONE ROAD: Alpine Road. Some will argue that egress is also possible by Portola Road, but in either case, avenues for egress are severely limited especially from areas such as at PV Ranch, Corte Madera and similar neighborhood. There are remedies for these physical issues, but PV has NOT yet created appropriate responses. There is no Evacuation Plan; similarly, fire safety areas have not been identified. Absent correction of these deficiencies, it is really irresponsible to add additional homes (and vehicles) to PV

2. **By failing to identify and address the natural and physical limitations of PV, the Element fail to adequately identify or resolve impediments to growth.**

Rather than describe the many physical aspects that make PV unusual and make application of the Housing Rules nearly impossible, the draft Element takes a subservient tone vis-à-vis state law. The Element does not advocate for the citizens, as I believe our government is required to do. The Element mentions a small town

attitude, but fails completely to point out the natural, physical, geological attributes that can easily result in a disaster if additional homes and autos are added to PV. The Element should NOT be submitted to the State until PV develops and obtains wide-spread approval and acquaintance with an evacuation plan and other appropriate vehicles for emergency response. For example do ALL RELEVANT RESPONSE AGENCIES agree, that WITHOUT FAIL, up hill residents shall be allowed exit or egress before those down hill if an emergency arises up hill? Again, if the Element honestly and appropriately identified the impediments to development, we are all willing to work to develop appropriate responses. Failure to do so as in the Element is irresponsible. In addition, the tone of the Element is offensive; in numerous instances it references a largely white demographic without supplying adequate support or comparison to other similar jurisdictions and without reference to the history of the area. I've lived in this vicinity my entire life (getting on to 70 years) and we are as diverse as any comparable community; and in any case, there CANNOT be an expectation that such demographics shall change overnight. The comments in the Element are further offensive in that they imply low and moderate-income housing will be for non-whites. Either eliminate these gross racial comments or supply some meaningful data – they are offensive and irrelevant. Comments about restrictive covenants is also offensive and largely inaccurate. For example, the draft Element claims that racial/ethnic minorities make up 18% of PV and 61% of San Mateo County overall. Yet I see 2020 census data indicating that PV is 92.9% white and SMC is 59.5% white. Where do their numbers come from? <http://www.bayareacensus.ca.gov/cities/PortolaValley.htm> shows huge inconsistencies between the Element and census reality. In sum, by failing to accurately identify the limitations to growth (of any kind) and by using dog whistle numbers and references the Element creates an unnecessary and useless basis for important decisions regarding growth.

The Element was obviously written by an off-site consultant who used the same boiler plate for PV as they no doubt used elsewhere. Again, the Element completely fails to adequately represent the residents of PV, fails to identify the unique physical characteristic that have lead to road closures (the obvious one being Alpine Road above Portola Road), the imminent likelihood of a major earthquake with the San Andreas fault going right through Town, the extensive wildfire interfaces. It is really negligent of theTown to present such a sloppy, inaccurate Element. The boiler plate

approach reiterates how the approach taken by PV was swayed by, if not completely throttled by state agencies, and how PV has not used the authority granted to it.

3. **Prior to proposing any additional housing, the Town of PV has a duty to protect the public health and safety of current residents. To do otherwise is caprious and irresponsible.**

Perhaps the biggest issue is that the Element is misdiagnosing the entire housing situation in terms of the physical and natural area. As in medicine, if you get the diagnosis wrong, the treatment is unlikely to be beneficial. The Element highlights historical racism as a reason for the lack of diversity, based on no data to support racism. And it goes on about costs of land development without realistically evaluating market factors and history. The Element confuses current reality with some historic intention. That approach (which of course underlies the State Housing Law, and is undoubtedly created by new comers) lead to wrong outcomes. The cost of land and development has a long history and it has been misrepresented in the Element. The Town must provide a rigorous financial analysis that quantifies what cost of ownership or rent will result from market development of a number of representative properties, then quantify how much subsidy would be required to bring those units into the affordable range. Without knowing this and addressing it, we're abdicating our responsibility (self-imposed or state-imposed) to diversity. This requirement is in addition to and beyond the need to address needs of current citizens.

4. **The Town must not include such a large contingency.**

The Town staff chose to include a much larger than required contingency thus suggesting that more than necessary new housing be developed. This contingency is irresponsible, unnecessary and should be removed entirely. The Town should only commit to the bare minimum number of new dwellings and this approach is fully supported by anaylsis of our unique physicl and natural cinrcumstances. The Town asserts it took physical conditions into account in suggesting the large contingency, but I have reviewed numerous documents (from a member of the Ad Hoc committee) on the public record that clearly question those calculations. (I can supply the specifics if needed. I specifically object to development at Ford field area, especially while it is still possible that Stanford Wedge project may also be constructed. Both

will add outrageous amounts of traffic to Alpine Road, which as stated above is basically the ONLY egress for residents.. The only way to develop along Alpine is to convert Arastradero Road into a better, multi-lane road. Has the Town begun negotiations with Palo Alto for that? The Town must develop a sequences evacuation plan for uphill residents before any additional housing along Alpine Road. I can support some limited site-specific designation but near City Hall along Portola Road, but not Ford Field or any other location along Alpine Road.

Said differently, need do not have and we need a quantitative analysis of evacuation capacity and times. People think Ford Park offers the best evacuation potential for new construction; maybe it does for those rnew esidents, but what about those of us uphill who will be trapped once Alpine Road near Ford Field and Ladera reaches gridlock? It's stupid to call Ford Park a good option for evacuation. Town Hall or Sping Down area is much better – at least it adds the new population to an area where they will not STOP the current residents from egress. The population of Ladera is about 1/3 that of PV and their evacuation is between Ford Field and 280. God forbid there's a fire in or approaching Ladera. Their evacuation would take priority. Then what happens if we have an earthquake up hill? Will you people please think for a change? It would be a welcome approach. Remarkably, at this stage of the process and after all these mis- guided efforts, we don't know how we'd evacuate. IT IS ABSOLUTELY IRRESPONSIBLE, ARBITRARY AND CAPRICIOUS FOR THE PV TOWN TO AGREE TO DEVELOP ANY ADDITIONAL HOUSING WITHOUT BEING ABLE TO MEANINGFULLY ANSWER THESE QUESTIONS ABOUT EGRESS IN AN EMERGENCY. PV should have appealed its RHNA number, which was based on a flawed methodology and did not include the numerous disastrous physical and natural phenomena here. ing a purely empirical analysis that, despite claims that the methodology took our high fire hazard into account, in fact the methodology systematically and excessively burdened high-hazard communities.

5. **The Element appropriately encourages the development of accessory dwelling units (ADU) but fails to fully evaluate the advantages or disadvantages of this approach.**

I do support the addition of ADUs in limited circumstances, such as homes with 2-acre parcels, with application of all relevant zoning, building laws. But a lot of ADUs will create some area-wide impacts which must be addressed in advance. I'd suggest the Town create some kind of "new housing impacts: fund to deal with cumulative impacts. [I'll say in passing, this (i.e. cumulative impacts) is a critical concern under CEQA but not addressed in a site-by-site approach.]

This is a really good point. I've been pushing ADUs and JADUs but in the back of my mind recognizing that they're not appropriate throughout PV given the wildfire hazard and evacuation issues. Those can be addressed on a parcel by parcel basis (if a TC is willing to do so. The current TC isn't.), but I suspect the cumulative impact can only be assessed through a CEQA mechanism.

6. Since low income housing is statutorily exempt from the California Environmental Quality Act ("CEQA" hereinafter) PV MUST develop a detailed environmental impact standard the will require identification and evaluation of environmental impacts (as defined in CEQA) and appropriate mitigation.

As a long-time development and environmental attorney, I'm appalled that the legislature in 2007 passed a law making low income housing is exempt from CEQA. Given then exemption, the Town of PV MUST, in the Element or before it is sent to the State, adopt a Town law that requires a complete environmental review of all the topics listed in Appendix G CEQA and commits to mitigation of significant impacts. Otherwise, the ELEMENT IS A COMPLETE DEROGATION OF THE TOWN'S DUTY TO PROTECT THE SAFETY OF CITIZENS. Prior to allowing low income developments, PV Town must require all impacts be identified and mitigated BY THE DEVELOPER OF LOW INCOME HOUSING as a condition of building permit approval. Doing so is well within the authority of the Town to protect the public health and safety of citizens.

I recognize, that unlike CEQA, the Town is not required to respond to comments. I recognize that many people have put a lot of effort into Element, however, I believe very strongly, that the suppositions and basic approach biased those efforts badly in

favor of a state-favored outcome that failed completely to address the specific physical, natural circumstances that make PV unfit for the one-size fits all legislation on housing. It is truly irresponsible of our public officials to fail to protect the rights, health and safety of exisiting residents at the benefit of “looking like a good town” to some arbitrary state agency. The Element is a disaster at many levels and the approach taken has unnecessarily precipitated excessively numerous controversies. It’s a sad state of government affairs.

Respectfully Submitted:

Lynda L. Brothers
30 Bear Paw
Portola Valley, CA

Submitter DB ID 6548
IP Address 2603:7080:4f40:4f00:f871:17ef:61fa:6915
Submission Recorded On 07/04/2022 10:02 AM
Time to Take the Survey 13 minutes, 59 secs.

Page 1

1. First and Last Name

Debra and Tom West

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. City

Portola Valley

5. State

California

6. Zip Code

94028

7. Comment

Dear Town of Portola valley Council,

We bought our property on Goya Rd in 1989, because of the rural character of the town, and loving the peace and quiet. We don't want to see that character destroyed due to developers wanting to make huge profits at the expense of the people that have worked hard to be able to live and raise families, and retire in this beautiful and scenic town. Please remove the opt-in-up-zoning from the housing element.

Thank you,

Debra and Tom West

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6549
IP Address 2600:1700:9920:96b0:1129:4c15:e190:1e75
Submission Recorded On 07/04/2022 3:20 PM
Time to Take the Survey 34 minutes, 55 secs.

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

Robin V Chapman

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. City

Portolla Valley

5. State

CA

6. Zip Code

94028

7. Comment

Dear Planning Committee,

Please keep Glenoaks Riding Stables/Academy! Glenoaks emulates everything that is Portola Valley. Portola Valley's founding fathers designed this town to emphasize specific principals of a scenic rural corridor with a strong active horse community. Glenoaks is the only teaching/training stable that prepares riders to compete at local and national shows representing Portola Valley. If you take away this stable, you are taking away the last teaching/showing stable left in Portola Valley. The others that are actually in Portola Valley are all boarding barns. Glenoaks also employs approximately 30 local people who are skilled horsemen and horsewomen who count on Glenoaks for their livelihood.

One of Glenoaks mandate is to be environmentally green which gives this stable a strong connection to our residents by perserving Portola Valley's principals. Glenoaks protects the creek on the premises where Steelhead Trout live and thrive. Glenoaks owner wanted to build low income housing for their employees and paid over \$100,000.00 in permit fees to only be stopped. It is my hope that Stanford and Glenoaks owner can resume this project. If you take away Glenoaks, you are taking away the founding and cherished principals of Portola Valley. My very best, Robin Chapman

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6550
IP Address 2600:387:6:803::28
Submission Recorded On 07/04/2022 3:58 PM
Time to Take the Survey 8 minutes, 9 secs.

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

Elina kremer

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.)**

Isola riding academy

4. City

Hillsborough

5. State

CA

6. Zip Code

94010

7. Comment

My daughter is an animal lover. Horse riding is a great passion of hers. It was very hard to find any horse academies reasonably priced and having a great teachers. Not everyone can afford to have their own horse or lease it but lots of people wants to learn horse riding. Please let's keep this place on its place and give kids and adults an opportunity to learn.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6552
IP Address 73.92.236.240
Submission Recorded On 07/05/2022 5:38 PM
Time to Take the Survey 0 minutes, 46 secs.

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

Delaney Hintz

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.)**

Isola Riding Academy

4. City

los gatos

5. State

California

6. Zip Code

95032

7. Comment

As a 14 year old employee at Isola, as a former student at the riding school, as a neighbor who delights in seeing my little cousin ride horses at Isola, I believe that tearing down this beautiful establishment is not the right decision for the community. Seeing all of the people who are learning to ride, young and old, and delighting in horses and horseback riding makes me feel so happy. I discovered horseback riding one year ago when COVID 19 had just hit and it saved me from going down the wrong path in life. After a bad experience at one barn, Isola gave me the confidence to jump again and I don't think I'd be where I am today without it. After meeting some of my little cousins friends and seeing them ride together and have so much fun, I couldn't think of another place as amazing as Isola that they could get the same experience. There are so few places to horseback ride with the Silicon Valley hustle and bustle so having an accessible horseback riding facility benefits and enriches the community. So many people that I have met while working have never been on a horse or need the confidence to get back in the saddle after a hard fall; Isola gives them the confidence to get back on a horse or the excitement of getting on a horse for the first time! Whether you are young or old, experienced or inexperienced, you will have a good ride at Isola and maybe discover a new love of horses and the majestic sport horseback riding is.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6553
IP Address 76.14.27.239
Submission Recorded On 07/05/2022 7:07 PM
Time to Take the Survey 40 minutes, 29 secs.

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

Vy Nguyen

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. City

Redwood City

5. State

CA

6. Zip Code

94062

7. Comment

Dear Members of the Committee:

I agree that it is important to address housing for people before it becomes a problem of unhoused peoples. Attempting to rectify a housing shortage by building housing is a noble, and effective way of addressing a symptom of the issue, however the location of planned multi-family housing needs to be thoroughly considered. The proposal to develop housing on the south side of Alpine Road, at the current site of Glenoaks Stables and Isola Riding Academy, is a poor choice. The drawbacks are many, but what we will lose is a precious resource we cannot reclaim once developed. I lived this firsthand; the town I grew up in hosted the stables setting for the film National Velvet. Those stables were not a temporary movie set - it was a long-running equestrian facility and an important center of community for hundreds of people. That facility, along with many acres of natural grassland, is gone forever. Houses attached to a never-ending stream of bumper to bumper car traffic plowed over rolling hills where wild turkeys, deer, eagles, and rabbits used to roam alongside horses and cattle. The developments also signaled the beginning of a change to the entire city. A thriving community of people who owned small business serving their city were replaced by commuters leaving daily and spending their money elsewhere. Along with the loss of small businesses was the eventual loss of community. I can hardly recognize the town I grew up in anymore. Look to the City of Walnut's history as a lesson in the harms of large scale development. Preserving Portola Valley's rural lifestyle and preserving its last equestrian facility does more to serve the community in Portola Valley and the greater Peninsula area than housing that would be more suitable in an urban location. Jobs, small businesses, recreation opportunities, and conservation of existing wildlife-friendly habitat is valuable, it is a scarce resource growing scarcer, and once gone cannot be replaced.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6555
IP Address 96.90.211.141
Submission Recorded On 07/06/2022 2:09 PM
Time to Take the Survey 17 minutes, 19 secs.

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

Richard Crevelt

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.)**

Portola Valley Hardware

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

Dear Committee,

As a local business owner and representing the business community of Portola Valley, we feel the Draft Housing Element Plan does not adequately address our concerns and interests in the community. As we have stated, and acknowledged by the committee, the local businesses in town are essential to the health and success of our community. As previously stated, if re-zoning is allowed, specifically referencing Program 8.5 without guidelines and ordinances that protect small local business from being evicted for re-development then the Housing plan is deficient from a comprehensive perspective of our essential business's. The housing element is also not entirely clear when referencing "re-zoning" vs "mixed-use zoning". In the segment of mixed use zoning it is stated that the only property eligible is 4370 Alpine Rd. There needs to be clarification that the other commercially / retail zoned properties are not and will not be included in any re-zoning. If this is not the case, then ordinances need to be established protecting the essential business in town.

Thank you,

Richard Crevelt, Pres. Portola Valley Business Association

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6554
IP Address 73.223.117.2
Submission Recorded On 07/06/2022 8:30 AM
Time to Take the Survey 11 minutes, 56 secs.

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

Kurt Jagers

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

- 1) I strongly oppose high density housing at Ford Field - that approach violates the PV general plan and also breaches a moral commitment made by the Town to the Ford family and PV community to preserve Ford Field as open space.
- 2) The Town needs to look more creatively at all of the land it controls/owns to distribute the affordable housing to multiple locations and avoid the current plan of placing 50 units on approximately one acre at Ford field. That is a terrible solution to more affordable housing in PV.
- 3) It is hard to take a position on opt-in zoning given no clarity on what rules the Town would create to limit and control this potentially very divisive policy.
- 4) I believe the Housing Element should be submitted after the local election
- 5) I keep hearing that the Housing Element needs to check all of the boxes and be approved on the first pass by the HCD. That makes NO sense to me. The Town and its staff needs to have the courage and fortitude to strongly advocate for housing policies that assure safety and preserve the character of this town. If it takes a few passes to get to a solution with HCD so much the better the outcome will be.
- 6) Sunrise strategies that allow the Town more time to come up with better solutions is a great concept and should be pursued. I know everyone is tired and just wants to put this all behind them BUT the stakes are far too high to take that position.
- 7) I am OK with field and play spaces being relocated but PV should not lose any recreational facilities as part of this process.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6556
IP Address 98.37.234.130
Submission Recorded On 07/06/2022 3:14 PM
Time to Take the Survey 35 minutes, 27 secs.

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

Jon Myers

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I don't know how and when "Dorothy Ford Park and Open Space" was changed to "Ford Field Housing Site", but I urge you to convert it back to open space and a baseball field. It would be a tragedy to lose this special piece of Portola Valley.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6557
IP Address 2601:647:6000:5350:4478:6c23:773a:bf75
Submission Recorded On 07/06/2022 4:42 PM
Time to Take the Survey 2 minutes, 52 secs.

Page 1

1. First and Last Name

Craig Buchsbaum

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I am submitting written comments in the attached file. My comments focus on the "opt in" proposal and my preference for dense housing development at town center rather than locations that would more directly impact individual parcels.

8. Optional: You can upload a copy of your comments.[Town Council.docx](#)

*unable to download attachment; computer noted document was corrupted - DP 7/7/22

Submitter DB ID 6558
IP Address 2602:306:3047:9860:2136:49d0:75a3:e61
Submission Recorded On 07/07/2022 9:57 AM
Time to Take the Survey 3 minutes, 15 secs.

Page 1

1. First and Last Name

Robert and Susan Coffman

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

We wish to convey our sincere appreciation for the dedication and professionalism of the town staff and all the volunteer committee and council members in putting together this proposal.

We largely agree with the draft proposal and definitely support development of ADU's and JADU's. Clearly the most difficult decisions will be the siting of higher density housing. Some of the sites identified so far will not be large enough to place many units. While we would like to see more exploration of Town Center as a site for denser housing units, we recognize that among the few available choices, Ford Field may be the most viable alternative on which to build high density units to meet the RHNA requirements for lower income housing.

*Good transportation access, along with safety considerations (both on the site itself and proximity to 280) make this site less impactful

*Although considered as open space, the site is not used for recreational activities we associate with other more substantial open spaces readily available. We understand the baseball field will remain available. The current RHNA requirements have likely put the Town in the position that it cannot honor all prior commitments to restricted land use, especially when the land is legally available for other uses. For Ford Field, the hopes of long ago donors should not be sufficient reason to prevent consideration of this site.

While we understand that it may be necessary to include a proposal for voluntary upzoning of individual residential properties, we think it should be avoided if possible. Voluntary up zoning will likely raise a number of complicated issues for neighbors whose properties lie next to those up-zoned.

In the context of RHNA requirements and SB9, we think that safety considerations should be given a very high priority. With higher density housing, it may not be possible to site buildings at an ideal distance apart, but it should be possible to insist on fire resistant building principles, along with earthquake engineering.

Overall, we are comfortable with the current draft of the Housing Element. We believe it is a good faith effort to meet onerous state requirements and to balance the many community concerns that have been raised.

Sincerely

Robert Coffman Susan Coffman

239 Echo Lane, Portola Valley

July 5, 2022

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6559
IP Address 2601:646:ca80:9f60:2dfe:a5b4:b0cb:e10f
Submission Recorded On 07/07/2022 10:54 AM
Time to Take the Survey 1 minutes, 37 secs.

Page 1

1. First and Last Name

Catherine Magill

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.)

Conservation Committee

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

The Conservation Committee understands that The Town is facing a very difficult task trying to accommodate state mandated housing while honoring both the letter and the spirit of the Portola Valley General Plan. We appreciate your careful and considered approach to the problem.

Guided by the Land Use, Open Space and Conservation Elements of our General Plan, at our last meeting the Conservation Committee voted 6-0 with one abstention: "Portola Valley Conservation Committee strongly opposes any development on any of the Town's dedicated Open Spaces."

The report the Committee of Committees sent to AHHEC in May (strong consensus from 7 of Town's standing committees) included this: "Our Parks and Open Spaces should be fiercely protected from development. State laws now prohibit creating parks to avoid building housing, so it might be nearly impossible to create new parks in the future... There was much resistance to building on any of our public parklands... Demands on fields and courts has been increasing despite a stable population. They will be under increased strain with increased use from increased population. The Town should be not merely protecting our parks and open spaces but proactively looking for ways to increase them if possible..."

The General Plan is our Constitution, not just a set of rules, and must be honored. Our rural nature, views, scenic corridors and open spaces are repeatedly mentioned and protected throughout the General Plan. It was a founding principle of The Town and is why most of us have chosen to live here.

We are wholeheartedly in favor of meeting our state obligations to plan for and build more housing, that too is critical. But it would be a terrible, irremediable loss to the Town to sacrifice our parks and open spaces to do so.

Thank you,

Catherine Magill

Chair, Conservation Committee

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6560
IP Address 2600:387:c:6c16::8
Submission Recorded On 07/07/2022 11:16 AM
Time to Take the Survey 2 minutes, 29 secs.

Page 1

1. First and Last Name

Katherine Federle

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I'm writing to plead that we do not close any more equestrian facilities, ie. Glen Oaks, or trails in P.V.! I moved here in 1989 to be in a horse community not another urban housing development . Go else where for that and leave P.V,'s horse community alone!

Thank you, Katherine Federle, P.V. resident on Meadowood Dr.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6561
IP Address 2600:1700:9920:96b0:84ec:f8a7:4346:77a7
Submission Recorded On 07/07/2022 11:27 AM
Time to Take the Survey 6 minutes, 49 secs.

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

Keri Ng

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.)**

Glenoaks

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I'm writing to support and keep Glenoaks! I'm a life-long resident and it is disappointing to hear that a precious place like Glenoaks which provides so much enjoyment and value to the community is being considered for housing. Housing on this site will destroy the environment and the main principals that Portola Valley was founded. Under no circumstances should housing be allowed on this site. This area is reserved for preservation of space, nature and town culture.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6562
IP Address 2600:1700:9920:96b0:84ec:f8a7:4346:77a7
Submission Recorded On 07/07/2022 11:45 AM
Time to Take the Survey 16 minutes, 28 secs.

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

Abi Mariani

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.)**

Glenoaks

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

My daughter recently started riding lessons at Glenoaks/Isola. She is LOVING it. She is a child that has not been too excited about any other sports and riding has been a blessing as it motivates her to take interest in something and learn a new skill. As someone who rode as a child, it is wonderful for me to be around the horses again. The staff are patient, experienced on what is needed for children to be successful. These well trained horsemen and women bring great joy to the children and anyone lucky enough to walk through their gates. In our current climate of school shootings, it is especially important to enable kids to develop self-confidence and aa venue for them to engaged in their communities. It would be a horror to take away yet another wonderful horse barn from Portola Valley. Choose another site that would be less damaging to our precious equestrian community.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6563
IP Address 2600:1700:9920:96b0:84ec:f8a7:4346:77a7
Submission Recorded On 07/07/2022 12:01 PM
Time to Take the Survey 15 minutes, 16 secs.

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

Amy Chan

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.)**

Glenoaks

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

Why would the planning committee destroy one of the last actively successful barns just to build housing when there are so many other choices to find land for housing? My whole family rides and loves this place. It's not just for kids, they have many programs for all levels. They routinely host public BBQ's where we've met the neighbours and have had many wonderful experiences. My children and my friend's children are simply heartbroken knowing that you're even considering using Glenoaks to build more houses down an already too busy Alpine Road. Please let Glenoaks remain a stable part of our community.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6564
IP Address 107.137.68.5
Submission Recorded On 07/07/2022 12:01 PM
Time to Take the Survey 6 minutes, 13 secs.

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

Susan Bennett

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.)**

none

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I am VERY concerned about evacuation issues, we have too many people/animals already for the few exits to this town many avenues of escape have bollards blocking traffic. We cannot afford to have more housing anywhere, the fire danger is way too high and you need to address this as a town, it looks like you are neglecting those issues.

btw I tried to register a jadu and was rebuffed , reason given was not a valid reason at all, looks like you really don't care about adding to your existing numbers in what could have been very easy way...how many others experienced this? makes me wonder.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6565
IP Address 170.203.217.218
Submission Recorded On 07/07/2022 12:33 PM
Time to Take the Survey 4 minutes, 29 secs.

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

Anne Van Camp

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.)**

WHOA!

4. City

Woodside

5. State

CA

6. Zip Code

94028

7. Comment

Equestrian property owner in Portola Valley.

Please keep Glen Oaks/Isola stables. Do not remove the little culture we have!!! Horses 🐎 are magnificent creatures and offer a unique contact with nature to kids and adults who are surrounded by concrete and asphalt.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6566
IP Address 2600:1700:9920:96b0:84ec:f8a7:4346:77a7
Submission Recorded On 07/07/2022 12:59 PM
Time to Take the Survey 52 minutes, 24 secs.

Page 1

1. First and Last Name

Michelle Snape

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.)**

Glenoaks

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I wanted to let you know what a gift Glenoaks Stables has been to our family. Our middle child has always had a love for animals especially horses since she was a toddler. We tried some other riding stables, but had to leave because of poor management and unreliable teachers. My daughter has been at Glenoaks now for over a year and this is her second home. She has grown up so much from her experiences there, the grounds are stunning and all the people including other riders are inviting. Our daughter is the middle child of two high achieving siblings and it was only at Glenoaks that she was able to find her self esteem and build her confidence. During this pandemic, riding was the one thing she was able to do which lifted her spirits tremendously. She has become so proficient in her skills that at only 14 years old she is spending her summers there as a camp counsellor. Her experiences at Glenoaks will impact her for a lifetime. I cannot think of another facility that has impacted the lives of so many horse/nature lover young and old. Thank you for your consideration, Michelle Snape

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6567
IP Address 2600:1700:9920:96b0:84ec:f8a7:4346:77a7
Submission Recorded On 07/07/2022 1:14 PM
Time to Take the Survey 8 minutes, 37 secs.

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

Tina Peacock

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.)**

Glenoaks

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

Though we understand that low income housing is important, it should absolutely not be at the expense of Glenoaks Stables. My daughter loves her time with the horses and it's an excellent facility where my family enjoys spending time there. Please do not touch such a precious part of our family. It would destroy my daughter.

Kindly, Tina Peacock

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6568
IP Address 2600:1700:9920:96b0:84ec:f8a7:4346:77a7
Submission Recorded On 07/07/2022 1:19 PM
Time to Take the Survey 3 minutes, 21 secs.

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

Nicole G

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.)**

GLenoaks

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

Please do not destroy our beloved horse stables/academy. Horse riding is so therapeutic for my son and is such a huge part of his life.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6569
IP Address 50.202.202.62
Submission Recorded On 07/07/2022 1:56 PM
Time to Take the Survey 9 minutes, 3 secs.

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

Arianna Nuri

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.)**

Midpeninsula Regional Open Space District

4. City

Los Altos

5. State

CA - California

6. Zip Code

94022

7. Comment

Good Afternoon,

On behalf of the Midpeninsula Regional Open Space District, we respectfully submit the attached comments regarding the Town of Portola Valley's Draft Housing Element.

We appreciate the opportunity to comment on this item. Should you have any questions about this letter, please contact Jane Mark, Planning Manager, at jmark@openspace.org or (650) 625-6563.

Kind regards,

Arianna Nuri

Planner I

Midpeninsula Regional Open Space District

8. Optional: You can upload a copy of your comments.

[Midpen Comment Letter TPV Housing Element Update 2023-2031.docx.pdf](#)



Midpeninsula Regional
OpenSpace

Midpeninsula Regional Open Space District

GENERAL MANAGER
Ana M. Ruiz

BOARD OF DIRECTORS
Pete Siemens
Yoriko Kishimoto
Jed Cyr
Curt Riffle
Karen Holman
Larry Hassett
Zoe Kersteen-Tucker

July 7, 2022

Laura Russell, AICP, Planning & Building Director
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

SENT VIA E-MAIL TO: housing@portolavalley.net and lrussell@portolavalley.net

Subject: Town of Portola Valley Draft Housing Element Update (2023-2031) Comments

Dear Ms. Russell:

On behalf of the Midpeninsula Regional Open Space District (Midpen), we respectfully submit the following comments regarding the Town of Portola Valley (Town) draft Housing Element Update for 2023-2031. Midpen has been following the Housing Element Update process and appreciates the Town's public engagement process and its emphasis on open space preservation as it considers how best to address the region's housing needs.

Comprised of over 65,000 acres of acquired and protected open space on the San Francisco Peninsula, Midpen is one of the largest regional open space districts in California. Our braided mission is to acquire and preserve in perpetuity open space and agricultural land of regional significance, to protect and restore the natural environment, to preserve rural character and encourage viable agricultural use of land resources, and to provide opportunities for ecologically sensitive public enjoyment and education.

While much of Midpen's open space lands are along the ridge of the Santa Cruz Mountains, Midpen owns and manages Windy Hill Open Space Preserve (Preserve), which is located in the Town of Portola Valley adjacent to The Sequoias retirement community (APN 79200030). Based on The Sequoias' proximity to the Preserve, we would like to share specific considerations regarding the Housing Element Update and the proposed intensification of The Sequoias to include 23 additional housing units, which is incorporated within the Housing Element Update.

Conservation Easements

Midpen holds open space and conservation easements over portions of The Sequoias property (recorded December 21, 2004). The open space easement is intended to preserve and protect in perpetuity the natural, scenic, and open space values of an approximately 3.84-acre portion of The Sequoias parcel (see Attachment 1). As stated in Section 4.c of this recorded easement, "[t]he placement or construction of any buildings, structures or other improvements of any kind on the Open Space Easement Property (including without limitation, fences, roads, signs and

parking lots) is prohibited, excepting, however, the existing improvements thereon and the maintenance, repair and use of said improvements.”

A separate conservation easement applies to an approximately 1.96-acre portion of The Sequoias parcel to preserve and protect the natural, scenic, and open space values of the easement property in perpetuity. In accordance with Section 2.c of this easement, the Northern California Presbyterian Homes & Services (Grantor) will provide a 30-day written notice to Midpen prior to any application to a government entity for a new development within the Easement property to ensure consistency with conditions of the Easement and request written approval from Midpen (see Attachment 2). The conservation easement allows development but includes restrictions on that development. Midpen has shared a copy of these two easements with Mr. Ray Boudewyn of The Sequoias.

Conservation Values

Notably, a portion of this parcel is designated as Essential Habitat by the Conservations Lands Network¹ due to its significant conservation value and contribution to interconnected landscapes that are critical to safeguarding healthy ecosystems. Although intensified development may be necessary to meet the region’s housing needs, increased human activity—particularly from light, noise, and chemical applications, such as rodenticides— negatively harms proximate ecological systems. As such, care must be taken to ensure the pattern of development considers the vital role of natural and working lands in sustaining our society, as well as the ecological systems that depend on them.

Defensible Space

Defensible space vegetation clearing for fire safety can impact open space natural resources. Planned developments adjacent to public open space lands should be situated so that necessary clearing for structure protection can be conducted on the private parcel and not encroach on protected public lands that preserve native habitat and wildlife corridors. In addition, the responsibility for defensible space maintenance should also fall on the private property owner that benefits from the built development. Extending the necessary clearance onto public open space lands risks transferring the cost of annual structure clearance maintenance from the private owner to the public taxpayer.

Recreational Access


The Town’s Sequoia Trail provides an important access to Windy Hill Open Space Preserve and the opportunity for a short loop trail when combined with Preserve trails. Care should be taken to ensure that the physical trail, as well as the trail experience, are preserved.

Given the conditions of the easements on the property and the inherent conservation values of the site, Midpen respectfully asks the Town to ensure new developments associated with The Sequoias are mindful of adjacent protected open space lands and regional conservation goals.

¹ <https://www.bayarealands.org/wp-content/uploads/2019/10/CLN%202.0%20Final%20Report.Web.pdf>

To this end, Midpen would appreciate additional housing units being located as far away from the preserve as is feasible.

Sincerely,

DocuSigned by:

B0890649F640410...

Ana Ruiz
General Manager

CC:

Midpeninsula Regional Open Space District Board of Directors
Susanna Chan, Assistant General Manager
Jane Mark, Planning Manager
Jeremy Dennis, Town Manager, Town of Portola Valley

Attachments

1. Open Space Easement
2. Conservation Easement

2004-2 3414 CONF

09:56am 12/21/04 ES Fee: NO FEE

Count of pages 22

Recorded in Official Records

County of San Mateo

Warren Slocum

Assessor-County Clerk-Recorder



WHEN RECORDED MAIL TO:

Midpeninsula Regional
Open Space District
330 Distel Circle
Los Altos, CA 94022
Attn: General Manager

NO TRANSFER TAX DUE
PUBLIC AGENCY ACQUIRING TITLE,
CALIFORNIA REVENUE AND TAXATION
CODE SECTION 11922

DULY RECORDED WITHOUT FEE
Pursuant to Government Code
Sections 6103, 27383
BY:

GRANT DEED OF OPEN SPACE EASEMENT

WHEREAS, Northern California Presbyterian Homes & Services, a California Corporation, hereinafter called "Grantor", is the owner of certain real property located within the County of San Mateo, State of California, and consisting of a portion of a parcel known as Assessor's Parcel Number 079-200-030, as depicted on the map attached hereto, marked "Exhibit A", incorporated by this reference (hereafter "Real Property").

WHEREAS, MIDPENINSULA REGIONAL OPEN SPACE DISTRICT, a Public District, hereinafter called "District", was formed by voter initiative to solicit, receive, and hold conveyances of real property and interests therein by purchase, exchange, gift, or bargain purchase for public park, recreation, scenic, and open space purposes; and

WHEREAS, Grantor desires to deed to District an open space easement over a portion of the Real Property consisting of approximately 3.84-acres, more particularly described in the legal description set out in Exhibit B, and as depicted as Parcel A on the maps marked "Exhibit C1" and "Exhibit C2" incorporated herein by this reference, and is hereinafter referred to as the "Open Space Easement Property"; and

WHEREAS, District desires to obtain an open space easement over the Open Space Easement Property, which would preserve and protect in perpetuity the natural, scenic and open space values of the Real Property, subject to the restrictions contained herein.

NOW, THEREFORE, in consideration of the above recitals, and the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of California and in particular, inter alia, Sections 815 through 816 of the California Civil Code, Grantor hereby grants to District an Open Space Easement (hereinafter "the Easement") in perpetuity over the Open Space Easement Property as shown in Exhibit B, subject to the following terms and conditions:

1. Purpose. The purpose of this Easement is to assure that the Open Space Easement Property will be retained in perpetuity in its natural scenic and open space condition and to prevent any use of the Property that will significantly impair or interfere with its open space values. Accordingly, this Easement restricts the use of the Open Space Easement Property to activities involving enjoyment of views, open space, natural habitat and environmental protection, and related uses, which are consistent with this Easement.

2. Rights of District. To accomplish the purposes of this Easement, Grantor conveys to District the following rights:

- a. To preserve and protect the open space values of the Open Space Easement Property.
- b. To enter upon the Open Space Easement Property at reasonable times, no more than two times per year with one week's written notice, in order to monitor Grantor's compliance with the terms of this Easement and to enforce such terms.
- c. To enter upon the Open Space Easement Property at any time for reasonable cause with 24 hours notice in order to monitor potential violation of compliance with the terms of this Easement and to enforce such terms.
- d. Pursuant to paragraph 6 hereof ("Disputes and Remedies"), to prevent any activity on or use of the Open Space Easement Property which is inconsistent with the purposes of this Easement and to require the restoration of such areas or features of the Open Space Easement Property that may be damaged by any inconsistent activity or use.

3. Baseline Data. In order to establish the present condition of the open space values, District has examined the Open Space Easement Property and prepared a report (the "Baseline Documentation Report") containing an inventory of the Open Space Easement Property's relevant features and conditions, its improvements and its natural resources (the "Baseline Data"). A copy of the Baseline Documentation Report has been provided to Grantor, and another shall be placed and remain on file with District. The Baseline Documentation Report has been signed by the Grantor and District, and thus acknowledged accurately to represent the condition of the Open Space Easement Property at the date of the conveyance of this Easement. The parties intend that the Baseline Data shall be used by District to monitor Grantor's future uses of the Open Space Easement Property, condition thereof, and practices thereon. The parties further agree that, in the event of a controversy arises with respect to the condition of the Open Space Easement Property or a particular resource thereof, the parties shall not be foreclosed from utilizing any other relevant document, survey, or report to assist in the resolution of the controversy.

4. Prohibited Uses. Any activity on or use of the Open Space Easement Property which is inconsistent with the purposes of this Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

- a. Subdivision. The legal or defacto subdivision of the Open Space Easement Property for any purposes. (Lot line adjustments in excess of one hundred square feet are subject to the prior written approval of District.) Any land transferred by lot line adjustment shall remain subject to the terms of this Easement, and shall not carry with it any rights to development density. The term subdivision shall include, but not be limited to, the creation of a life or future estate in a portion of the Open Space Easement Property, the conveyance of a portion of the Property, or any subdivision as defined by the Subdivision Map Act, California Government Code Section 66000 *et seq.*
- b. Commercial or Industrial Use. Any commercial or industrial development, use of, or activity on the Open Space Easement Property, including commercial agriculture, is expressly prohibited.
- c. Building. The placement or construction of any buildings, structures or other improvements of any kind on the Open Space Easement Property (including without limitation, fences, roads, signs and parking lots) is prohibited, excepting, however, the existing improvements thereon and the maintenance, repair and use of said improvements.
- d. Soil Erosion or Degradation. Any use or activity which causes, or is likely to cause, significant soil degradation or erosion or significant pollution of any surface or subsurface waters is prohibited. This prohibition shall not apply to the use of agrochemicals, such as fertilizers, pesticides, herbicides, and fungicides, which are used in accordance with law and USDA, manufacturer's, and

the County Agricultural Commissioner's regulations, directions, and policies, or those of their successors.

- e. Tree Cutting. The cutting down, or other removal of live trees is prohibited, except when required for safety or fire protection and subject to the prior written approval of the District, which approval shall not be unreasonably withheld.
- f. Dumping. The dumping or other disposal of wastes, refuse, or debris on the Open Space Easement Property is prohibited.
- g. New Utilities. The installation of new above ground utility systems or extensions of existing utility systems, including, without limitation, water, sewer, power, fuel, and communication lines and related facilities is prohibited.
- h. Mineral Rights. The exploration for, or development and extraction of, minerals and hydrocarbons by any mining method is prohibited.
- i. Grazing. The grazing of livestock is prohibited.
- j. Off Road Vehicles. Use of off-road or all-terrain vehicles or motorcycles is prohibited, except on the existing paved road.
- k. Hunting or Shooting. Hunting or trapping of wildlife, and the shooting of guns is prohibited.
- l. Noise Limits. No activities such as concerts shall be permitted on the Open Space Easement Property which produce noise levels in excess of 65 decibels as measured from Portola Road. Agricultural and landscaping equipment such as tractors, chainsaws, and leaf blowers are specifically excluded from this provision.
- m. Junk Yards. Storage or disassembly of inoperable automobiles and trucks for purposes of sale or rental of space for that purpose is expressly prohibited.
- n. Excavation. Alteration of land forms by grading or excavation of topsoil, earth, or rock is prohibited, excepting for the placement or maintenance or excavation of underground utilities.
- o. Scenic and Natural Character. Activities such as clearing, stripping of native vegetation (except poison oak), grading, or storage of materials that would clearly degrade the scenic and natural character of the Open Space Easement Property is prohibited.
- p. Archeological Resources. The excavation, removal, destruction, or sale of any archeological artifacts or remains found on the Open Space Easement Property, except as part of an archeological investigation approved by District, is prohibited. All excavation plans shall be reviewed by an archeologist prior to the start of, and during, the excavation.

5. Permitted Uses. The Grantor may use the Open Space Easement Property for any purpose not prohibited by paragraph 4 and which is consistent with the purpose of this Easement. The following uses and practices, though not an exhaustive recital of consistent uses, are consistent with the purpose and intent of this Easement and are not precluded by it:

- a. To take reasonable measures necessary and appropriate for fire safety as approved by the Woodside Fire Protection District; and to remove trees and brush for management and safety purposes.
- b. To remove exotic non-native invasive vegetation and restore the area with native vegetation.

- c. To plant native vegetation and install a protective tube or cage around such plants. Any protective tube or cage shall be removed before the plant outgrows the tube or cage.

6. Disputes and Remedies. If District determines that Grantor, or Grantor's successors in interest, or any occupant of the Open Space Easement Property, is conducting or allowing a use, activity, or condition on the Open Space Easement Property which is prohibited by the terms of this Easement, or that a violation is threatened, District shall give written notice to Grantor of such violation and request corrective action sufficient to cure the violation, and, where the violation involves injury to the Open Space Easement Property resulting from any use or activity inconsistent with the purposes of this Easement, to restore the portion of the Open Space Easement Property so injured.

- a. Consultations Regarding Interpretation and Enforcement of Easement. When any disagreement, conflict, need for interpretation, or need for enforcement arises between the parties to this Easement, each party shall first consult with the other party in good faith about the issue and attempt to resolve the issue without resorting to legal action.
- b. Notice of Violation; Corrective Action. If District determines that a violation of the terms of this Easement has occurred or is threatened, District shall give written notice to Grantor of such violation and request corrective action sufficient to cure the violation and, where the violation involves injury to the Open Space Easement Property resulting from any use or activity inconsistent with the purpose of this Easement, to request restoration of the portion of the Open Space Easement Property so injured to its prior condition. Such written notice is not required in the event of any actual or imminent physical harm to the Open Space Easement Property.
- c. Injunctive Relief. If Grantor fails to cure the violation within thirty (30) days after receipt of notice thereof from District, or under circumstances where the violation cannot reasonably be cured within a thirty (30) day period, fails to begin curing such violation within the thirty (30) day period, or fails to continue diligently to cure such violation until finally cured, District may bring an action at law or in equity in a court of competent jurisdiction which seeks to enforce the terms of this Easement, to enjoin the violation, by temporary or permanent injunction, and seeks to require the restoration of the Open Space Easement Property to the condition that existed prior to any such injury.
- d. Damages. District shall be entitled to recover damages for violation of the terms of this Easement or injury to this Easement or the interests protected by this Easement, as provided by Civil Code Section 815.7.
- e. Forbearance. Enforcement of the terms of this Easement shall be at the discretion of the District, and any forbearance by District to exercise its rights under this Easement in the event of any breach of any term of this Easement by Grantor shall not be deemed or construed to be a waiver by District of such term or of any subsequent breach of the same or any other term of this Easement or of any of District's rights under this Easement. No delay or omission by District in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.
- f. Acts Beyond the Grantor's Control. Nothing contained in this Easement shall be construed to entitle District to bring any action against Grantor for any injury to or change in the Open Space Easement Property resulting from causes not involving any affirmative acts by Grantor, or causes beyond Grantor's control, including without limitation, trespassers, fire, flood, storm, and earth movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Open Space Easement Property resulting from such causes.

- g. Attorneys' Fees. If any party hereto incurs any expense, including reasonable attorneys' fees, in connection with any action or proceeding instituted by reason of any violation, breach, default or alleged default of the other party hereunder, the party prevailing in such action or proceeding shall be entitled to recover from the other party in such action or proceeding reasonable expenses and attorneys' fees in the amount determined by the Court.

7. Access. No right of access by the general public or to any third parties to any portion of the Open Space Easement Property is conveyed or granted by this Easement, except as defined in paragraph 2 hereof.

8. Indemnity and Legal Responsibility. Grantor shall have the sole responsibility for the ownership, liability, operation, upkeep, and maintenance of the Open Space Easement Property. Grantor shall be responsible for, indemnify, and save harmless District, its officers, agents, and employees from any and all liabilities, claims, demands, costs or damages, for injury to persons or property resulting from, growing out of, or in any way connected with or incident to this Easement, except for the sole and active negligence of District, its officers, agents, or employees. The duty of Grantor to indemnify and save harmless includes the duty to defend as set forth in Civil Code Section 2778. Grantor waives any and all rights to any type of express or implied indemnity or right of contribution from District, its officers, agents or employees, from any liability resulting from, growing out of, or in any way connected with or incident to this Easement.

9. Subsequent Conveyance of the Open Space Easement Property. Grantor shall incorporate by reference hereto the terms of this Easement in any deed or other legal instrument by which Grantor divests itself of any interest in all or a portion of the Open Space Easement Property, including, without limitation, a leasehold interest. Any such conveyance must be consistent with this Easement including Paragraph 4(a) herein. Grantor shall give written notice to District of the transfer of any interest in the Open Space Easement Property at least 30 days prior to the date of such transfer. Grantor shall provide a complete copy of this Easement to its transferee prior to any such transfer. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of this Easement or limit its enforceability in any way.

10. Miscellaneous Provisions.

- a. Choice of Law. The internal laws of the State of California, regardless of any choice of law principles, shall govern the validity of this Easement, the construction of its terms and the interpretation of the rights and duties of the parties.
- b. Amendment. The parties hereto may by mutual written agreement amend this Easement in any respect.
- c. Rights Cumulative. Each and all of the various rights, powers and remedies of the parties shall be considered to be cumulative with and in addition to any other rights, powers and remedies which the parties may have at law or in equity in the event of the breach of any of the terms of this Easement. The exercise or partial exercise of any right, power or remedy shall neither constitute the exclusive election thereof nor the waiver of any other right, power or remedy available to such party.
- d. Notice. Whenever any party hereto desires or is required to give any notice, demand, or request with respect to this Easement (or any Exhibit hereto), each such communication shall be in writing and shall be deemed to have been validly served, given or delivered at the time stated below if deposited in the United States mail, registered or certified and return receipt requested, with proper postage prepaid, or if delivered by Federal Express or other private messenger, courier or other delivery service or sent by facsimile transmission by telex, telecopy, telegraph or cable or other similar electronic medium and addressed as indicated as follows:

NCPHS: NCPHS Portola Valley
 1525 Post Street, San Francisco, CA 94109-6567
 Attn: Barbara Hood, President and CEO
 TEL: 415-202-7800
 FAX: 415-922-1660

District: Midpeninsula Regional Open Space District
 330 Distel Circle
 Los Altos, CA 94022-1404
 Attn: General Manager
 With a copy to: Ana Ruiz, District Representative
 TEL: (650) 691-1200
 FAX: (650) 691-0485

If sent by telegraph, facsimile copy or cable, a confirmed copy of such telegraphic, facsimile or cabled notice shall promptly be sent by mail (in the manner provided above) to the addressee. Service of any such communication made only by mail shall be deemed complete on the date of actual delivery as indicated by the addressee's registry or certification receipt or at the expiration of the third (3rd) business day after the date of mailing, whichever is earlier in time. Either party hereto may from time to time, by notice in writing served upon the other as aforesaid, designate a different mailing address or a different person to which such notices or demands are thereafter to be addressed or delivered. Nothing contained in this Easement shall excuse either party from giving oral notice to the other when prompt notification is appropriate, but any oral notice given shall not satisfy the requirements provided in this Section.

- e. Severability. If any of the provisions of this Easement are held to be void or unenforceable by or as a result of a determination of any court of competent jurisdiction, the decision of which is binding upon the parties, the parties agree that such determination shall not result in the nullity or unenforceability of the remaining portions of this Easement. The parties further agree to replace such void or unenforceable provisions, which will achieve, to the extent possible, the economic, business and other purposes of the void or unenforceable provisions.
- f. Waiver. No waiver of any term, provision or condition of this Easement, whether by conduct or otherwise, in any one or more instances, shall be deemed to be, or be construed as, a further or continuing waiver of any such term, provision or condition or as a waiver of any other term, provision or condition of this Easement.
- g. Entire Agreement. This Easement is intended by the parties to be the final expression of their agreement; it embodies the entire agreement and understanding between the parties hereto; it constitutes a complete and exclusive statement of the terms and conditions thereof, and it supersedes any and all prior correspondence, conversations, negotiations, agreements or understandings relating to the same subject matter.
- h. Time of the Essence. Time is of the essence of each provision of this Easement in which time is an element.
- i. Assignment. Except as expressly permitted herein, neither party to this Easement shall assign its rights or obligations under this Easement to any third party without the prior written approval of the

other party.

- j. Further Documents and Acts. Each of the parties hereto agrees to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions described and contemplated under this Easement.
- k. Captions. Captions are provided herein for convenience only and they form no part of this Easement and are not to serve as a basis for interpretation or construction of this Easement, nor as evidence of the intention of the parties hereto.
- l. Pronouns and Gender. In this Easement, if it be appropriate, the use of the singular shall include the plural, and the plural shall include the singular, and the use of any gender shall include all other genders as appropriate.
- m. Authority. NCPHS and District both represent and warrant that each has the full right, power and authority to enter into this Easement and to perform the transactions contemplated hereunder.
- n. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of District to effect the purpose of this Easement. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid. This instrument shall be construed in accordance with its fair meaning, and it shall not be construed against either party on the basis that such party prepared this instrument.
- o. No Third Party Rights. This instrument is made and entered into for the sole benefit and protection of Grantor and District and their respective heirs, Districts, successors, and assigns. No person or entity other than the parties hereto and their respective heirs, Districts, successors, and assigns shall have any right of action under this Easement or any right to enforce the terms and provisions hereof.
- p. No Forfeiture. Nothing contained herein is intended to result in a forfeiture or reversion of Grantor's fee title in any respect. Grantor specifically reserves the right to convey fee title to the Open Space Easement Property subject to this Easement, subject to the terms and conditions of the Easement including but not limited to the requirements of paragraph 4 and 9 herein.
- q. Successors. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective heirs, Districts, successors, and assigns, and shall continue as a servitude running in perpetuity with the Open Space Easement Property.
- r. Counterparts. Grantor may execute this instrument in two or more counterparts; each counterpart shall be deemed an original instrument. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.
- s. Consent not to be Unreasonably Withheld. In the event Grantor, as required by the terms hereof, seeks consent of District, District agrees in all such circumstances not to unreasonably withhold its consent, regardless whether the paragraph hereunder requiring District's consent so provides.
- t. Subordination. If Grantor encumbers the Real Property or any portion thereof prior to conveyance of this Easement to District, Grantor shall deliver an executed consent of lienholder in which any

TO HAVE AND TO HOLD unto District, its successors and assigns forever
IN WITNESS WHEREOF, Grantor has set its hand on the day and year first written above.

Northern California Presbyterian Homes & Services, a California Corporation, ("NCPHS"):

Approved and Accepted:

By: Barbara Hood
Barbara Hood, President and CEO, NCPHS

Date: 12-15-04

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT ("District"):

Approved and Accepted:

By: Mary Davey
Mary Davey, President, Board of Directors

Date: Dec. 15, 2004

List of Attachments

- Exhibit A – Area Map
- Exhibit B – Open Space Easement Legal Description
- Exhibit C1 and C2 – Open Space Easement Area Maps

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Clara } ss.

On 12/15/04, before me, Sally A. Thiel foldt
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Mary Davey
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Sally Thiel foldt
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

State of California

County of SAN MATEO

On 12-15-04 before me, ROBERT J LANZONE, personally appeared BARBARA HROI, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Handwritten Signature]

Signature

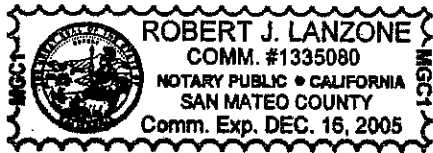


Exhibit A

Area Map

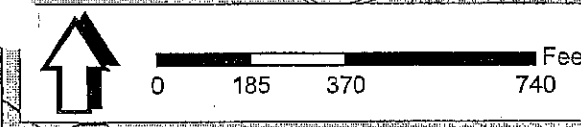
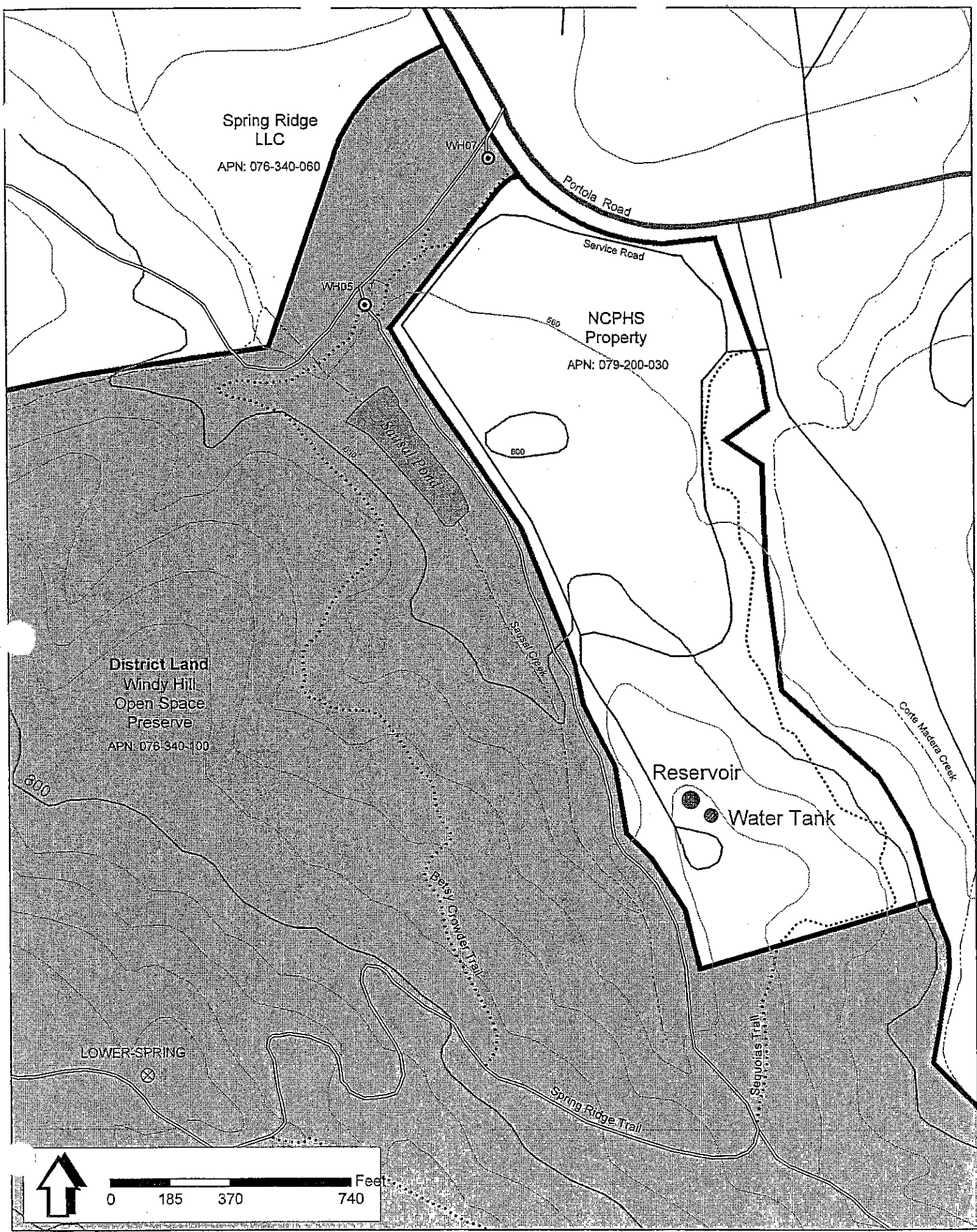


Exhibit B

Open Space Easement
Legal Description

RECEIVED

APR 05 2004

NCPHS

EXHIBIT B
page 1 of 4OPEN SPACE
and CONSERVATION EASEMENT
METES AND BOUNDS DESCRIPTION

COPY

PARCEL A

Situate in the Town of Portola Valley, County of San Mateo, State of California and described as follows:

Being a portion of the parcel described in the deed to Northern California Presbyterian Homes, Inc. recorded August 19, 1958 in volume 3442 at page 430, Official Records of San Mateo County, State of California being more particularly described as follows:

Beginning at a point on the Southwesterly terminus of that certain course shown as "N 75°03'34"E 753.95 feet" of Parcel 1 as shown on the map filed January 27, 1981 in Volume 50 of Parcel Maps at pages 79 through 84, San Mateo County Records, said Point of Beginning (P.O.B.) also being a point along the common line between said Parcel 1 (Vol. 50 o.r. Pages 79-84) and said Lands of Northern California Presbyterian Homes, Inc. (3442 o.r. 430);

Thence along said line North 75°03'34" East a distance of 111.72 feet;

Thence leaving said line North 10°46'08" West a distance of 210.30 feet to point on a tangent curve;

Thence Northerly along said tangent curve to the right having a radius of 50.00 feet, central angle of 57°08'40", and an arc length of 49.87 feet to a point on a reverse curve;

Thence Northerly along said reverse curve to the left having a radius of 100.00 feet, central angle of 58°17'08", and an arc length of 101.73 feet to a point on tangent line;

Thence North 11°54'36" West a distance of 76.73 feet to a point on a tangent curve;

Thence Northerly along said tangent curve to the left having a radius of 200.00 feet, central angle of 7°16'34", and an arc length of 25.40 feet to a point on the curve;

Thence continuing Northerly along said tangent curve to the left having a radius of 200.00 feet, central angle of 25°32'38", and an arc length of 89.16 feet to a point on tangent line;

Thence North 44°43'48" West a distance of 573.19 feet to point the Easterly boundary line of Parcel 1 as shown on the map filed January 27, 1981 in Volume 50 of Parcel Maps at pages 79 through 84, San Mateo County Records, said boundary line also being the common boundary line between of Parcel 1 and said Lands of Northern California Presbyterian Homes, Inc. (3442 o.r. 430);

Thence along said boundary line South 19°29'06" East a distance of 48.68 feet;

Thence South 08°53'46" East a distance of 119.74 feet;

RECEIVED

MAY 07 2004

PENINSULA REGIONAL OPEN
SPACE DISTRICT

EXHIBIT B
page 2 of 4

Thence South 26°12'06" East a distance of 214.84 feet;

Thence South 07°10'06" East a distance of 210.29 feet;

Thence South 45°24'26" East a distance of 102.70 feet;

Thence South 30°24'26" East a distance of 190.40 feet;

Thence South 12°56'36" East a distance of 157.82 feet to the Point of Beginning (P.O.B.);

Containing an area of 3.84 acres, more or less.

PARCEL B

All that space above 26.00 feet above ground elevation as existed in October 2003, based on bench mark PV21 Elevation 535.45 feet NGVD 1929, and lying within the boundary of that certain land described as follows:

Beginning at a point on the Southwesterly terminus of that certain course shown as "N 75°03'34"E 753.95 feet" of Parcel 1 as shown on the map filed January 27, 1981 in Volume 50 of Parcel Maps at pages 79 through 84, San Mateo County Records, said point also being a point along the common line between said Parcel 1 and said Lands of Northern California Presbyterian Homes, Inc. (3442 o.r. 430);

Thence along said line North 75°03'34" East a distance of 111.72 feet to the True Point of Beginning (T.P.O.B.);

Thence leaving said line North 10°46'08" West a distance of 210.30 feet to a point on a tangent curve;

Thence Northerly along said tangent curve to the right having a radius of 50.00 feet, central angle of 57°08'40", and an arc length of 49.87 feet to a point on a reverse curve;

Thence Northerly along said reverse curve to the left having a radius of 100.00 feet, central angle of 58°17'08", and an arc length of 101.73 feet to a point on tangent line;

Thence North 11°54'36" West a distance of 76.73 feet to a point on a tangent curve;

Thence Northerly along said tangent curve to the left having a radius of 200.00 feet, central angle of 7°16'34", and an arc length of 25.40 feet to a point;

Thence South 61°08'01" East a distance of 81.59 feet to point on a tangent curve;

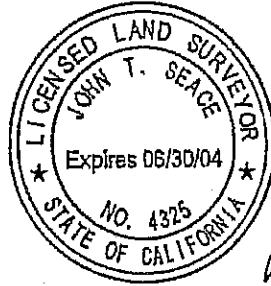
Thence Southerly along said tangent curve to the right having a radius of 440.00 feet, central angle of 44°39'47", and an arc length of 342.99 feet;

EXHIBIT B
page 3 of 4

Thence South 16°28'13" East a distance of 72.17 feet to a point along said common line between Parcel 1 (Vol. 50 o.r. Pages 79-84) and said Lands of Northern California Presbyterian Homes, Inc. (3442 o.r. 430);

Thence along said line South 75°03'34" West a distance of 292.88 feet to True Point of Beginning;

Containing an area of 1.96 acres, more or less.



A handwritten signature in cursive script, appearing to read "John T. Seace", written over the right side of the professional seal.

Brio Engineering Associates, INC., 2858 Stevens Creek Blvd., Suite 208, San Jose, CA 95128

CURVE TABLE				LINE TABLE		
CURVE	RADIUS	DELTA	LENGTH	LINE	BEARING	LENGTH
C1	50.00	57°08'40"	49.87	L1	N75°03'34"E	111.72
C2	100.00	58°17'08"	101.73	L2	N10°46'08"W	210.30
C3	200.00	07°16'34"	25.40	L3	N11°54'36"W	76.73
C4	200.00	25°32'38"	89.16	L4	N44°43'48"W	573.19
C5	440.00	44°39'47"	342.99	L5	S19°29'06"E	48.68
				L6	S08°53'46"E	119.74
				L7	S26°12'06"E	214.84
				L8	S07°10'06"E	210.29
				L9	S45°24'26"E	102.70
				L10	S30°24'26"E	190.40
				L11	S12°56'36"E	157.82
				L12	S61°08'01"E	81.59
				L13	S16°28'13"E	72.17
				L14	S75°03'34"W	292.88

EXHIBIT B
page 4 of 4

THE SEQUOIAS
NORTHERN CALIFORNIA PRESBYTERIAN HOMES INC.
3442 OR 430

PARCEL B
1.957 AC.±

(26 FEET HEIGHT LIMIT FROM
GROUND SURFACE, CONTOURS :
SHOWN HERE ON ARE BASED ON
NGVD 1929 DATUM, CITY BENCH MARK
PV21 ELEVATION 535.45 FEET)

PARCEL A
3.837 AC.±



PARCEL MOP OF CORTÉ MADERA
VOLUME 80 D.A. PAGES 78-84

T.P.O.B. (PARCEL B)
N 75°03'34" E 753.95'
PARCEL MOP OF CORTÉ MADERA
VOLUME 80 D.A. PAGES 78-84

John T. Seace
P.O.B. (PARCEL A)

PLAT TO ACCOMPANY A DESCRIPTION

Exhibit "A"
OPEN SPACE EASEMENT

TOWN OF PORTOLA VALLEY

Date:	03/30/04	Scale:	AS SHOWN	Job:	NCPHO201
Drawn By:	CMH	Designer:	CMH	Checked:	JS

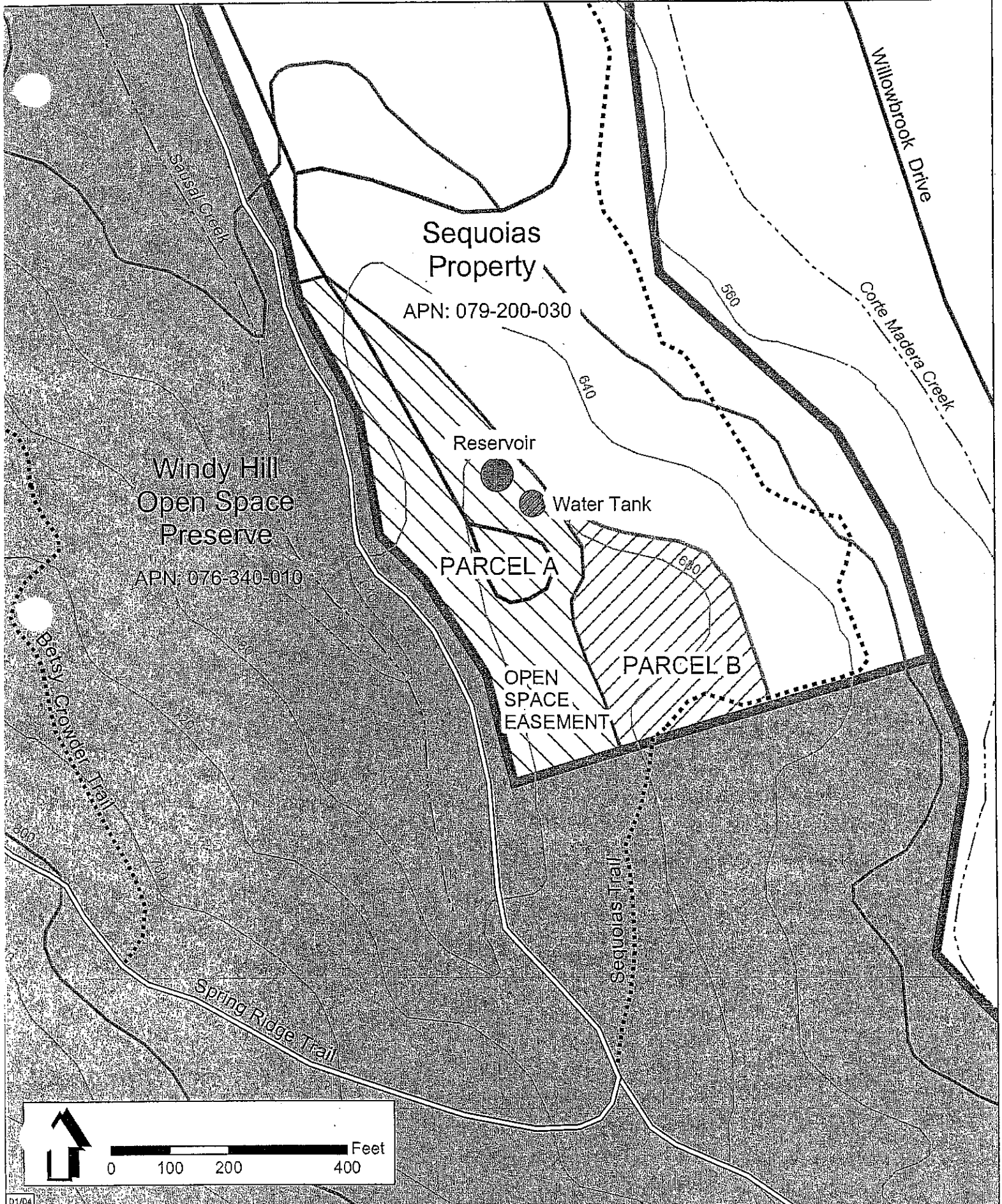
BRIC Engineering
ASSOCIATES, INC.

2858 Stevens Creek Blvd., Suite 208
San Jose, CA 95128
Tel. (408) 241-5494
Fax (408) 241-5493

Exhibit C1 & C2

Open Space Easement
Area Maps

SEQUOIAS EASEM. NT EXCHANGE - OPEN SPACE EASEMENT



01/04

EXHIBIT C1 - OPEN SPACE EASEMENT PROPERTY

ERIC Engineering
10000 15th St. Suite 200
San Diego, CA 92131
Tel: 619-594-1100
Fax: 619-594-1101
www.eric-engineering.com

SEQUOIAS SOUTH AREA
CASEMENT EXHIBIT

THE SEQUOIAS
501 PORTOLA ROAD
PORTOLA VALLEY, CA 94557

EXHIBIT



GENERAL NOTES:

1. THIS CASEMENT IS THE PROPERTY OF ERIC ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ERIC ENGINEERING, INC.
2. THIS CASEMENT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFIED IN THE ORIGINAL CONTRACT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ERIC ENGINEERING, INC.

DISCLAIMER:

THIS CASEMENT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFIED IN THE ORIGINAL CONTRACT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ERIC ENGINEERING, INC.



NOTE: AERIAL PHOTO USED AS A VISUAL TOOL ONLY. IT HAS BEEN SCALED IN AN ATTEMPT TO LINE UP WITH THE BOUNDARY AND MAY NOT BE ACCURATE.

EXHIBIT *02*

**CERTIFICATE OF ACCEPTANCE
(GOVERNMENT CODE SEC. 27281)**

This is to certify that the interest in real property conveyed by the foregoing deed, grant or other instrument dated December 15, 2004, from Northern California Presbyterian Homes & Services,
a California Corporation

to the **MIDPENINSULA REGIONAL OPEN SPACE DISTRICT**, a public district, is hereby accepted by the undersigned on behalf of the District pursuant to authority conferred by resolution of the Board of Directors of the Midpeninsula Regional Open Space District bearing No. 04-48, adopted on December 15, 2004, and said District consents to recordation thereof.

Dated December 15, 2004.

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

By Mary C. Dancy
President, Board of Directors

ATTEST:

Sally F. Foy
District Clerk

2004-2 J415 CONF

09:56am 12/21/04 ES Fee: NO FEE

Count of pages 21

Recorded in Official Records

County of San Mateo

Warren Slocum

Assessor-County Clerk-Recorder

WHEN RECORDED MAIL TO:

Midpeninsula Regional
Open Space District
330 Distel Circle
Los Altos, CA 94022
Attn: General Manager

NO TRANSFER TAX DUE
PUBLIC AGENCY ACQUIRING TITLE,
CALIFORNIA REVENUE AND TAXATION
CODE SECTION 11922

DULY RECORDED WITHOUT FEE
Pursuant to Government Code
Sections 6103, 27383

BY: 

GRANT DEED OF CONSERVATION EASEMENT

WHEREAS, Northern California Presbyterian Homes & Services, a California Corporation, hereinafter called "Grantor", is the owner of certain real property located within the County of San Mateo, State of California, and consisting of a portion of a parcel known as Assessor's Parcel Number 079-200-030, as depicted on the map attached hereto, marked "Exhibit A", incorporated by this reference (hereafter "Real Property").

WHEREAS, District owns land located in the Town of Portola Valley, County of San Mateo, State of California which is a portion of Assessor's Parcel Number 076-340-100 which is part of the District's Windy Hill Open Space Preserve, as shown on Exhibit A - Area Map, incorporated by this reference, and identified as the "District Land".

WHEREAS, MIDPENINSULA REGIONAL OPEN SPACE DISTRICT, a Public District, hereinafter called "District", was formed by voter initiative to solicit, receive, and hold conveyances of real property and interests therein by purchase, exchange, gift, or bargain purchase for public park, recreation, scenic, and open space purposes; and

WHEREAS, Grantor desires to deed to District a conservation easement over a portion of the Real Property consisting of approximately 1.96-acres, more particularly described in the legal description set out in Exhibit B, and as depicted as Parcel B on the map marked "Exhibit C1" and "Exhibit C2" incorporated herein by this reference, and is hereinafter referred to as the "Easement Property"; and

WHEREAS, District desires to obtain a conservation easement over the Easement Property, which would preserve and protect in perpetuity the natural, scenic and open space values of the Easement Property, subject to the restrictions contained herein.

NOW, THEREFORE, in consideration of the above recitals, and the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of California and in particular, inter alia, Sections 815 through 816 of the California Civil Code, Grantor hereby grants to District a Conservation Easement (hereinafter "the Easement") in perpetuity over the Easement Property as shown in Exhibit B2, subject to the following terms and conditions:

1. Purpose. The principal purpose of this Easement is to assure that the Easement Property will not be developed with improvements exceeding twenty-six (26) feet in height above the current grade level to protect viewshed values from the adjacent District Land and to minimize adverse aesthetic impacts upon the District Land.

2. Rights of District. To accomplish the purposes of this Easement, Grantor conveys to District the following rights:

- a. To preserve and protect viewshed values of the Easement Property.
- b. To enter upon the Easement Property at reasonable times, no more than two times per year with one week's written notice, in order to monitor Grantor's compliance with the terms of this Easement and to enforce such terms; provided, that such entry shall be upon reasonable prior notice to Grantor or its successors in interest of the Easement Property.
- c. Prior District Approval of Improvements. NCPHS will provide thirty (30) days prior written notice to District prior to any application to a government entity for a new development within the Easement Property to insure consistency with the conditions of the Easement.
- d. To enter upon the Easement Property at any time for reasonable cause with 24-hour notice in order to monitor potential violation of compliance with the terms of this Easement and to enforce such terms.
- e. Pursuant to paragraph 6 hereof ("Disputes and Remedies"), to prevent any activity on or use of the Easement Property which is inconsistent with the purposes of this Easement and to require the restoration of such areas or features of the Easement Property that may be damaged by any inconsistent activity or use.

3. Baseline Data. In order to establish the present condition of the open space values, District has examined the Easement Property and prepared a report (the "Baseline Documentation Report") containing an inventory of the Easement Property's relevant features and conditions, its improvements and its natural resources (the "Baseline Data"). A copy of the Baseline Documentation Report has been provided to Grantor, and another shall be placed and remain on file with District. The Baseline Documentation Report has been signed by the Grantor and District, and thus acknowledged accurately to represent the condition of the Easement Property at the date of the conveyance of this Easement. The parties intend that the Baseline Data shall be used by District to monitor Grantor's future uses of the Easement Property, condition thereof, and practices thereon. The parties further agree that, in the event of a controversy arises with respect to the condition of the Easement Property or a particular resource thereof, the parties shall not be foreclosed from utilizing any other relevant document, survey, or report to assist in the resolution of the controversy.

4. Prohibited Uses. Any activity on or use of the Easement Property which is inconsistent with the purposes of this Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

- a. Subdivision. The legal or defacto subdivision of the Easement Property for any purposes. (Lot line adjustments in excess of one hundred square feet are subject to the prior written approval of District.) Any land transferred by lot line adjustment shall remain subject to the terms of this Easement, and shall not carry with it any rights to development density. The term subdivision shall include, but not be limited to, the creation of a life or future estate in a portion of the Easement Property, the conveyance of a portion of the Property, or any subdivision as defined by the Subdivision Map Act, California Government Code Section 66000 *et seq.*
- b. No structures shall be built within 30 feet of the District Land.

5. Permitted Uses. The Grantor may use the Conservation Easement Property for any purpose not prohibited by paragraph 4 and which is consistent with the purpose of this Easement. The following uses and practices, though not an exhaustive recital of consistent uses, are consistent with the purpose and intent of this

Easement and are not precluded by it:

- a. The development of structures within the Conservation Easement Property, provided NCPHS shall plant adequate vegetative screening to minimize the view of any development from the Betsy Crowder Trail located on District Land.
- b. The removal of trees after prior consultation with the District and subject to the rules and regulations of the Town of Portola Valley.

6. Disputes and Remedies. If District determines that Grantor, or Grantor's successors in interest, or any occupant of the Easement Property, is conducting or allowing a use, activity, or condition on the Easement Property which is prohibited by the terms of this Easement, or that a violation is threatened, District shall give written notice to Grantor of such violation and request corrective action sufficient to cure the violation, and, where the violation involves injury to the Easement Property resulting from any use or activity inconsistent with the purposes of this Easement, to restore the portion of the Easement Property so injured.

- a. Consultations Regarding Interpretation and Enforcement of Easement. When any disagreement, conflict, need for interpretation, or need for enforcement arises between the parties to this Easement, each party shall first consult with the other party in good faith about the issue and attempt to resolve the issue without resorting to legal action.
- b. Notice of Violation; Corrective Action. If District determines that a violation of the terms of this Easement has occurred or is threatened, District shall give written notice to Grantor of such violation and request corrective action sufficient to cure the violation and, where the violation involves injury to the Easement Property resulting from any use or activity inconsistent with the purpose of this Easement, to request restoration of the portion of the Easement Property so injured to its prior condition. Such written notice is not required in the event of any actual or imminent physical harm to the Easement Property.
- c. Injunctive Relief. If Grantor fails to cure the violation within thirty (30) days after receipt of notice thereof from District, or under circumstances where the violation cannot reasonably be cured within a thirty (30) day period, fails to begin curing such violation within the thirty (30) day period, or fails to continue diligently to cure such violation until finally cured, District may bring an action at law or in equity in a court of competent jurisdiction which seeks to enforce the terms of this Easement, to enjoin the violation, by temporary or permanent injunction, and seeks to require the restoration of the Easement Property to the condition that existed prior to any such injury.
- d. Damages. District shall be entitled to recover damages for violation of the terms of this Easement or injury to this Easement or the interests protected by this Easement, as provided by Civil Code Section 815.7.
- e. Forbearance. Enforcement of the terms of this Easement shall be at the discretion of the District, and any forbearance by District to exercise its rights under this Easement in the event of any breach of any term of this Easement by Grantor shall not be deemed or construed to be a waiver by District of such term or of any subsequent breach of the same or any other term of this Easement or of any of District's rights under this Easement. No delay or omission by District in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.
- f. Acts Beyond the Grantor's Control. Nothing contained in this Easement shall be construed to entitle District to bring any action against Grantor for any injury to or change in the Easement Property resulting from causes not involving any affirmative acts by Grantor, or causes beyond Grantor's control, including without limitation, trespassers, fire, flood, storm, and earth movement,

or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Easement Property resulting from such causes.

- g. Attorneys' Fees. If any party hereto incurs any expense, including reasonable attorneys' fees, in connection with any action or proceeding instituted by reason of any violation, breach, default or alleged default of the other party hereunder, the party prevailing in such action or proceeding shall be entitled to recover from the other party in such action or proceeding reasonable expenses and attorneys' fees in the amount determined by the Court.

7. Indemnity and Legal Responsibility. Grantor shall have the sole responsibility for the ownership, liability, operation, upkeep, and maintenance of the Easement Property. Grantor shall be responsible for, indemnify, and save harmless District, its officers, agents, and employees from any and all liabilities, claims, demands, costs or damages, for injury to persons or property resulting from, growing out of, or in any way connected with or incident to this Easement, except for the sole and active negligence of District, its officers, agents, or employees. The duty of Grantor to indemnify and save harmless includes the duty to defend as set forth in Civil Code Section 2778. Grantor waives any and all rights to any type of express or implied indemnity or right of contribution from District, its officers, agents or employees, from any liability resulting from, growing out of, or in any way connected with or incident to this Easement.

8. Subsequent Conveyance of the Easement Property. Grantor shall incorporate by reference hereto the terms of this Easement in any deed or other legal instrument by which Grantor divests itself of any interest in all or a portion of the Easement Property, including, without limitation, a leasehold interest. Any such conveyance must be consistent with this Easement including Paragraph 4(a) herein. Grantor shall give written notice to District of the transfer of any interest in the Easement Property at least 30 days prior to the date of such transfer. Grantor shall provide a complete copy of this Easement to its transferee prior to any such transfer. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of this Easement or limit its enforceability in any way.

9. Miscellaneous Provisions.

- a. Choice of Law. The internal laws of the State of California, regardless of any choice of law principles, shall govern the validity of this Easement, the construction of its terms and the interpretation of the rights and duties of the parties.
- b. Amendment. The parties hereto may by mutual written agreement amend this Easement in any respect.
- c. Rights Cumulative. Each and all of the various rights, powers and remedies of the parties shall be considered to be cumulative with and in addition to any other rights, powers and remedies which the parties may have at law or in equity in the event of the breach of any of the terms of this Easement. The exercise or partial exercise of any right, power or remedy shall neither constitute the exclusive election thereof nor the waiver of any other right, power or remedy available to such party.
- d. Notice. Whenever any party hereto desires or is required to give any notice, demand, or request with respect to this Easement (or any Exhibit hereto), each such communication shall be in writing and shall be deemed to have been validly served, given or delivered at the time stated below if deposited in the United States mail, registered or certified and return receipt requested, with proper postage prepaid, or if delivered by Federal Express or other private messenger, courier or other delivery service or sent by facsimile transmission by telex, telecopy, telegraph or cable or other similar electronic medium and addressed as indicated as follows:

NCPHS: NCPHS Portola Valley
1525 Post Street,
San Francisco, CA 94109-6567
Attn: Barbara Hood, President and CEO
TEL: 415-202-7800
FAX: 415-922-1660

District: Midpeninsula Regional Open Space District
330 Distel Circle
Los Altos, CA 94022-1404
Attn: General Manager
With a copy to: Ana Ruiz, District Representative
TEL: (650) 691-1200
FAX: (650) 691-0485

If sent by telegraph, facsimile copy or cable, a confirmed copy of such telegraphic, facsimile or cabled notice shall promptly be sent by mail (in the manner provided above) to the addressee. Service of any such communication made only by mail shall be deemed complete on the date of actual delivery as indicated by the addressee's registry or certification receipt or at the expiration of the third (3rd) business day after the date of mailing, whichever is earlier in time. Either party hereto may from time to time, by notice in writing served upon the other as aforesaid, designate a different mailing address or a different person to which such notices or demands are thereafter to be addressed or delivered. Nothing contained in this Easement shall excuse either party from giving oral notice to the other when prompt notification is appropriate, but any oral notice given shall not satisfy the requirements provided in this Section.

- e. Severability. If any of the provisions of this Easement are held to be void or unenforceable by or as a result of a determination of any court of competent jurisdiction, the decision of which is binding upon the parties, the parties agree that such determination shall not result in the nullity or unenforceability of the remaining portions of this Easement. The parties further agree to replace such void or unenforceable provisions, which will achieve, to the extent possible, the economic, business and other purposes of the void or unenforceable provisions.
- f. Waiver. No waiver of any term, provision or condition of this Easement, whether by conduct or otherwise, in any one or more instances, shall be deemed to be, or be construed as, a further or continuing waiver of any such term, provision or condition or as a waiver of any other term, provision or condition of this Easement.
- g. Entire Agreement. This Easement is intended by the parties to be the final expression of their agreement; it embodies the entire agreement and understanding between the parties hereto; it constitutes a complete and exclusive statement of the terms and conditions thereof, and it supersedes any and all prior correspondence, conversations, negotiations, agreements or understandings relating to the same subject matter.
- h. Time of the Essence. Time is of the essence of each provision of this Easement in which time is an element.
- i. Assignment. Except as expressly permitted herein, neither party to this Easement shall assign its rights or obligations under this Easement to any third party without the prior written approval of the other party.
- j. Further Documents and Acts. Each of the parties hereto agrees to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to

- consummate and carry into effect the transactions described and contemplated under this Easement.
- k. **Captions.** Captions are provided herein for convenience only and they form no part of this Easement and are not to serve as a basis for interpretation or construction of this Easement, nor as evidence of the intention of the parties hereto.
 - l. **Pronouns and Gender.** In this Easement, if it be appropriate, the use of the singular shall include the plural, and the plural shall include the singular, and the use of any gender shall include all other genders as appropriate.
 - m. **Authority.** NCPHS and District both represent and warrant that each has the full right, power and authority to enter into this Easement and to perform the transactions contemplated hereunder.
 - n. **Liberal Construction.** Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of District to effect the purpose of this Easement. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid. This instrument shall be construed in accordance with its fair meaning, and it shall not be construed against either party on the basis that such party prepared this instrument.
 - o. **No Third Party Rights.** This instrument is made and entered into for the sole benefit and protection of Grantor and District and their respective heirs, Districts, successors, and assigns. No person or entity other than the parties hereto and their respective heirs, Districts, successors, and assigns shall have any right of action under this Easement or any right to enforce the terms and provisions hereof.
 - p. **No Forfeiture.** Nothing contained herein is intended to result in a forfeiture or reversion of Grantor's fee title in any respect. Grantor specifically reserves the right to convey fee title to the Open Space Easement Property subject to this Easement, and subject to the terms and conditions of the Easement including but not limited to the requirements of paragraphs 4 and 8 herein.
 - q. **Successors.** The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective heirs, Districts, successors, and assigns, and shall continue as a servitude running in perpetuity with the Open Space Easement Property.
 - r. **Counterparts.** Grantor may execute this instrument in two or more counterparts; each counterpart shall be deemed an original instrument. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.
 - s. **Consent not to be Unreasonably Withheld.** In the event Grantor, as required by the terms hereof, seeks consent of District, District agrees in all such circumstances not to unreasonably withhold its consent, regardless whether the paragraph hereunder requiring District's consent so provides.
 - t. **Subordination.** If Grantor encumbers the Real Property or any portion thereof prior to conveyance of this Easement to District, Grantor shall deliver an executed consent of lienholder in which any lienholder or mortgagor agrees to subordinate its rights in the Real Property or any portions thereof to prevent any modification or extinguishment of the Easement by the exercise of any rights by any mortgage holder or lienholder. Grantor shall also obtain any consent, release or reconveyance of

deed of trust required from any mortgagor or lienholder so that the Easement is conveyed to District free and clear of any such liens and encumbrances.

10. Recordation. This instrument shall be recorded by District in the Official Records of the County of San Mateo, California. District may re-record this Easement whenever re-recording is required to preserve District's rights in this Easement.

TO HAVE AND TO HOLD unto District, its successors and assigns forever
IN WITNESS WHEREOF, Grantor has set its hand on the day and year first written above.

Northern California Presbyterian Homes & Services, a California Corporation, ("NCPHS"):

Approved and Accepted:

By: Barbara Hood
Barbara Hood, President and CEO, NCPHS

Date: 12-15-04

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT ("District"):

Approved and Accepted:

By: Mary Davey
Mary Davey, President, Board of Directors

Date: Dec. 15, 2004

List of Attachments

- Exhibit A – Area Map
- Exhibit B – Legal Description Conservation Easement
- Exhibit C1 & C2 - Conservation Easement Area Map

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Clara } ss.

On 12/15/04, before me, Sally A. Thiel foldt
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Mary Ravey
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Sally A. Thiel foldt
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

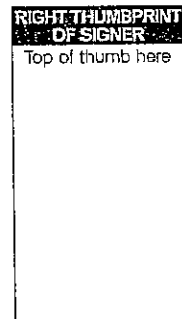
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

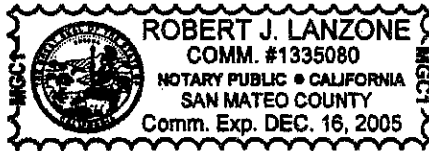


CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of SAN MATEO } ss.

On 12-15-04, before me, ROBERT J LANZONE,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared BARBARA HOOD,
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

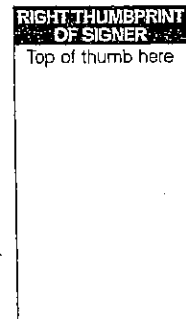


Exhibit A

Area Map

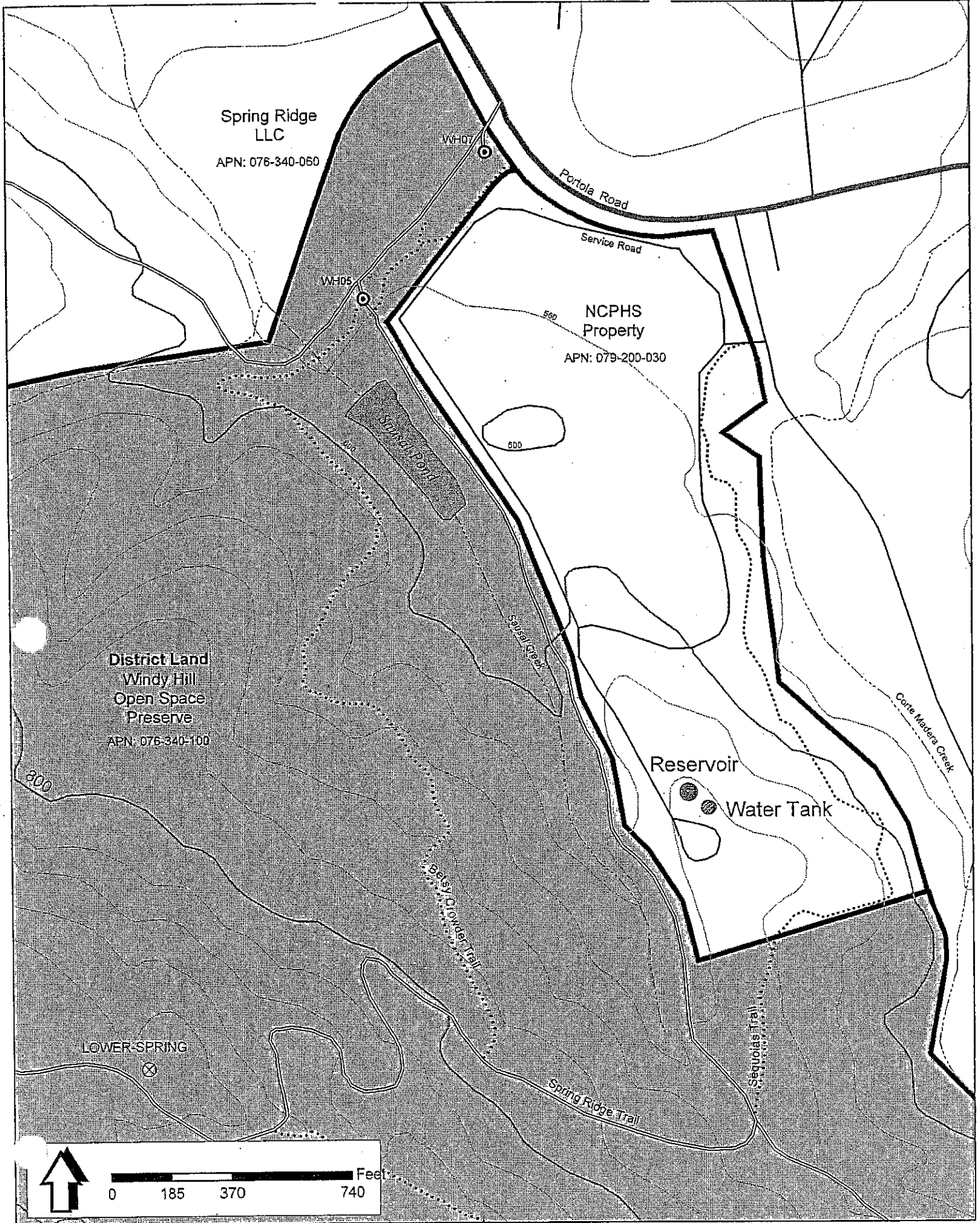


Exhibit B

Legal Description
Conservation Easement

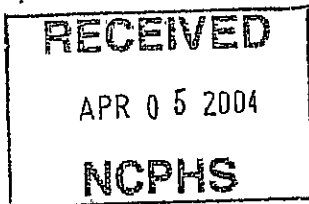


EXHIBIT 3

page 1 of 4

OPEN SPACE
and CONSERVATION EASEMENT
METES AND BOUNDS DESCRIPTION

COPY

PARCEL A

Situate in the Town of Portola Valley, County of San Mateo, State of California and described as follows:

Being a portion of the parcel described in the deed to Northern California Presbyterian Homes, Inc. recorded August 19, 1958 in volume 3442 at page 430, Official Records of San Mateo County, State of California being more particularly described as follows:

Beginning at a point on the Southwesterly terminus of that certain course shown as "N 75°03'34"E 753.95 feet" of Parcel 1 as shown on the map filed January 27, 1981 in Volume 50 of Parcel Maps at pages 79 through 84, San Mateo County Records, said Point of Beginning (P.O.B.) also being a point along the common line between said Parcel 1 (Vol. 50 o.r. Pages 79-84) and said Lands of Northern California Presbyterian Homes, Inc. (3442 o.r. 430);

Thence along said line North 75°03'34" East a distance of 111.72 feet;

Thence leaving said line North 10°46'08" West a distance of 210.30 feet to point on a tangent curve;

Thence Northerly along said tangent curve to the right having a radius of 50.00 feet, central angle of 57°08'40", and an arc length of 49.87 feet to a point on a reverse curve;

Thence Northerly along said reverse curve to the left having a radius of 100.00 feet, central angle of 58°17'08", and an arc length of 101.73 feet to a point on tangent line;

Thence North 11°54'36" West a distance of 76.73 feet to a point on a tangent curve;

Thence Northerly along said tangent curve to the left having a radius of 200.00 feet, central angle of 7°16'34", and an arc length of 25.40 feet to a point on the curve;

Thence continuing Northerly along said tangent curve to the left having a radius of 200.00 feet, central angle of 25°32'38", and an arc length of 89.16 feet to a point on tangent line;

Thence North 44°43'48" West a distance of 573.19 feet to point the Easterly boundary line of Parcel 1 as shown on the map filed January 27, 1981 in Volume 50 of Parcel Maps at pages 79 through 84, San Mateo County Records, said boundary line also being the common boundary line between of Parcel 1 and said Lands of Northern California Presbyterian Homes, Inc. (3442 o.r. 430);

Thence along said boundary line South 19°29'06" East a distance of 48.68 feet;

Thence South 08°53'46" East a distance of 119.74 feet;

RECEIVED

MAY 07 2004

PENINSULA REGIONAL OPEN
SPACE DISTRICT

EXHIBIT B
 page 2 of 4

Thence South 26°12'06" East a distance of 214.84 feet;

Thence South 07°10'06" East a distance of 210.29 feet;

Thence South 45°24'26" East a distance of 102.70 feet;

Thence South 30°24'26" East a distance of 190.40 feet;

Thence South 12°56'36" East a distance of 157.82 feet to the Point of Beginning (P.O.B.);

Containing an area of 3.84 acres, more or less.

PARCEL B

All that space above 26.00 feet above ground elevation as existed in October 2003, based on bench mark PV21 Elevation 535.45 feet NGVD 1929, and lying within the boundary of that certain land described as follows:

Beginning at a point on the Southwesterly terminus of that certain course shown as "N 75°03'34"E 753.95 feet" of Parcel 1 as shown on the map filed January 27, 1981 in Volume 50 of Parcel Maps at pages 79 through 84, San Mateo County Records, said point also being a point along the common line between said Parcel 1 and said Lands of Northern California Presbyterian Homes, Inc. (3442 c.r. 430);

Thence along said line North 75°03'34" East a distance of 111.72 feet to the True Point of Beginning (T.P.O.B.);

Thence leaving said line North 10°46'08" West a distance of 210.30 feet to a point on a tangent curve;

Thence Northerly along said tangent curve to the right having a radius of 50.00 feet, central angle of 57°08'40", and an arc length of 49.87 feet to a point on a reverse curve;

Thence Northerly along said reverse curve to the left having a radius of 100.00 feet, central angle of 58°17'08", and an arc length of 101.73 feet to a point on tangent line;

Thence North 11°54'36" West a distance of 76.73 feet to a point on a tangent curve;

Thence Northerly along said tangent curve to the left having a radius of 200.00 feet, central angle of 7°16'34", and an arc length of 25.40 feet to a point;

Thence South 61°08'01" East a distance of 81.59 feet to point on a tangent curve;

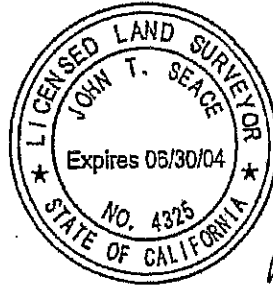
Thence Southerly along said tangent curve to the right having a radius of 440.00 feet, central angle of 44°39'47", and an arc length of 342.99 feet;

EXHIBIT B
page 3 of 4

Thence South 16°28'13" East a distance of 72.17 feet to a point along said common line between Parcel 1 (Vol. 50 o.r. Pages 79-84) and said Lands of Northern California Presbyterian Homes, Inc. (3442 o.r. 430);

Thence along said line South 75°03'34" West a distance of 292.88 feet to True Point of Beginning;

Containing an area of 1.96 acres, more or less.



A handwritten signature in cursive script, appearing to read "John T. Seace", written over the right side of the professional seal.

Brio Engineering Associates, INC., 2858 Stevens Creek Blvd., Suite 208, San Jose, CA 95128

CURVE	RADI	DELTA	LENGTH
C1	50.00	57°08'40"	49.87
C2	100.00	58°17'08"	101.73
C3	200.00	07°16'34"	25.40
C4	200.00	25°32'38"	89.16
C5	440.00	44°39'47"	342.99

LINE	BEARING	LENGTH
L1	N75°03'34"E	111.72
L2	N10°46'08"W	210.30
L3	N11°54'36"W	76.73
L4	N44°43'48"W	573.19
L5	S19°29'06"E	48.68
L6	S08°53'46"E	119.74
L7	S26°12'06"E	214.84
L8	S07°10'06"E	210.29
L9	S45°24'26"E	102.70
L10	S30°24'26"E	190.40
L11	S12°56'36"E	157.82
L12	S61°08'01"E	81.59
L13	S16°28'13"E	72.17
L14	S75°03'34"W	292.88

EXHIBIT B
page 4 of 4

THE SEQUIOIAS
NORTHERN CALIFORNIA PRESBYTERIAN HOMES INC.
3442 OR 430

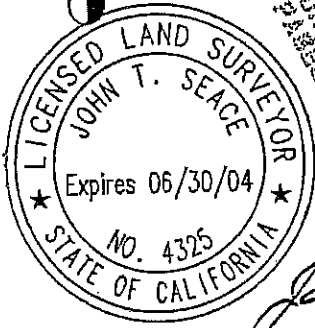
PARCEL B
1957 AC.±

(26 FEET HEIGHT LIMIT FROM
GROUND SURFACE, CONTOURS
SHOWN HERE ON ARE BASED ON
NGVD 1929 DATUM, CITY BENCH MARK
PV21 ELEVATION 535.45 FEET)

PARCEL A
3.837 AC.±



PARCEL MAP OF CORTES MADERA
VOLUME 50 D.R. PAGES 78-84



John T. Seace

P.O.B. (PARCEL A)

T.P.O.B. (PARCEL B)
N 75°03'34" E 753.95'
PARCEL MAP OF CORTES MADERA
VOLUME 50 D.R. PAGES 78-84

PLAT TO ACCOMPANY A DESCRIPTION

Exhibit "A"
OPEN SPACE EASEMENT

TOWN OF PORTOLA VALLEY

BRIC Engineering
ASSOCIATES, INC.

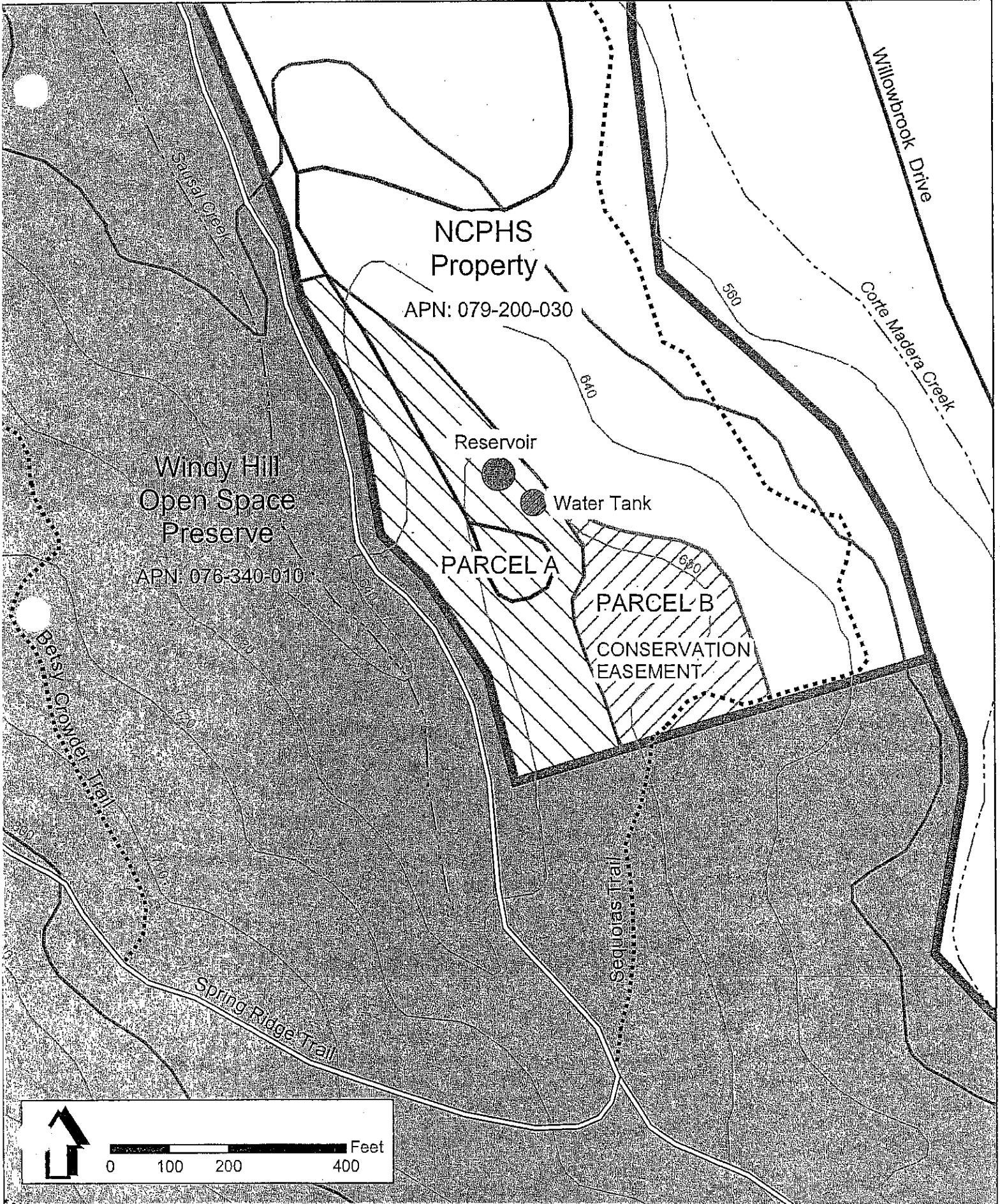
2858 Stevens Creek Blvd., Suite 208
San Jose, CA 95128
Tel. (408) 241-5494
Fax (408) 241-5493

Date: 03/30/04	Scale: AS SHOWN	Job: NCPH0201
Drawn By: CMH	Designer: CMH	Checked: JS

Exhibit C1 & C2

Conservation Easement Area Map

SEQUOIAS EASEMENT EXCHANGE - CONSERVATION EASEMENT



C:\Projects\WindyHill\Sequoias_trails\Windyhill_sequoia_trails_exhibit\NCPHS.mxd me 8/14

EXHIBIT C1 - CONSERVATION EASEMENT AREA MAP

**CERTIFICATE OF ACCEPTANCE
(GOVERNMENT CODE SEC. 27281)**

This is to certify that the interest in real property conveyed by the foregoing deed, grant or other instrument dated December 15, 2004, from Northern California Presbyterian Homes & Services,
a California Corporation

to the **MIDPENINSULA REGIONAL OPEN SPACE DISTRICT**, a public district, is hereby accepted by the undersigned on behalf of the District pursuant to authority conferred by resolution of the Board of Directors of the Midpeninsula Regional Open Space District bearing No. 04-48, adopted on December 15, 2004, and said District consents to recordation thereof.

Dated 12/15, 2004.

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

By Mary Dacey
President, Board of Directors

ATTEST:

[Signature]
District Clerk

Submitter DB ID 6570
IP Address 2600:1700:a460:2300:f52d:ca89:483e:51fa
Submission Recorded On 07/07/2022 3:53 PM
Time to Take the Survey 6 minutes, 52 secs.

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

Adam Arnon

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. City

Menlo Park

5. State

CA

6. Zip Code

94025

7. Comment

In short, I think that Glenoaks is part of the fabric and charm of this area. I believe that it would be a huge mistake to build a complex at that spot.

I also want to emphasize that I'm fully aware, and am very personally impacted, from the high housing prices. Saying that, there are far better ways to bring down the housing costs than the proposed plan. We are constantly saying "believe the science", as we should, but then go on and push programs that have little to no scientific merit. This is a prime example of it.

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6571
IP Address 137.184.42.185
Submission Recorded On 07/07/2022 4:09 PM
Time to Take the Survey 52 minutes, 32 secs.

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

Lucia Steinhilber

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

Please do not push out Isola/Glenoaks equestrian from Portola Valley. One of the iconic aspects of this community is it's horse-friendly reputation and tradition. Let's strive to keep this establishment which keeps the Alpine corridor horse-aware! We love the horses here even if we don't have one ourselves. As an illustration of this and the calming love horses exude which help humans, a wonderful one-eyed mule on Westridge named Mulysses recently passed away and so many PV residents walked by him every day on their rambles and petted him—we all miss him and the quiet positivity he radiated. Glenoaks is similar but important in a different way as they give lessons and educate us about equines. Let's protect this treasure!

8. Optional: You can upload a copy of your comments.

Submitter DB ID 6572
IP Address 2601:647:6000:28d0:c06e:30a8:86c3:e7cc
Submission Recorded On 07/07/2022 5:17 PM
Time to Take the Survey 0 minutes, 57 secs.

Page 1

1. First and Last Name

Karen Askey

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

See uploaded PDF. Thanks.

8. Optional: You can upload a copy of your comments.

[Askey - Housing Element Draft Comments 7:7:22.pdf](#)

July 7, 2022

Although I have submitted earlier comments on the Housing Element (HE) Draft, I have follow-up thoughts after attending the two Planning Commission Meetings on 6/15/22 and 6/29/22, the 6/20/22 AHHEC meeting, reviewing public comments and speaking with other residents..

I have attended all the AHHEC meetings in 2022. The Committee and staff worked long hours through a difficult situation, however, I don't feel that the Committee decisions were reflective of the majority of the resident comments and concerns. Many residents are frustrated about this.

As Commissioner Targ aptly stated, PV's General Plan is the Constitution of our town, and should drive all planning decisions. Simply put, the Housing Element should follow the General Plan and not vice versa. The General Plan is very specific about the intent of the gateway into Portola Valley and Alpine Road as the scenic corridor. We must make every effort to remain true to the plan.

The current HE Draft has strong potential to change our General Plan, through high-density and overdevelopment. What we decide today will shape the future of Portola Valley for our children and for hundreds of years after us.

Through a creative "sunrise" proposal, our Planning Commission members (Targ, Taylor, Hasko) all support the concept that more time will help ensure our commitment to the General Plan, and provide for us to learn and/or create new alternatives. Since the HE draft was released, we've already had new suggestions to ask about Affiliate Housing at Hawthorns, to develop a campaign for donations for our Inclusionary Housing Fund to buy more appropriate property for development, relocating a sports field, and a few others. All ideas are worthy of exploring in further depth. Please review the Colleagues Memo of 6/29/22 by Commissioners Targ and Taylor.

We should amend the current Housing Element Draft to adhere to our General Plan and more accurately reflect the majority of resident viewpoints. Specifically:

* Adopt a "sunrise" provision into the Draft, which delays the higher-density projects (Dorothy Ford Park, Glen Oaks and 4375 Alpine Road) while we explore other alternatives and fill our housing mandate through lower-density projects. **On page 33 of the HCD Housing Element Sites Inventory Guidebook, with respect to timing of rezoning, it states "A locality's ability to accommodate needed housing during the planning period requires designating appropriate zoning as early as possible. Generally, however, a rezoning should occur no later than three years and 120 days from the beginning of the planning period."**

* **Increase the number of targeted ADUs/JADUs and immediately begin the push for ADUs/JADUs and survey residents at once.** Ms. Russell stated that out of the 16 ADUs

targeted for 2022, 1 is a JADU. At 2022's pace we would develop 128 units, and that is without formalized programs in place - clearly, we have tremendous opportunity here. (HE Draft, page 91). Thirty more units over our existing plan can eliminate one project such as 4375 Nathorst or Glen Oaks. Create and deliver education, marketing and incentive programs (utilizing the Inclusionary Housing Fund) promptly. **Move all programs listed in Section 7, Goals, Policies and Programs, up on the timeline, starting them immediately.**

Pages 30 and 31 of the HCD Housing Element Sites Inventory Guidebook discusses different methodologies to our 30/30/30/10 income-level for ADUs, as well as on how to project the targeted number of units. Admittedly, more work for staff, there are other methods we can employ to increase our target numbers and validate why JADUs would fall into very-low or low income levels, due to the 500 SF limit, number of bedrooms, or calculating the average price per square foot of a rental JADU in Portola Valley. Language pulled verbatim from the HCD document is as follows:

“• Potential for accessory dwelling units (ADU) or junior accessory dwelling units (JADU): The jurisdiction can count the potential for the development of ADUs within the planning period. The analysis is based on the following factors:

- the number of ADUs or JADUs developed in the prior planning period*
- community need and demand for these types of housing units*
- the resources and/or incentives available that will encourage the development of ADUs*
- the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses*
- the unit must meet the Census definition of a housing unit, which can be found on the U.S. Census Bureau website, and be reported to the Department of Finance as part of the annual City and County Housing Unit Change Survey*
- the anticipated affordability of these units. The purpose of this analysis is to determine the appropriate RHNA income category to be accommodated through ADU and JADU development.*

*Affordability can be determined in a number of ways. **As an example, a community could survey existing ADUs and JADUs for their current market rents and consider other factors such as square footage, number of bedrooms, amenities, age of the structure and general location, including proximity to public transportation. Another method could examine current market rents for reasonably comparable rental properties to determine an average price per square foot in the community. This price can be applied to anticipated sizes of these units to estimate the anticipated affordability of ADUs and JADUs. Available regional studies and methodology on ADU affordability can also be a resource to determine the likely affordability mix for ADUs and JADUs.***

- other relevant factors as determined by HCD.*

In addition, the housing element must describe and analyze any currently adopted ordinance and other factors that could affect ADU and JADU development within the planning period. At a minimum, the housing element should analyze whether the ordinance conforms with state ADU and JADU requirements and any additional development standards (i.e., setbacks, maximum unit sizes, lot coverage, etc.) adopted by the local government, zones allowing ADUs, fees and exactions, and any other potential constraints impacting the development of ADUs and JADUs.

Since 2017, the Legislature has passed a series of new laws that significantly increase the potential for development of new ADUs and JADUs by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include programs in their housing element that incentivize their development. **As a result, using trend analysis when estimating the potential for development may not accurately reflect the increased potential for these units. To account for this increased potential, HCD recommends the following options when performing this analysis:**

- Use the trends in ADU construction since January 2018 to estimate new production. This is a conservative option to only account for the effect of the new laws without local promotional efforts or incentives (safe harbor option).
- Where no other data is available, assume an average increase of five times the previous planning period construction trends prior to 2018. This option is a conservative estimate based upon statewide data on ADU development since the implementation of the new laws (safe harbor option).
- **Use trends from regional production of ADUs.**
- **Include programs that aggressively promote and incentivize ADU and JADU construction.**
- **Other analysis (reviewed on a case-by-case basis).**

Potential affordability of these units must still be calculated per the analysis outlined on the previous page. In addition to the above options, the element should also include a monitoring program that a) tracks ADU and JADU creation and affordability levels, and b) commits to a review at the planning cycle mid-point to evaluate if production estimates are being achieved. Depending on the finding of that review, amendments to the housing element may be necessary, including rezoning pursuant to Government Code 65583.2 (h) and (i)."

(Note: we must be cautious to use 2020 and 2021 construction numbers due to the impact of Covid closures and uncertainties.)

* **As JADUs are new and very different types from ADUs, separate them out on the HE draft, and discuss a different income allocation with HCD.** Portola Valley can make a strong argument that JADUs should fall in the Very Low and Low-Income categories, given the limit of 500 square feet attached to a main house. Portola Valley currently has hundreds of homes with rooms with separate entrances that could easily convert to a JADU. Again, we need to survey our residents immediately to show the proof to the state.

* **Eliminate the controversial opt-in program and replace them with SB-9 units (HE draft, page 96).** Please refer to the Planning Commission meeting transcript of 6/29/22 which validates this suggestion.

* **Eliminate the buffer on known-projects - the Wedge and Willow Commons - as well as at Ford Field, as it is under town control.** Those three projects total 102 units, equating to a decrease of 20 units in the buffer. (HE Draft, page 89)

* **Decrease the buffer on above-moderate units, as the buffer is more important for VLI, LI and Moderate levels.** *“To reduce the likelihood of having to rezone, it is a best practice to have 15 to 30+ percent more units listed in the inventory than are required to meet a jurisdiction’s RHNA. This is especially important for the moderate, low and very low-income categories.”*

(https://abag.ca.gov/sites/default/files/documents/2021-10/RHNA_Buffer_Document_Final.pdf)

* **Continue to explore alternatives to developing at Dorothy Ford Park.** It is clear that Tom Ford was one of the original founders/donors of the Open Space Acquisition Fund, and donated money for the specific purpose of creating Dorothy Ford Park as open space in perpetuity. Even if we can legally negate Tom Ford’s request, I call on the Town Council to make the right moral decision. The “sunrise” provision allows the Town to explore other alternatives first.

* **With respect to the HE draft page 95 regarding utility improvements, has a study been performed to show that it will be economically feasible for property owners to cover this expense? Are we being realistic or should we provide economic incentives for utility improvements?**

* **On the HE draft page 99, Table 6-6, why is 4395 Alpine Road heavily weighted to the Moderate Income and Above Market Income units? Shouldn’t the income distribution be weighted toward very low and low-income, as it is designated at 20 du/acre?**

* **With the adoption of the Sunrise provision, we should change the order of Goals, Policies & Programs, putting higher-density projects towards the end and other development consistent with our General Plan first.**

* **Allow for 20 du/acre projects only on Town-owned property, in order to control bonus density.**

* **Immediately begin a donation/funding program for the PV Inclusionary Housing Fund in order to purchase future property for additional housing which is consistent with the General Plan.** Make a strong, continuous push to educate and market this program to residents. Many folks will donate if they know it will be used to save open space and create lower-density projects.

Thank you for your consideration of my comments. As I’ve mentioned in prior meetings, I am happy to help with fundraising efforts, marketing programs, or the like.

Karen Askey
119 Groveland Street

Submitter DB ID 6573
IP Address 2601:647:6000:3560:bc03:ffa9:6800:f495
Submission Recorded On 07/07/2022 5:19 PM
Time to Take the Survey 3 minutes, 35 secs.

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

Susan Hine

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. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

I am concerned about the two very large Oak trees in the property next to the baseball diamond and Ford Field.

Those trees are so old and valuable they should be preserved and not removed.

Will that leave enough space for building in that location?

Thank you

Susan Hine

8. Optional: You can upload a copy of your comments.

Dylan Parker

From: Brigitte Hajos
Sent: Thursday, June 16, 2022 9:06 AM
To: housing
Subject: Glen Oaks/Isola Riding Facility Closure in Favor of New Housing - Public Comment NO

Dear Housing Committee:

Woodside and Portola Valley are some of the last equestrian bastions in the Silicon Valley area. They are horse land and closing still more horse riding facilities pushes horses and equestrians out of The Valley. Too many public riding facilities have been closed and we are losing precious opportunities to save the sport and these precious animals. When riding facilities close horses are sold off. Many are put down or end up in slaughter houses if there are no imminent buyers.

Horses are majestic creatures with therapeutic powers far beyond most people's understanding. When horses are trained to participate in equestrian sports everyone wins, children, adults and even the autistic and handicapped as horses can be used for movement therapy.

Every time a horse facility is closed Portola Valley loses more of its horse community flair and more cars come to the roads. More cars means horses and riders are more endangered and pushed out of the area. Crossing the roads to trails is already so difficult because of cars going too fast. We need more awareness to equestrians and not less.

What we need to do is to designate horse riding facilities as public lands like parks. So the public never loses the connection to these precious animals and the equestrian way in Portola Valley is preserved.

Sincerely,
Brigitte Hajos
Equestrian and Horse Lover

Dylan Parker

From:
Sent: Thursday, June 16, 2022 4:07 PM
To: main@pvforum.us; housing
Subject: #Housing #INFO Housing Element comments

These are my personal opinions (not as the PVForum moderator). I do not work for any government agency.

I want to start with giving a huge thanks to the volunteers on the Ad Hoc Housing Element Committee, Town Council members, and to the Town Planning department that have spent the hours and hours of time and effort on behalf of the Town working to craft a reasonable Housing Element solution. The draft Housing Element has a lot of well thought out proposals.

However, I am opposed to the proposal to build a 50-unit housing complex on the open space next to Ford Field. This sets a dangerous precedent for our town. A very large, high-density complex on our open space does not match our Town charter or character and does not protect our open space. Putting housing on open space, tearing down the ancient Oak trees that symbolize our town and our very commitment to preserving our natural surroundings, and planning for potentially three-story buildings is an unfortunate choice to meet the housing mandate. In addition, the plan would destroy even more open space to add an undefined "community space." The concentration of these households in one area at the edge of town suggests there is little intention to have these families integrate into the Portola Valley community. Are we saying that these very low-income households of essential workers are "undesirable" and should be kept apart from the rest of the Town, should be confined in their own tight space with inadequate parking, should not be integrated into our Town life, and should not use our existing community amenities?? Why do we want to concentrate the housing for essential workers in one place, on our public open space?

I completely understand the rationale (the State gives 100% affordable housing credit for 20 units/acre zoning whether affordable housing is actually built or not), but I cannot justify placing a huge high-density complex on our limited open space at Ford Field and crowding our community playing field.

I firmly believe that we can produce other, better alternatives that spread those 50 affordable homes more around town.

We really do not want to communicate the message to HCD that our open space is available for building high density housing. This would be simply telling HCD that *all* our open space is now available for housing. Just because it is an expedient way of meeting HCD's guidelines that are really meant for higher density cities with a lot of infill lots along public transportation corridors does not mean that it makes sense for Portola Valley, our charter, and our challenging geography. It has been abundantly clear through hours and hours of work and testimony, that Portola Valley residents want a more dispersed solution to meet state mandates with lower density housing and smaller units spread around town and not built on open space.

I'd like to ask that we consider some more ideas to find replacement units for those 50 very low-income affordable units at Ford Field. I'm listing several, some of which are new and others which focus more attention on some of the ideas that have been advanced already.

I ask that residents in Town keep in mind that the core idea is to disperse more lower density affordable housing throughout the safer areas in Town. ***That means many more properties will need to step up to consider some of these ideas and volunteer to add new housing, particularly affordable housing, to their properties and everyone in the vicinity of those properties will need to accept the need for a few more homes on their street.*** One hopes that when

faced with either ruining Ford Field and our open space or having a few new neighbors of all income levels, everyone in Town will be willing to be more open-minded, generous, and welcoming.

1. **Money.** There is NO other more compelling rationale to demonstrate our commitment to building affordable housing units in Town than to raise the money to do so upfront. If we expand our affordable housing fund to \$25 to \$30 million (or more) and establish that the money is for low/no cost loans and partial grants to build affordable units for very low-income households on properties spread throughout the safe areas in Town, then we make the most concrete indication that the housing will actually be built which is HCD's main priority in approving a housing element. That sum of money should cover ~50 small to medium affordable housing units (avg ~700 sf, ranging from 300 to 1200 sf.) An established fund of money set aside with detailed requirements for its use will ensure that property owners in Town who have the available space and interest in building an ADU or "plex" type housing will be able to do so without money being the constraint. Key to our Housing Element for Portola Valley is providing HCD with a plan that is realistic in its execution, i.e., that has a very high probability of having the affordable housing units built. We need to put money behind that to emphasize our commitment to our plan. It is very important for Portola Valley to establish upfront how critical it is to retain our natural character while putting in place money and realistic plans to welcome a wider range of incomes among us.
2. **Specific List of Committed ADUs:** we have spoken at length about the potential risk of providing a plan that is made up of mainly ADUs, many of which are unlikely to be rented out at affordable rates. However, we have not spoken enough about ways to reduce that HCD denial risk. The simplest way is to establish:
 - a. **Money** to specifically build affordable rentals as mentioned already. Specifying that the affordable housing fund will be used to provide low/no interest loans and grants to residents to help pay for these ADUs in exchange for affordable housing rents with additional incentives made for units with 2-3 bedrooms to accommodate a family. Residents could build their ADU and use the affordable rent to pay back the loan, with the property owner eventually gaining complete ownership of the structure after a specified number of years.
 - b. **Specifying individual property addresses that plan to add housing is the most realistic way of rationalizing the use of ADUs and low density housing proposals.**
 - c. **Provide a list of *specific* properties where residents are willing to commit to building an affordable ADU/ Jr ADU that would be rented out.**
 - d. **Provide a list of specific properties where residents wish to turn an accessory building into an ADU or regularize an unpermitted structure into an ADU or turn internal space into an internal ADU.**
 - e. **Provide a list of specific properties where residents wish to voluntarily up zone their property.**
 - f. The Town needs to make plans to contract with an affordable housing group to provide the logistics, screening, and management of the rentals for the low-income housing built with the Town fund loans and grants. Providing that service will make having affordable ADUs much more realistic for the Town and easier to administer for residents. (in the plan already)
 - g. Building costs in the Bay Area create significant impediments to building and the massive increased costs of building in Portola Valley don't help. Smaller makes sense when building affordable homes. If Belmont considers 540 sf for one bedroom, 815 sf for two bedrooms and 935 sf for 3 bedrooms to be reasonable for their affordable housing site, there's little reason for us to plan for any larger units to meet our affordable housing goals. Working with ADU builders to design units that fit in with the style of PV homes would go a long way to making it easier for residents to add them to their properties. Working with soils, civil, and structural engineers to provide more "generic" plans for these structures that take into account the usual (and unusual) PV soil conditions would also reduce soft and construction costs. (in the plan already)
3. **Empty lots.** Completely missing from the latest Housing Element plan is a listing of the current *vacant, privately-owned* property in Town. Although we have only a few such undeveloped lots, they should definitely be specifically listed in the plan for new housing, even if it is only for one SFR and one market rate ADU (or two for

larger empty properties). It seems the Town should contact all the owners of these vacant lots to find out what their plans are and inform them of their available options. The lots can build a new home with one or more ADUs. Assuming the lot is in a safer area of town, SB9 allows each of those empty lots to be turned into 4 homes with AMFA square footage limits (2 larger homes and 2 smaller adus.) or split into two lots with two units on each. Voluntarily up zoning the lot to 4 medium size homes could help us with the numbers and spread more of the new housing around the Town. Perhaps bumping up AMFA square footage (modestly) as an incentive to make some of the units affordable will spur the owners to build one or more affordable units on their empty property. Considering allowing these lots to be split into smaller ¼ acre or ½ acre lots would allow for more affordable home ownership without affecting the neighborhoods. The reality is probably half the residents of Portola Valley live on less than half an acre and there has been no decrease in home values for Portola Valley in recent years in these areas of higher density. The opposite, actually.

4. **Affordable housing at Woodside Priory.** If the affordable housing builder considers it viable to build 50 units at Ford field, then why are we not speaking with the Woodside Priory about developing some of their acreage into higher density affordable housing and helping them source the funding. If there is state and federal grant money available, why not work with the Priory to help fund the building of additional housing on their property? They have large empty lots at 200 and 210 Portola Road at Gambetta as well as in the back of their property totaling more than 5 vacant acres. A combination of federal, state, local, and private grants and donations along with a low/no interest loan could allow WP to move forward with additional housing for their staff and for others who work in town or educators at other schools. With 5 acres to work with, 50 affordable units are feasible at lower density than proposed at Ford Field.
5. **Sequoias:** They have proposed 23 units, all of them moderate or above. Perhaps they can be convinced to add 5 additional affordable smaller units to their site plans. Helping with funding for those affordable units might make them more viable.
6. **Older properties:** We need to take a look at all the properties that have not changed hands in more than 40 years (and have not had had any significant remodeling). After a few hours on the computer, I created a spreadsheet of 75 properties of 1 acre, 2 acre, or 3+ acres in the safer parts of Town that according to Zillow have not changed hands in 40, 50, even 60 years and would appear to have not done any major remodeling. The list is by no means exhaustive. Many of these properties are owned by residents who are in their 80's and 90's and many have a high likelihood of changing hands during the next 8 years. Others are currently rented out after their elderly owners passed away. These properties very probably all have the space to add an ADU (or 2 ADUs for the larger properties). The owners (or heirs) may be very interested in doing so if funds were available at low cost. The current owners might want to build housing for their adult children or relatives to allow them to return to Portola Valley. They might be interested in adding 3 SB9 units or splitting their property in half for a total of 4 units to put the property in a better position to be handed down to their children. They could volunteer to modestly up zone their property to 4 units/acre if their property meets safety guidelines, which would increase the value of their property if they want to develop it or split it into smaller lots and sell them. *Further study is necessary to determine **owner interest**, feasibility, safety, privacy, etc. The Town should contact them to understand what their future plans are for their properties.* It's important that these owners be informed that they have many more options for their properties than they did just a few years ago. If each of those large properties added just one affordable ADU, we could eliminate the Ford Field apartments. Furthermore, having 4 medium homes on a very few of the flatter two- or three-acre properties, if well designed and screened, would have little impact on the neighbors.

In addition, there are many larger older properties in town that have changed hands in the past 20 years but have also not made any changes to the properties, and many have all these same options as well for adding some housing if the property meets safety guidelines. The more people who sign up to add *some* additional housing to their property, the more the new units can be spread around at low density. Remember, the point is to find 50-100 properties willing to add one or more affordable housing units so that we can eliminate the 50-unit affordable apartment complex planned for Ford Field. Current zoning rules currently put size limits on the

total square footage of all the units on a property and even if AMFA was modestly increased to encourage more ADUs, the effects on the surrounding neighborhood would likely be minimal.

7. **Small zoning changes.** Giving homeowners some additional floor area if they are willing to build an ADU (with increased floor area if it is rented out affordably for a specified amount of time) might spur some of the larger properties to add an ADU to their property. Additional incentives for affordable housing should be created. Modest changes to the zoning code that allows larger ADUs instead of a larger house and a smaller ADU might help encourage a few new homes on properties.
8. **“Plex-type” housing units** where duplex, triplex or quadplex units are built to look like one main structure so that the new homes might fit better into some of the neighborhoods. Four homes totaling 7000 sf could be designed to look just like one McMansion of the same size of which we have several.
9. **Small cottage cluster housing projects** with significant screening with the neighbors and privacy between units. There are a large number of attractive tiny home and ADU manufacturers that create affordable one- or two-story small homes that would work well on an up zoned safe lot with minimal visual effects on the neighbors. Instead of envisioning mobile home parks, think instead of cute storybook tiny homes. According to the Housing Element we have a big need for small affordable homes for single retirees and couples. Attractive 400 square foot, 1-bedroom homes (+ loft) can be bought premade for as little as \$100,000 plus site prep and utility hookups. Some examples: [eESCAPE | Tiny Houses \(escapetraveler.net\)](#)
10. **Hawthorns Historic Complex:** I know I started this missive stating how important our open space is and that is still the most important issue for Portola Valley along with spreading new units throughout the Town. But please stick with me while I explain this idea. Hawthorns has a 9,000-sf historic home built in 1887 **that the MidPen OSD wants to restore.** [Hawthorns Historic Complex | Midpeninsula Regional Open Space District](#) (scroll down the website for more information about the site). The historic complex also has 6 or 7 other accessory buildings including cottages, barns, coachman’s quarters, and a garage. It seems to me that restoring this complex into actual housing in a way that keeps the original authentic historic look and allows the complex to serve as both a visitor’s center as well as to house some Mid Pen rangers, employees, and farmworkers would actually provide increased security for the open space preserve and restore the historic buildings while provided sorely needed housing for workers interested in maintaining open space. The 9,000-sf home could be partially the visitor’s center or office space downstairs and the upstairs could be efficiency apartments for MidPen staff and others. The other buildings could be turned into housing units. *The value of this site is that the housing and buildings have already been developed and are not “open space”* and are not visible from Alpine Road while the remaining 70 acres would continue to be open space and be better monitored by people living on site. Why not create 15-20 (?) small to medium units *in these existing buildings* on this already developed site of several acres? MidPen is seeking partners to develop the buildings. Of course, it only takes money... MidPen is having a public neighborhood meeting about the site next month on June 28 at 7 pm in Portola Valley. Register here : [Hawthorns Area Plan | Midpeninsula Regional Open Space District](#)
11. **Back lot of Spring Down.** I remember some mention in the past that the owners of Spring Down originally wanted to develop housing on their back lot. Why not reopen that discussion for a few small units?
12. **White property on Portola Road (Jellich Ranch).** The Whites are building a well-conceived housing project on Alpine Road with mostly 500 sf units for developmentally delayed adults. Would they consider adding a few affordable units to their own large property on Portola Road?
13. **3330 Alpine Road,** next door to the Ladera Church. The 2.5-acre property (partially constrained by slope on the upper portion) would appear to be rented out. Perhaps the owner would be interested in up zoning that property at the entrance to Town for mixed housing and work with Ladera Church on their project.

14. **Mixed use commercial.** Giving the rest of the owners of the commercial areas in town *the option* to expand their buildings by adding a second floor to add some housing units or on their parking lot makes sense. It does not eliminate any existing commercial. It just gives the owners *the option* to have the *flexibility* to rebuild at some future point to add some very limited small housing to their complexes without overly affecting the surrounding area. Even if the owners don't have specific plans to do so in the next 8 years, there is nothing to stop us from adding that as an option to our Housing Element and rezoning to mixed use commercial and using the potential housing essentially as part of the *housing buffer*, if there is interest among the property owners to have the increased flexibility.

15. **Survey of property stock:** <https://forms.gle/UnW2Y8QpFuS5kXBR7>

We still need to have a complete survey of the Town's property stock with details of the safety issues affecting each lot and the type of existing housing and accessory buildings available as well as each owner's inclination for any future potential development on their property. I urge everyone in town to complete the survey at the link above. Feedback from both properties who are NOT interested in adding an ADU (or making any changes to their property) as well as properties that are interested in adding an ADU or up zoning their property is extremely useful to provide a complete Housing Element report. The plan is to provide the data collected to the Town. The survey also will be critical for the next RHNA cycle if we want to argue that PV is completely built out. No non-public information is asked or required in the survey. You can leave questions blank if you don't wish to answer. If you have a non-conforming accessory building on your property, you can leave off your street number of your address to maintain additional privacy and anonymity.

Some results from those who have completed the survey:

8 respondents were interested in adding an ADU or efficiency unit

4 wish to convert an existing accessory building.

An additional 2 contacted me privately about wanting to legalize unpermitted or nonconforming housing units.

Several respondents were not interested in adding an ADU because they either already have a legal one or they have significant geological/wildfire safety issues that limit additional building.

One of the interesting data tidbits from the limited responses is that of the several properties that already have ADUs, they range in sizes from 220 sf, 360, 400, 470 sf, 595 sf, 750 sf, to 1000 sf. Smaller is more common, realistic, and popular (and rented out).

I added a question later to the survey about funding affordable units. Five out of the 15 subsequent responses expressed interest in contributing to an affordable building fund or investment fund or in being open to some form of modest tax increase similar to our utility tax.

16. **ADU interest list.** The following is the list of properties that either have expressed interest (or I have heard that there is interest) in an external or internal ADU, or JADU, or efficiency apartment or in regularizing an unpermitted structure or converting an accessory building to an ADU or adding SB9 units. There is definite interest throughout Town for adding ADUs. I've left the listing relatively anonymous. We just need to keep collecting interested properties and letting owners know about their rights and options. Key will be providing some funding for those willing to build (and rent out) an affordable housing unit on their property.

Paloma Rd –(Alpine Hills/Westridge) - 2.6 Acres
Cheyenne Pt – (Alpine Hills) - 1 acre
Golden Oak Dr –(Alpine Hills) - 1.4 acres
Golden Oak Dr – (Alpine Hills) – 1.03 acres
Cherokee Ct – (Alpine Hills) – 1 acre
Meadowood Dr – (Alpine Hills) - 1 acre
Hillbrook Dr – (Alpine Hills) – 1.1 acre
Grove Dr – (Alpine Hills) – 1 acre

Pomponio (PV Ranch) – 0.5 acres

Longspur (PV Ranch) – 0.5 acres

Alpine Road (Alpine Road) – 1 acre

Alpine Road (Corte Madera/Brookside) - 0.37 acres

Alpine Road (Corte Madera) – 0.3 acres

Portola Road (Corte Madera) – 1.2 acre

Corte Madera Road (Corte Madera) – 0.48 acres

Wayside Rd (lower Wayside) – 0.7 acres (in very high fire zone so may not be feasible to add housing)

17. **Other small zoning changes** – My survey has brought out several unique situations that with small zoning changes would enable additional ADUs to be built. This includes ideas of modest increases in AMFA to add an ADU, more AMFA for an affordable ADU, getting rid of the 85% rule to allow more internal ADUs, changing the slope density rules to give back lost AMFA (if large earth movement is not required and the slope is not excessive), etc. Given the uniqueness of every property in Town, it would be useful for the Town to query property owners as to what roadblocks exist in the code that prevent them from adding a discrete ADU or from modestly up zoning their properties in ways that would not overly impinge on their neighbors. For example, changing the zoning rules for horse ownership to match the State horse zoning rules that allow a horse on 0.5 acre as opposed to 1 acre might enable a few adus.
18. **Septic and sewer issues need to be solved.** Allowing the addition of a greywater system should enable properties to add an ADU without extensively changing their septic tanks or leach fields. The Town needs to work with the SMC Environmental Health Department to work out regulations to allow greywater systems to reduce the need for leach field and septic tank changes or additions. Properties that are close to existing sewer lines should be able to join in the system affordably. West Bay Sanitary is in the process of changing its hookup fees so it might make it more feasible for new joiners.
19. **Reversible zoning changes.** Finally, the verbiage of any zoning changes put into our Housing Element and our general plan should include language that reverses high density zoning changes at Ford Field if it is included in the final Housing Element in the event our RHNA numbers are reduced or in the event we meet our targets in advance of required dates or prior to the building of any high-density housing on the open space next to Ford. There should be some sort of priority given to the recommended solutions with the Ford Field open space considered only as a last resort if we are truly not able to come up with a list of 100 specific locations for lower density affordable housing units.

Neighborhoods: Ultimately a balance needs to be struck between private property rights and the rights of neighbors to enjoy their own properties with a certain measure of privacy, safety, and the expectation for continued value of their homes. One would hope that each street in our small town would get together with their neighbors and talk about what would make the most sense in terms of adding a few additional new housing units on their street that would have the least impact on the quality of life for the street. If there is agreement and buy-in and a willingness to be open to some limited development, I think the near hysteria could be reduced about the Housing Element and ultimately Portola Valley's character can be preserved without developing a huge 50-unit complex on our open space at Ford Field. I know that in my neighborhood, if one or two flatter one-acre properties near me wanted to add 1 or 2 ADUs or medium size homes and was planning to do so in a manner that provided adequate screening and tasteful design, I would much prefer that to having a large high-density complex next to Ford Field and it would have little impact on my quality of life or on my property value.

I encourage residents in Town to keep exploring practical solutions, fill out the survey, and contribute money to the affordable housing fund so we can create an equitable Housing Element that welcomes new families of all income levels without drastically changing the Town's natural environment.

Thanks again to the Town and the volunteer Ad-Hoc Housing committee members for working so hard to find reasonable solutions for affordable housing for our Town.

Regards,
Rebecca Flynn
Cheyenne Pt
(Personal comments)

Dylan Parker

From: Melissa Thurman
Sent: Thursday, June 16, 2022 9:12 PM
To: housing
Subject: Fw: Comments on the Housing Element Plan

From: Susan Ford
Sent: Thursday, June 16, 2022 5:36 PM
To: Melissa Thurman <mthurman@portolavalley.net>
Cc: Susan Ford < >
Subject: Comments on the Housing Element Plan

Dear Melissa,

I am writing as a follow on to the comments I made last night at the Planning Commission meeting (06/15/22). I am the widow of the man who gave the land, known as the Dorothy B. Ford Park to the town of Portola Valley in 1971. His name was Tom Ford and he settled in Portola Valley in the 1960s and was instrumental in the incorporation of Portola Valley.

He gave the gift of land to the town on two conditions. First, that the land stay in open space. And second, that the park be named after his mother, Dorothy B. Ford. I believe that the town would be breaking that promise to him and our family by developing it. That land is a place of solace for our community and it needs to be kept intact. Like every family in our community, our family has benefited from the beauty and recreation afforded by the park. Some of my favorite memories are of watching my son play Little League at Ford Field. And while I know that the baseball field is not at risk, taking half the park away would be devastating and demoralizing to the community that loves it.

Like everyone else, I am sympathetic to the need to develop more housing and understand that the state has declared that each country must create new housing. I urge you to find other suitable locales and know that they exist. The town does not need to take away a park from the residents. And, the town must keep its promise to the original donor of the property. Tom gave the land out of his love for the town and out of his love of open space. The town must honor its commitment.

Melissa, please put this letter in the next meeting digest for all council, commission, the ad hoc housing committee and the 'committee of committees' members.

Thanks so much. Please feel free to contact me if you have any questions.

Susan Ford Dorsey'
650-619-9951

Dylan Parker

From: Town Center
Sent: Tuesday, June 28, 2022 3:14 PM
To: housing
Subject: FW: 300 Alamos

From: Dave Toole < >
Sent: Monday, June 27, 2022 5:04 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: 300 Alamos

Hello,

We are the neighbors of 300 Alamos, Dave and Diane Toole, 250 Alamos.

We attended the ASCC review and mentioned a couple of issues. We have since met with our neighbors and look forward to a smooth build. There is one concern that we wanted to raise prior to the Planning Commission in regards to the request to remove the Italian pine trees and Aleppo pine that border our property. There are some health issues with one of the trees but the others provide shade for our patio and would expose us to direct sun if they are removed. The Lacroute's are fine with this.

We would like to recommend they be pruned to better resolve the issues raised. Who should we speak with to discuss this?

We're fine with all else. Looks like it should be great, though having spent many years building is always a challenge.

Best,
Dave and Diane Toole

Dylan Parker

From: Bree Vail < >
Sent: Wednesday, June 29, 2022 5:24 PM
To: housing
Subject: Housing and horses

City Council ,

There is an insidious force to remove rural life in our neighborhoods!

Please don't not flirt with the idea of tearing down another horse establishment!

Equestrians are a very small but precious resource that is being hunted!

Our horses trails are being disrespected to our dismay and lack of safety!

I was Riding Monday and a couple with a vicious , snarling, lunging , growling and barking dog came around a blind corner! My horse knew they were there and began to take off running away from the danger!

I told them that they were on the horse trail, and almost got me thrown and hurt! They glanced at my snidely and kept going.

There was a horse behind them and they spooked that horse so I turned and caught up to them and asked them to use their trail. That walking trail was across the street and pointed out that they almost injured 2 of us because of their carelessness!

They flipped me off and kept going!!!!!!

The other rider and I rode away together and couldn't believe the changes that are occurring regarding the horse community !

Woodside is horse country!

That was the bumper sticker when I got here! Well horses are quiet! But I can type!

STOP TEARING DOWN HORSE FACILITIES! Stop it!!!!!!

Give people room outside ! Respect horses! As equestrians are being forced out by unscrupulous bicyclists who just throw their bikes over the fences and ride where they want!

That hurts horse easements!

Horses are a value to the community!

Please respect that! Don't take that away!

A concerned citizen and equestrian!

Sent by a device

Bree-Anna Vail

Hairdresser extraordinaire

Dylan Parker

From: Angelina Le Grix
Sent: Wednesday, June 29, 2022 6:23 PM
To: housing
Subject: KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

To whom it may concern in the City of Portola Valley and Stanford University,

We have been beneficiaries of Glenoaks and Isola Riding Academy for the last 7 years. Our daughter spends the majority of her free time at Glenoaks and she is now 12. We are residents of San Francisco, but Glenoaks is the closest equestrian facility to us. We drive 40 minutes each way, six times a week, for the wonderful and unique opportunity to ride horses in a natural environment. We have to drive this far because facilities that are closer to us have shut down. We beg you to keep Glenoaks as an equestrian facility that is accessible to Bay area families. The Isola Riding Academy makes horse riding accessible to families of different socio-economic levels. They offer riding lessons, low cost options to learn about horsemanship, various equestrian disciplines, and to develop and enjoy transformative relationships with horses. During Covid, horse riding was one of the few activities that remained open and was a saving grace for children and their families. Isola Stables and Riding Academy are the rare well-run businesses. We can trust that it is safe and they have been providing magical experiences for children for many years.

Thank you for your consideration. If Glenoaks shuts down, it will have a significant negative impact on our daughter's life and our family's happiness.

Thank you,
Angelina

Dylan Parker

From: Town Center
Sent: Thursday, June 30, 2022 11:32 AM
To: housing
Subject: FW: Housing Element at 6/29 Meeting

From: Lynda Brothers
Sent: Wednesday, June 29, 2022 4:10 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: Housing Element at 6/29 Meeting

Please do NOT adopt the proposed draft until AFTER you have more effectively dealt with the safety of current residents. We do not have a clear safety plan and I live at PV ranch and I've very worried that I will not be able to evacuate. Secondly , since low income housing is exempt from CEQA you MUST FIRST CREATE a CEQA -like review to assure us the impacts of low income housing, such as safety will be addressed. Lynda Brothers, 30 Bear Paw.

Dylan Parker

From: Town Center
Sent: Thursday, June 30, 2022 11:32 AM
To: housing
Subject: FW: Housing Element Comments

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

From: Tim Scott
Sent: Wednesday, June 29, 2022 3:36 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: Housing Element Comments

Has The Town Council devoted enough consideration to moving the multifamily housing from Dorothy Ford Park to the Town Center soccer field?

The possible repurposing of Dorothy Ford Park is of great concern. This was acquired with funds donated for open-space protection by town residents who believed their intent would be honored. The Scenic Corridor and live oaks should be preserved. The current housing element proposes 128 (Ladera Church 10, Ford Field 50, Stanford Wedge 39, and Glen Oaks 29) or 42% of the housing units on a very small portion of Alpine Road. This is far too much density for one area. The housing should be spread across other sites to preserve the town's character, and better manage evacuation and traffic concerns. As a resident of lower Westridge, traffic, light spill, noise and emissions are of great concern.

The town center location offers access to the library, computers, the town center community rooms and lawn area. It also allows for additional options for evacuation.

The soccer field could possibly be moved to Dorothy Ford Park.

Joye Scott

Dylan Parker

From: Town Center
Sent: Thursday, June 30, 2022 11:35 AM
To: housing
Subject: FW: Housing on open space

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

From: Judith Murphy
Sent: Wednesday, June 29, 2022 9:46 AM
To: Town Center <TownCenter@portolavalley.net>
Subject: Housing on open space

The Town is facing a very difficult task trying to accommodate state mandated housing while honoring both the letter and the spirit of the Portola Valley General Plan. I appreciate your careful and considerate approach to the problem.

Guided by the Land Use, Open Space and Conservation Elements of our General Plan, at our last meeting Conservation Committee voted 8-0: "Portola Valley Conservation Committee strongly opposes any development on any of the Town's dedicated Open Spaces."

Thank you,

Judith Murphy
Conservation Committee

Dylan Parker

From: Town Center
Sent: Thursday, June 30, 2022 11:35 AM
To: housing
Subject: FW: Housing on open space - oops

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

From: jammurr123@gmail.com
Sent: Wednesday, June 29, 2022 4:27 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: Re: Housing on open space - oops

So embarrassed - vote was 6-0, not 8-0

Judy

> On Jun 29, 2022, at 9:45 AM, Judith Murphy wrote:
>
> The Town is facing a very difficult task trying to accommodate state mandated housing while honoring both the letter and the spirit of the Portola Valley General Plan. I appreciate your careful and considerate approach to the problem.
>
> Guided by the Land Use, Open Space and Conservation Elements of our General Plan, at our last meeting Conservation Committee voted 8-0: "Portola Valley Conservation Committee strongly opposes any development on any of the Town's dedicated Open Spaces."
>
> Thank you,
>
> Judith Murphy
> Conservation Committee

Dylan Parker

From: Town Center
Sent: Thursday, June 30, 2022 11:36 AM
To: housing
Subject: FW: housing comments

From: Patt Baenen
Sent: Wednesday, June 29, 2022 9:15 AM
To: Town Center <TownCenter@portolavalley.net>
Subject: housing comments

Dear Special Planning Commission,

My comments will be brief.

The challenges associated with finding space for so many housing units is understood. The changes will forever change our landscape and community. We can be leaders in the solution or mourner/groaners about the change, which will happen with or without our input.

Please think of the big picture. Adding space for more bike traffic, painting the intersection at Alpine and Portola Roads. Consider round-about instead of traffic lights. Add mass transit. Have buses come out on a much more regular schedule. Offer incentives for electric bikes for people to use for daily transport. Promote golf carts for local traffic. Build solar and/or windmills into the plan. Be as green as we can be with anything we do. Use as little concrete as possible, it's so bad for the environment.

Think community gardens no matter the income.

Portola Valley can be an example for others as to what to do. Tiny houses, 2 story tiny houses with community space, train cars (think Pullmans), space ships, houses that are built in duplex and quadplexes instead of single loaded corridor units.

I appreciate all that you are doing to find the best options. It is not easy work.

Sincerely,

Patt Baenen
1148 Los Trancos Road
Portola Valley

Patt
Baenen



Scaled-Up Productions
(650) 280-7467 c



(650) 851-7621 h



pattb2@gmail.com

Dylan Parker

From: Town Center
Sent: Thursday, June 30, 2022 11:36 AM
To: housing
Subject: FW: comment

From: thetooles@aol.com
Sent: Wednesday, June 29, 2022 8:36 AM
To: Town Center <TownCenter@portolavalley.net>
Subject: comment

Hi,

We are relatively new to Portola Valley. We built a house here 6 years ago. We have come to realize how much the town residents love the baseball field at Dorothy Ford Park. We always see the kids in their uniforms and all the parents that come to cheer and watch their kids participating in the sport. We think it would be a shame to lose that. It seems there are so many other options available, like Portola Road. With the new senior center that is being built near Roberts Market, there might be jobs available and new residents could walk there. To put all the additional housing so close to the town entrance and center would not only be distracting, but also would increase traffic on the narrow road and change the feel of the town to those that visit.

We live at 250 Alamos and share a property line with the church below. We would be happy to negotiate some of the land at the bottom of our property if maybe some housing could go there.

~Dave and Diane Toole

Dylan Parker

From: Town Center
Sent: Thursday, June 30, 2022 11:36 AM
To: housing
Subject: FW: Multi-family Housing Proposal

From: jpknapp85@gmail.com
Sent: Tuesday, June 28, 2022 11:09 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: Multi-family Housing Proposal

To whom it should concern,

Is this the same multi-family housing proposal that has faced heavy opposition in the past? The one that senselessly calls for the destruction of our natural open spaces? The one that was just petitioned against and shot down? Good grief, the ink is probably still wet from the signatures. The people had spoken and we still do - WE DO NOT WANT THIS!

Of what I've seen and heard from the community where I've called home for almost four decades, from the people I've grown up with to the new relationships I've formed, this is not an effort that anyone is in favor of. This was evidenced further by the work I did alongside other town members to get this proposal rejected, and as you know, it was - BECAUSE WE DO NOT WANT THIS!

So here's my proposal – how about rather than forcing the town to (again) go out and get signatures to show our opposition, maybe the committee should have to petition. Petition the town to see if the consensus is, “Yes! More buildings along Alpine Road!” See if the people are shouting, “Yes! Fill our beautiful open spaces with more structures!” Petition the fire department to see if they say, “Yes! Despite Portola Valley already having major evacuation concerns, we fully endorse efforts to increase the population, especially near the frog pond which creates the most additional pressure to our evacuation routes!”

Seriously, how is this even a discussion again? The committee is supposed to speak for the town. But we already said loudly and clearly what we wanted, so why is your voice now saying the opposite?

With as much sincerity as I have,

Scott Knapp

Dylan Parker

From: Town Center
Sent: Thursday, June 30, 2022 11:37 AM
To: housing
Subject: FW: Draft Housing Element Discussion

From: Betsy Morgenthaler
Sent: Tuesday, June 28, 2022 10:37 PM
To: Town Center <TownCenter@portolavalley.net>
Cc: Laura Russell <lrussell@portolavalley.net>
Subject: Draft Housing Element Discussion

June 28, 2022

Dear Chair Kopf-Sill and
Commissioners Goulden, Hasko, Targ, and Taylor,

The challenges posed by accommodating to the state mandated housing are many. Your care and extraordinary attention to detail in evidence at your last June 15th meeting and again most recently in Commissioners Targ and Taylor's proposal to the Chair and fellow commissioners is reason enough to thank you for your dedication. We are fortunate to have you.

Our collective DNA foremost includes the core goals and principles of our General Plan, for recognizing that and calling it out as you do, I'm heartened.

I'd like to add both support and commentary to your proposal.

ADUs and JADUs

In the survey completed earlier this year, I advocated disbursing RHNA 6 housing throughout Portola Valley to spread the housing and human impacts. ADUs and JADUs do this most effectively. I also advocate strongly for it because it exacts the least toll on the staff and community. It is the least divisive, and for the Town, the least expensive solution. And there is a means of demonstrating that these units will be used as stated, to address housing needs.

Additionally, unlike ADUs, JADUs are new to most residents. With the benefit of marketing their far lower cost burden, JADU candidates are poised to come out of the woodwork.

Commissioners, please give serious consideration to a hefty increase of our ADU and JADU count.

The Opt-in Program and SB 9

Director Laura Russell's proposal suggests reconsidering the Opt-in program and instead counting SB9 housing and lot splits. It aligns with existing state law, we will be dealing with it one way or the other, and receiving credit for it makes excellent sense. As others have pointed out, SB 9's advantage is its provision for home owner occupancy for minimally 3 more years, something of a deterrent to speculators.

Proposed for your consideration are the addition of 6 SB9 lot splits, for a total of + 6, whereas the high side of 6 lot splits would allow for + 30 or + 42 units. Those taking advantage of SB 9 might on their own be inclined to take full advantage of the housing options, more so with Town encouragement, so the current SB 9 number over 8 years seems low to me.

Multi-family Units

It is spirit crushing to imagine losing the pair of majestic heritage oaks that have graced Dorothy Ford Open Space for well over a century. There must be another way. Commissioners Targ and Taylor have proposed a 3-year sunrise to allow for that. *Please* afford these elder oaks in their prime the chance to live another century or more.

As well, we learned at an earlier housing element committee that in order to attract grant money the “magic number” of multi-family housing units was 50. The paucity of locations that would accommodate such a substantial development put Ford Field and Open Space in the sites.

Creating some common understanding of the grant funding source(s), their restrictions and constraints would help inform the process. For example if we could learn whether and what kind of flexibility there was in # of total units, or whether a subset of the units might be located at a parcel nearby, if not at the same location, it could create degrees of freedom that allowed for an improved project. Such investigations take time, but with the Commissioners’ proposed Sunrise provision, there would be that time.

The Road Remnant?

The Town may be considering the potential loss of Ford Field as well, and as I understand it giving consideration to relocating the baseball Diamond to the Road Remnant adjacent to Frog Pond. Yikes.

After significant input and Town assurances, revisiting that decision, and all that would come with it, would necessarily be difficult for the community.

The most obvious practical impediment is the Road Remnant’s shape which has been its leading constraint. It's 2 sizes too small for a baseball diamond. Even ignoring Alpine Road Scenic Corridor's 75 foot setback, there’s scant evidence the parcel could accommodate the playing field width without eliminating the set-back, quite possibly entirely. Were it somehow to be shoehorned in, the result would be school bound kids, hikers, horses and riders pushed to the curb of Alpine Road, and it's a blind curve at that.

The fertilizers and chemicals playing fields require degrade ponds and are especially harmful to frogs. The felling of oaks in the woodland, would further deplete their habitat and vernal pond buffer. All these things would give pause, but to return to the first point, it does not fit.

Thank you for your time and consideration.

Sincerely,

Betsy Morgenthaler

Dylan Parker

From: Town Center
Sent: Thursday, June 30, 2022 11:37 AM
To: housing
Subject: FW: Trails and Paths Committee Comments on the Draft Housing Element

From: Gary Hanning
Sent: Tuesday, June 28, 2022 10:31 PM
To: Town Center <TownCenter@portolavalley.net>
Cc: Fred Leach <fredleach@gmail.com>
Subject: Trails and Paths Committee Comments on the Draft Housing Element

Dear Planning Commissioners,

The Trails and Paths Committee had a discussion of the Draft Housing Element on its agenda for our June 15th 2022 meeting. This email represents our comments on the Draft Housing Element put forth as a product of our discussion at that meeting.

1. Sites Inventory

Glen Oaks Stables and Isola Stables - The Trails and Paths Committee does not support converting this land to housing. This site has a viable local business that provides equestrian services such as horse boarding/training/riding lessons and camps that are vital to our residents and residents of neighboring communities. Glen Oaks and Isola also create jobs for residents of all ages, summer activities for our student residents and an opportunity to educate all residents about the Town's equestrian heritage. Horses and the Wedge, Glen Oaks and Isola stables are major contributors to the rural character of our Town. If the Stanford Wedge, Glen Oaks and Isola stables are eliminated then all of the rural character they contribute to Portola Valley would be lost forever. It would also leave the town with just one remaining equestrian facility (Springdown) to serve all local equestrians. It was pointed out that if the Wedge, Glen Oaks and Isola stables were eliminated then one could drive the entire length of our scenic corridor and not see a single horse. All this said, the Committee is very supportive of creating a mixed use zoning where the stables/facilities remain and those who work at Glen Oaks/ Isola could live on site.

Ford Field - There are two trails on this site: A path close to Alpine Road and an equestrian trail farther back on the property along the creek. It's easy to imagine that a large housing project on this small lot would have a dramatic impact on the usability and quality of these trails. The equestrian trail would likely be rendered unusable by horses due to the proximity of the proposed 3 story buildings and their corresponding mechanical/electrical/lighting/parking/landscape systems to the trail. The path along the road would also be impacted by parking and driveways. The committee is not entirely against putting in some small amount of housing at this location, but we are not supportive of putting in a large amount of housing that would have a severe impact on the public trail system.

2. Alpine Trail

With much of the proposed new development to be placed along Alpine road, the Committee is concerned about the degradation of the quality of Alpine Trail and the Dwight Crowder Path. These trails are in close proximity to Alpine Rd. With new development comes more traffic on Alpine Rd and more audio/visual impacts to

Alpine Trail. Already we find the noise from traffic degrades the Alpine Trail user experience. Often times it is hard for trail users to have a conversation over the road noise. More traffic will only make the problem worse. We are also concerned with the number of proposed new driveways to be cut through Alpine Trail and Dwight Crowder Path. Some of these driveways could be used frequently and will present safety hazards to Alpine Trail/Dwight Crowder Path users.

We understand that the Portola Valley Wildfire Evacuation Study includes a recommendation where Alpine Road would be widened. Given that Alpine Trail and Dwight Crowder Path (and other trails) are in the Alpine Road right of way easement, any widening of Alpine Road could consume the area where the trail/path currently exists. In an extreme case, widening of the road could eliminate a portion of a trail/path. The committee is very concerned and we recommend that any proposed new development along Alpine Road thoroughly study the need for widening the road now so that any impacts to the public trail system can be mitigated before any development begins.

Respectfully Submitted,

Gary Hanning
Chair, Trails and Paths Committee
Town of Portola Valley

Dylan Parker

From: Town Center
Sent: Thursday, June 30, 2022 11:37 AM
To: housing
Subject: FW: Frog pond

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

From: Connie Knapp
Sent: Tuesday, June 28, 2022 9:21 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: Frog pond

Please don't put any developments in the frog pond area. We worked so hard to preserve it. It is so important to keep it in its natural state for wild life , it's a scenic corridor and it means so much to the community.

Sincerely,
Connie knapp

Sent from my iPhone

Dylan Parker

From: Town Center
Sent: Thursday, June 30, 2022 11:37 AM
To: housing
Subject: FW: Input for the Planning Committee regarding low income housing options.

From: Maria Cristina
Sent: Tuesday, June 28, 2022 6:30 PM
To: Town Center <TownCenter@portolavalley.net>
Cc: housing <housing@portolavalley.net>
Subject: Input for the Planning Committee regarding low income housing options.

Input for the Planning Committee regarding low income housing options.

-We feel it is very important to maintain Portola Valley's current environment into the future. I was born and raised here, and hope it can continue to have it be the lovely place it has been until the day I die.

-Our leaders need to keep our General Plan as a priority no matter what the state may require. To this end I would beg you to remove open space lands from your consideration for housing. In particular, I was distressed to hear a Housing Committee member suggest the Alpine Remnant /Frog Pond site. Many of us contributed much time, effort and money to assure that this site would remain open space.

-The gateway on Alpine Road will be impacted in a major way with the Stanford projects and so suggest you consider putting low income housing in the current location of the soccer field at the Town Center. The playing field could then be put along Alpine at Ford Field. Parking could be moved under the oaks between the two playing fields and maybe a small quantity of cottages could be built in the current parking lot for the baseball field. Perhaps you could work with the builder of the Wedge or the Church?

-Pls don't remove Glen Oaks Stable. Already one stable on Alpine is being removed by The Wedge project and it would be sad to see another gone. Perhaps a few housing units could be put on the land but without displacing the stable

-Our Town government needs to step up and offer incentives and streamlined plans for residents regarding ADU/JADU. This is one of the best paths forward but we need our town government to help.

I believe that residents are not putting in applications because they are waiting for this to happen.

-Town needs to seriously consider the future impact on donations of land if residents see that land donated under the condition of being open space, instead ends up being high density housing. I know that the events of recent years have adjusted my thoughts regarding future donation of our land.

Thank you for your time & attention,
Maria Southgate

Dylan Parker

From: Town Center
Sent: Thursday, June 30, 2022 11:37 AM
To: housing
Subject: FW: Frog Pond- honor your decisions and don't reverse course

From: Christine E. Sherry
Sent: Tuesday, June 28, 2022 5:21 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: FW: Frog Pond- honor your decisions and don't reverse course

Dear commission members,

I have received notice that there may be a renewed interest in putting housing on the Frog Pond site. I strongly oppose this consideration. Citizens of Portola Valley spent years debating and arguing this issue on a variety of grounds, including wildlife, habitat protection, trail protection, scenic corridors, etc. We all understood this was settled precedent.

We trust the council and the commission intend to honor their decisions and not revisit this again. We need to trust our local decisionmakers to stand by their word.

There are myriad other places in town where there is already development and the ability to create new housing, especially in already developed areas near Town Center. We urge you to honor your commitments to open space and find another way.

We are seeing enough at a federal level of decisionmakers who fail to honor precedent. The Town can and should do better. Trust in local government depends on it.

Best,
Christine Sherry

Christine Sherry
Principal, Sherry Consulting
4670 Alpine Road
Portola Valley, California 94028
christine@sherryconsulting.com
mobile: 650.454.7867
www.sherryconsulting.com

Dylan Parker

From: Portola Valley - Planning
Sent: Thursday, June 30, 2022 12:06 PM
To: housing
Subject: Fw: Glenoaks / Isola Riding Academy

Jake Garcia
Consultant Planner

Office Hours Monday Afternoons and Wednesday Mornings



Town of Portola Valley
Tel: 628.222.5971
www.portolavalley.net

From: G Riley
Sent: Thursday, June 30, 2022 8:15 AM
To: Portola Valley - Planning <planning@portolavalley.net>
Subject: Glenoaks / Isola Riding Academy

Hi,

I have learned that the town of Portola Valley and Stanford University are considering Glenoaks / Isola Riding Academy as a site to commandeer for housing take over. This is a beautiful space that should not be considered. I don't fully understand the nature of this process, but it is very very disturbing that a beautiful place like Portola Valley is under a development mandate. In addition to all of the discussions it would be appropriate to also fight this statewide frightening process.

Thanks,

G. Riley

Dylan Parker

From: Becky Hilderbrand
Sent: Thursday, June 30, 2022 7:32 PM
To: housing
Subject: Draft Housing Element Comments

We have all seen how extremely difficult it is to find enough sites in town to accommodate the volume of new multi-family housing needed. Because of our severe shortage of suitable properties, the Town should require any new multi-family developments to accommodate their “fair share” of very low and low income housing, which comprises 46% of the required number of new units.

Under this approach, **the Town should give final approval to the Stanford project only if it allocates at least 46% of its units to VLI and LI housing.** Currently the project includes only 15% of VLI and LI, with the remaining 85% going to higher income units. Stanford clearly intends to use its new Portola Valley project to house mostly its higher income employees, which is in stark contrast to the intentions of the state legislation with which the Town is going to such extraordinary lengths to comply. As a new member of the Portola Valley community, and one of the very few potential multi-family developments, the Stanford project should not be approved to until it meets the allocations newly imposed upon our Town.

Thank you all for your heroic efforts to navigate this challenging situation on behalf of our community!

With appreciation,
Becky Hilderbrand

Dylan Parker

From: Town Center
Sent: Friday, July 1, 2022 10:38 AM
To: housing
Subject: FW: Planning Commission [DO NOT EDIT SUBJECT]

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

From: Margo Blair
Sent: Thursday, June 30, 2022 4:05 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: Planning Commission [DO NOT EDIT SUBJECT]

I have a few comments pertaining to last night's (6/29/22) Zoom meeting.

1) I would agree with the caller who suggested a 3rd meeting. I am finding that more and more residents are expressing interest in what the Planning Commission is entertaining as to the future of our Town. Perhaps a flyer and/or an email could be sent out to all residents with a one-time form to fill with any questions or opinions.

2) I remain uncomfortable that the fire and emergency information is still absent from the information you propose to send to the State. I find the information provided by Don Bullard re dense housing construction should take a top priority in any housing plans.

3) I remain uncomfortable with the cavalier attitude towards the reality of the Density Bonus issue. I emailed a long finding on the laws, and could find nothing that allows an owner to maintain control of the number or design of what could be built, if they are adhering to the law of the Affordable Housing rules. And then there remains the designs of the structures themselves. I am not sure 6 or more buildings echoing the design of 850 Portola Rd. reflect the rural aspect of Portola Valley.

4) Mainly, I would like to thank Nicholas Targ and Craig Taylor for seriously looking after our town. Their comments were the first, to my mind, that began and ended with the Town General plan and stayed consistently within the spirit of it. I believe it properly registered the fact we need to proceed very carefully with any major changes, (removing heritage Oaks, bulldozing landscape etc). There is time to accomplish what we need to, and maintain the special attributes that make Portola Valley the rural space we love.

Thank you, Margo Blair

Dylan Parker

From: Town Center
Sent: Thursday, June 16, 2022 12:46 PM
To: housing
Subject: FW: Planning Commission [DO NOT EDIT SUBJECT]

From: David Cardinal
Sent: Wednesday, June 15, 2022 10:09 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: Planning Commission [DO NOT EDIT SUBJECT]

Craig, et al – The 20% is pretty simple and pretty practical. Basically it is because “things get in the way” and not every parcel that looks promising is going to be possible for development. -- David

--David Cardinal / Stanford University / Extremetech.com

[David Cardinal's Profile | Stanford Profiles](#)
<http://www.extremetech.com/author/dcardinal>
[David Cardinal | LinkedIn](#)
<http://www.cardinalphoto.com>

Dylan Parker

From: Herb Schilling
Sent: Saturday, July 2, 2022 3:50 PM
To: housing
Subject: Adequate Sites - Housing
Attachments: Housing-Final One.docx

This may be a duplicate of information I tried to attach to the Draft Housing Element document.

July 1, 2022

Housing Elements Public Comments by Portola Valley Resident Herbert Schilling

Low-Cost Housing Above Parking or Storage Areas

It is noted on page 59 of the Draft Housing Elements that land costs is the single biggest issue limiting affordable housing in Portola Valley. I would therefore suggest that the Town consider either building small low-cost rental units above the parking areas of Town-owned property, such as the Town Library or lease the land above commercial parking areas such as parking area behind Roberts Market. Most school and church parking lots could also be utilized for this type of housing as could the parking area of the Sequoias. The car storage of the Portola Valley Garage might also be appropriate for this kind of housing.

To keep the cost down and for earthquake resistance, all support columns and bracing would be structural steel. These relatively small studio or one-bedroom units would all be built as standardized prefab modular units. They would be built as light weight but structurally sound as possible in order to better handle an earthquake. All would have solar panels on the roof. In so far as possible these units would be screened with trees on at least one side.

These units could also be used as small ADUs, without steel substructure on private properties. However, if they were on private property, it is likely the owners would require market-rate rent.

I appreciate the images of a second story structure may not be visually appealing, but it does address the problem of building low-cost housing where the surface land is so expensive. I also appreciate it means more work for Town Staff, hence is not very appealing. However, if the Town cannot meet its quota for low-cost housing in another way, this is a relatively inexpensive solution.

Rental Units above Commercial Property or Horse Facilities

The Town could also encourage commercial property owners to rebuild their buildings to include a second story with one or more rental units. Unfortunately, these units would likely command market value rents. But if rental units were built over horse stables or storage buildings the rents would likely be lower. All structure would have to be rebuilt to current earthquake and fire codes.

Dylan Parker

From: R FLYNN
Sent: Tuesday, July 5, 2022 1:24 AM
To: PVForum; housing
Subject: #housing more ideas for the housing element #pv

Some more ideas for the housing element:

Increase the AMFA by up to 800 (?) sf for 1 acre properties (maybe more for larger properties and less for smaller properties) who add an affordable adu to their property and deed restrict it for 10 (?) years. The sf increase would be dependent on the size of the adu and the reqt to follow our zoning rules with set backs, spacing, etc and go thru ascc approval. As a further incentive for those willing to deed certify the affordable rent for a longer period (15, 20, more years ?), the homeowner would get a bonus of 10% of the adu sf for use in their own structure. Specific details to be worked out. This will encourage the building of affordable adus bc their construction won't require homeowners to give up their amfa for their own house. Allow the adu as an extra structure as well.

Put 2 tennis/pickle courts at ford field and 2 at corte madera school. Replace the tennis courts, maintenance yard, and some parking with some housing at town center. Put the parking underground. Make the housing mixed affordability.

Rebecca Flynn
(Personal comments)

Dylan Parker

From: Kristi Corley
Sent: Tuesday, July 5, 2022 7:36 PM
To: Kari Chinn
Cc: Laura Russell; housing
Subject: Re: [PVForum] Weekly Town Update June 23, 2022 #News

Laura,

The Portola Valley residents are requesting all housing site locations for the Housing Element to be listed with an address as well as an accurate title.

This document has only two addresses listed for all proposed housing sites.

A resident should be able to drive around to all proposed housing locations by address. In fact, some cities are giving tours of their proposed housing sites for complete transparency.

Please do not call Dorothy Ford Park Open Space....

"Ford Field (the portion next baseball field)"

...that can mean to the right or left of baseball field?

Why is the planning department using vague terms for the Dorothy Ford Open Space site? Please answer?

The above and below quote for the Dorothy Ford Open Space is way too vague for a housing site site location. The above quote is not clear to Portola Valley residents!

As you can see by the Town Open Space Map below, Dorothy Ford Open Space has an official name and location. Nona C. From the open pace committee worked very hard on this map.

Please include this Town Open Space Map whenever using Dorothy Ford open space for a proposed housing site so residents actually know where this site is located.

Be more transparent with the Dorothy Ford Open Space site for the public and residents.

1. **Sites Inventory** – specific locations where additional housing can be built at a higher density than is currently allowed. The proposed sites include:
 1. Ford Field – the portion next to the baseball field give address as you do with

1.
 1. Glen Oaks – equestrian center on Alpine Road

There are many equestrian sites on Alpine Road, above is not clear, no address listed.

Where is Stanford wedge listed below? I don't see it.

Map of Open Space sites in Portola Valley.

<https://www.portolavalley.net/home/showpublisheddocument/2747/637741239556330000>

I look forward to a response.

Thank you,
Kristi Corley

On Jun 23, 2022, at 5:01 PM, Kari Chinn - PV Communications & Community Engagement <kchinn@portolavalley.net> wrote:

In this week's Message:

- Town Council Summary
- Housing Element Update - Provide Comments on the Future of Housing in Portola Valley
- Reflection from Council Member Richards- "Embracing Change in Portola Valley"
- Wildfire Preparedness Committee Tip – Enforcement of 0-5 Foot Regulations in Very High Fire Zones
- June 25 - PV Communications & Safety Day
- June 28 - Town Hall Closed from 8 AM – 1 PM
- June 28 - Hawthorns Area Neighborhood Meeting
- Join a Site Tour for the Hawthorns Area
- New Transparency Portal for the San Mateo County Sheriff
- How to Access COVID-19 Vaccines for Children Under 5
- Looking for a Beach Read?

Town Council Summary

A summary of the most recent meeting held on [June 22nd is now available](#). The Town Council held a public hearing and adopted the draft FY 2022-23 budget and adopted a resolution determining and establishing the Town's FY 2022-23 Appropriations Limit.

Housing Element Update - Provide Comments on the Future of Housing in Portola Valley

The Town of Portola is updating the Housing Element of the General Plan. This update represents meaningful changes to the type of housing that would be allowed in Town. State law requires that every city/town and county in California adopt a Housing Element every eight years. The Town is required to plan for 253 new housing units for the time period 2023-2031 across four income levels, including housing units that are affordable to lower income people, compared to San Mateo County median incomes. In the past, the Town has relied on Accessory Dwelling Units (ADUs) to meet state housing obligations. With this update, additional approaches are necessary to plan for the 253 unit mandate. **Multifamily zoning is being considered for the first time in the Town's history.**

The Town Council appointed a 15 person committee of residents called the Ad Hoc Housing Element Committee to lead the Town's efforts. The Committee has been meeting at least monthly since August 2021; there have been a total of 15 public Housing Element meetings to-date.

The Public Review Draft Housing Element and extensive materials from the 15 meetings are on the Town's website; visit www.portolavalley.net/housingelement for more information.

The Draft Housing Element currently includes four primary approaches to plan for housing in the community in the future:

1. **Sites Inventory** – specific locations where additional housing can be built at a higher density than is currently allowed. The proposed sites include:
 1. Ford Field – the portion next to the baseball field
 2. 4395 Alpine – vacant parcel next to Roberts Market
 3. Glen Oaks – equestrian center on Alpine Road
 4. 4370 Alpine – currently offices
2. **Affiliated Housing** – allows institutions in Town to build some housing for their employees or the Town's workforce. Proposed sites include:
 1. The Sequoias
 2. Christ Church
 3. Ladera Community Church
3. **Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)** remain an important part of the draft housing plan.
4. **Opt-in Upzoning Program** – would allow property owners to voluntarily develop up to four units per acre if the site meets safety criteria (such as fire safety, slope, geologic safety, and evacuation route)

If you haven't been involved in the Housing Element Update process, now is a good time:

- Attend the Planning Commission Meeting on June 29th at 7 pm via zoom
- Submit comments on the Draft Housing Element by July 8th
- Attend the Town Council meeting on July 13th at 7 pm via zoom or in person
- Visit www.portolavalley.net/housingelement for more information
- Visit www.portolavalley.net/community/town-calendar for meeting information

Reflection from Council Member Richards “Embracing Change in Portola Valley

Council Member John Richard’s penned an essay on Embracing Change in Portola Valley that he shared at a recent Town Council Meeting. [You can read the whole essay here](#)

Wildfire Preparedness Committee Tip - Wildfire Preparedness Committee Tip – Enforcement of 0-5 Foot Regulations in Very High Fire Zones

The Wildfire Preparedness Committee has created a series of tips to help the community prepare for wildfire season. You can see the current tip and download any past tips on the [website](#).

June 25 - Annual Communications and Safety Day

Portola Valley Emergency Preparedness Committee presents (in conjunction with nationwide ARRL Field Day) the [Annual Communications and Safety Day](#). Come by Town Center on Saturday, June 25, 2022, 10 a.m. to 2 p.m.

- Get help From the County Office Of Emergency Service to Set up mobile emergency alerts
- Participate in the special test alert at 4 pm
- Learn about the Evacuation Traffic Study and developments on Evacuation Plans
- Learn about the Portola Valley Safety Element update process
- See the PV Emergency Communications trailer and learn about amateur radio, GMRS, local emergency communications networks and local repeater networks.
- Learn about how to organize your neighborhood for emergency preparedness
- Meet representatives from Woodside Fire Protection District, WPV-Ready, and WPV-CERT

June 28 Hawthorns Area Neighborhood Meeting

June 28, 2022 from 7:00 p.m. to 9:00 p.m. at Town of Portola Valley Community Hall - 765 Portola Road, Portola Valley, CA 94028

Midpen is now collecting information to characterize existing conditions at the Hawthorns Area and would appreciate your input on key considerations for the property. Please join Midpen at this public meeting to learn more about the Hawthorns Area and provide your comments. [RSVP here](#)

There is also a survey available regarding future uses at the Hawthorns Area. [You can take the 5-10 minute survey here.](#)

June 28 – Town Hall Closed from 8 AM – 1 PM

Town Hall will be closed next Tuesday, June 28th from 8:00 am to 1 PM for Emergency Preparedness Training

Join a Site Tour for the Hawthorns Area

The Hawthorns Area is a 79-acre property that is part of Windy Hill Open Space Preserve located within the Town of Portola Valley and owned by the Midpeninsula Regional Open Space District (Midpen). The property is currently closed to the public.

In 2021, Midpen initiated a multiyear process to develop the Hawthorns Area Plan, which will establish resource management goals, identify long-term land management activities, and introduce ecologically sensitive public access to the Hawthorns Area.

Midpen is hosting public site tours at the Hawthorns Area this summer on the following dates. Please join us to visit this beautiful property!

Dates:

- Friday, July 15, 9:00am-noon
- Friday, July 15, 1:00pm-4:00pm
- Saturday, August 6, 9:00am-noon
- Saturday, August 6, 1:00pm-4:00pm

Space at the site tours will be limited, so please [click here to RSVP](#). Additional information will be provided closer to the day of the event.

New Transparency Portal for the San Mateo County Sheriff

The San Mateo County Sheriff's Office has created a new Police Data Transparency Portal. The Portal is easily accessible through a link on the home page of the San Mateo Sheriff's Office website. The information shared includes staff demographic data, internal investigation data, eviction data, and crime data.

[You can access the portal directly here.](#)

How to Access COVID-19 Vaccines for Children Under 5

Parents and care-givers of young children now eligible for COVID-19 vaccines should contact their pediatric provider to schedule an appointment.

Other options include [Walgreens](#) (for ages 3 and up) and [CVS](#) (for 18 months and older). Information is also available on [MyTurn](#).

San Mateo County Health is providing COVID-19 vaccine for young children at targeted clinics in certain communities most impacted by the pandemic. San Mateo County Health is not offering or scheduling large-scale vaccination clinics for young children as they focus on those most in need.

County Health's [community clinics](#) will continue to offer vaccines and boosters to residents 5 and older.

Looking for a Beach Read?

Are you looking for something new to read while on vacation? The Sustainability Committee has created a list of resources that can help you find new information and perspectives and learn about the news and information on climate change

[Take a look at the reading list of 42 great books.](#) Many of which you can check out from the Portola Valley library.

Links:

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Dylan Parker

From: Kristi Corley
Sent: Tuesday, July 5, 2022 8:07 PM
To: Laura Russell; Jeremy Dennis; housing
Subject: Planning commission action minutes 6/29/22? How will residents be informed?

Laura, Jeremy and Housing Element Planners,

Please provide the public with the YouTube of the 6/29/22 Planning Commission meeting.

Improve transparency and post 6/29/22 Planning Commission Action Minutes now on PV forum!

Midnight -12:35am action on 6/29/22, the public should be informed! Other action items should be listed as well.

The Recommendation to Town Council to combine Dorothy Ford park open space and Ford field baseball parcels (for future zoning,) the public should be informed of any action votes which took place at that meeting.

Once a parcel or combined parcels are up-zoned (20 units per acre) the parcel can never be downzoned!

It seems to me that the approval for minutes of 6/29/22 planning commission would not occur until 7/20/22 until after the Town Council 7/23/22 vote which delays informing the public what happened in the meeting.

Transparency on housing site selections are important. Only 21 residents on the special planning commission meeting 6/29/22 at the midnight vote, a meeting which started with 110 Portola Valley residents who originally attended. Right now as of 7/5/22, eighty nine "interested" residents might be uninformed of the 12-12:35 AM vote.

Thank you for your consideration.

All the best,
Kristi Corley

Dylan Parker

From: Kristi Corley
Sent: Tuesday, July 5, 2022 10:05 PM
To: Laura Russell; Jeremy Dennis; housing
Subject: Re: Planning commission action minutes 6/29/22? How will residents be informed?

Date Correction 7/13/22 rather than 7/23/22 in bold, please post this letter instead of previous one.

On Jul 5, 2022, at 8:07 PM, Kristi Corley <kristilcorley@gmail.com> wrote:

Laura, Jeremy and Housing Element Planners,

Please provide the public with the YouTube of the 6/29/22 Planning Commission meeting.

Improve transparency and post 6/29/22 Planning Commission Action Minutes on PV forum before 7/13/22 Town Council meeting!

Midnight -12:35am action on 6/29/22, the public should be informed! Other action items from meeting

should be listed as well.

The Recommendation to Town Council to combine Dorothy Ford Park Open Space parcel and the Ford Field (baseball) parcel (for future zoning purposes), the public should be informed now!

Once a parcel or combined parcels are voted to be up-zoned (20 units per acre) the parcel can never be downzoned! For this reason, the public should be informed!

It seems to me that the approval of the action minutes of the 6/29/22 planning commission would not occur until planning commission 7/20/22 and after the Town Council VOTE on **7/13/22** (*date correction.*)

Any delay in informing the public what happened in the Planning Commission 6/29/22 meeting prior to the 7/13/22 Town Council vote does not seem right to me.

Transparency on housing site selections (include all addresses so residents can drive to sites) and parcel merge updates are important to the Portola Valley public.

Only 21 residents were remained at the special planning commission meeting on 6/29/22 and attended the midnight vote, a meeting which started with 110 Portola Valley residents. Right now, as of 7/5/22, eighty nine “interested“ residents and many more residents might be uninformed of the 12-12:35 AM vote and action items of the planning commission.

Thank you for your consideration to inform residents of all 6/29/22 planning commission action items right away.

All the best,
Kristi Corley

Dylan Parker

From: Dylan Parker
Sent: Wednesday, July 6, 2022 9:43 AM
To: housing
Subject: FW: Ad Hoc Housing Element Committee

Regards,

Dylan Parker, AICP Candidate

Associate Planner



Town of Portola Valley

Tel: 650.851.1700 Ext. 230

www.portolavalley.net

Please visit www.portolavalley.net/virtualappointment for information on how to make an appointment for Planning and Building services.

From: Judith.Hasko@lw.com
Sent: Tuesday, July 5, 2022 11:33 AM
To: Dylan Parker <dparker@portolavalley.net>; Jeremy Dennis <jdennis@portolavalley.net>
Cc: Laura Russell <lrussell@portolavalley.net>
Subject: RE: Ad Hoc Housing Element Committee

Thanks Dylan.

Judith A. Hasko

From: Dylan Parker <dparker@portolavalley.net>
Sent: Tuesday, July 5, 2022 11:29 AM
To: Hasko, Judith (Bay Area)
Cc: Laura Russell <lrussell@portolavalley.net>
Subject: RE: Ad Hoc Housing Element Committee

Jeremy Dennis <jdennis@portolavalley.net>

Hi Judith,

Hope you had a great holiday weekend. Confirming receipt and will add to the draft Housing Element public comments. I assume Laura and/or Jeremy will discuss the matter when they return to the office next week.

Regards,

Dylan Parker (he/him/his), AICP Candidate
Associate Planner



Town of Portola Valley
Tel: 650.851.1700 Ext. 230
www.portolavalley.net

Follow us:



Please visit www.portolavalley.net/virtualappointment for information on how to make an appointment for Planning and Building services.

From:
Sent: Tuesday, July 5, 2022 9:52 AM
To: Jeremy Dennis <jdennis@portolavalley.net>; Dylan Parker <dparker@portolavalley.net>
Cc: Laura Russell <l Russell@portolavalley.net>
Subject: FW: Ad Hoc Housing Element Committee

Jeremy and Dylan: As Laura is out, I wanted to make sure the following made it into the record for the housing element discussions. Please confirm receipt and how you will handle this to make sure it gets into the record.

Judith A. Hasko

From: Hasko, Judith (Bay Area)
July 5, 2022 9:28 AM
To: 'David Murdoch'
Cc: 'Laura Russell' <l Russell@portolavalley.net>; Anne Kopf-Sill <anneark59@sbcglobal.net>
Subject: RE: Ad Hoc Housing Element Committee

Thank you for your outreach David. I am copying Laura Russell, the Town Planning Director, so she can put this into the record for consideration by the Town and the various committees and commissions, and respond on possible next steps, and Anne Kopf-Sil, the Chair of our Commission, so she is aware. I appreciate the update and hope you are well.

Judith

From: David Murdoch

Sent: Tuesday, July 5, 2022 8:57 AM

To: Hasko, Judith (Bay Area)

Subject: Ad Hoc Housing Element Committee

Dear Judith,

This is David Murdoch from Glenoaks Equestrian Center. I wanted to thank you for supporting us at last Wednesday's meeting and to assure you that there are many young and older Equestrians and Horse lovers in Portola Valley and surrounding areas that desperately hope that the Rural nature of our community is not further diminished.

I particularly appreciate you remembering our application to build low cost housing for our workers and suggesting a further approach should be made to Stanford. I still am very keen to do this and my architect, Ken Kornberg, who I still work with, has all the plans and documents

If this was approved we could start immediately and the Town would have 6 housing units to its credit.

I would be grateful if you could suggest how we might move forward from here.

Thank you for your time and help.

Yours Sincerely,

David Murdoch

Isola Stables

650-867-8201

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Dylan Parker

From: Peter Lipman
Sent: Wednesday, July 6, 2022 1:26 PM
To: housing
Cc: Bev Lipman
Subject: For the Town Council: Save Town Open-space Preserves!

Save Town Open-space Preserves!

Dorothy Ford Park Open-Space Preserve (7.7 acres), the town's first open-space park, has been recommended for development as a multifamily-housing site in the draft PV Housing Element plan.

This park (including the baseball field) was acquired by the town more than 50 years ago with funds donated by early residents, specifically to create an open-space gateway to the then-new town of Portola Valley and its Alpine Scenic Corridor. It has continued to the present time as a designated Open-Space Preserve in the town's General Plan.

Does the town's inadequate foresight to codify the donors' goals with a binding legal deed restriction, at that more-trusting time (only six years after forming the town), justify use of a resulting legal loophole to ignore the clear intent of their contributions?

Does that blunder now justify using all the permissible developable space within the entire Ford Park for high-density multi-family multi-story housing, even placing a third of needed parking lots in the restricted buffer zone of the Alpine Scenic Corridor (as proposed in the draft Housing Element plan)?

Does that lapse also justify abandoning the core values and community goals long-defined in the Introduction of the PV General Plan, such as "To preserve and enhance the natural features and open space of the area" (Plan, 1010-1).

How much weight should be given to the recommendation in the draft Housing Element plan, when endorsed only by a slim committee majority (change of one vote would have caused a tie), with much concern and ambivalence expressed by all members?

Is this such a desirable "End" that it justifies such an inappropriate "Means"?

And after a first town preserve is repurposed for high-density housing, will potential donors for open-space acquisition ever again trust the town to honor intended purposes of future contributions?

Peter Lipman, July 7, 2022

(with wife Beverly, lead donors for the 2012 acquisition of Shady Trail Open-Space Preserve)

Dylan Parker

From: Leslie Kraus
Sent: Thursday, July 7, 2022 7:55 AM
To: housing
Subject: Draft Housing Element

I have two comments on the Draft Housing Element.

First, I am not in favor of the Opt-in-Single-Family Rezoning Program. A rezoning of this magnitude needs to be part of the full disclosures that are critical in any real estate transaction and I doubt it was at the time most homeowners in the Valley purchased their properties. My understanding from a local agent is that since this type of rezoning has become part of the discussion it is beginning to be included in those disclosures but it will be some time before a 'group' of homes/properties that would be impacted by a resident opting in would all have been made aware of the possibility.

Second, on page 55 under 'Utilities' it states that California Water Service "has indicated it has sufficient capacity to meet the housing needs stipulated in this housing element". I don't understand how this is possible (even with what I assume will be required water efficient landscaping) in light of the combined RHNA numbers of all the areas Cal Water serves when we are already facing a serious lack of water, operating under water use restrictions and with no guarantee that our rainfall numbers will dramatically increase in the future. More information on how Cal Water reached this conclusion would be helpful.

Thank you for considering my comments.

Dylan Parker

From: Town Center
Sent: Thursday, July 7, 2022 10:26 AM
To: housing
Subject: FW: Housing Element example / city of San Mateo

From: Kristi Corley
Sent: Saturday, July 2, 2022 2:15 PM
To: Town Center <TownCenter@portolavalley.net>
Subject: Housing Element example / city of San Mateo

Hi all,

Thought you might be interested.

Kristi

Page 51+

<https://www.cityofsanmateo.org/DocumentCenter/View/87532/San-Mateo-2023-2031-Housing-Element---DRAFT?bidId=>

Dylan Parker

From: Arianna Nuri
Sent: Thursday, July 7, 2022 1:59 PM
To: Laura Russell; housing
Cc: Ana Ruiz; Brian Malone; Susanna Chan; Jane Mark; Joshua Hugg; Jared Hart; Tina Hugg
Subject: Midpen Comments re: Housing Element Update
Attachments: Midpen Comment Letter_TPV Housing Element Update 2023-2031.docx.pdf

Good Afternoon, Ms. Russell,

On behalf of the Midpeninsula Regional Open Space District, we respectfully submit the attached comments regarding the Town of Portola Valley's Draft Housing Element, which we also uploaded to your Housing Element Public Comment portal.

We appreciate the opportunity to comment on this item. Should you have any questions about this letter, please contact Jane Mark, Planning Manager, at jmark@openspace.org or (650) 625-6563.

Kind regards,
Ari

Arianna Nuri (*she/her*)
Planner I
anuri@openspace.org
650.625.6559 (direct)



Midpeninsula Regional Open Space District
5050 El Camino Real, Los Altos, CA 94022
650.691.1200 (office)
openspace.org



From 50 to Forever: Caring for the land that cares for us – By creating Midpen 50 years ago, our community prioritized clean air and water, healthy habitats for diverse native plants and animals, ecosystems that are resilient to the effects of our changing climate, and places for people to connect with nature – that's what Midpen provides in perpetuity. [Celebrate with us all year long >](#)



Midpeninsula Regional
OpenSpace

Midpeninsula Regional Open Space District

GENERAL MANAGER
Ana M. Ruiz

BOARD OF DIRECTORS
Pete Siemens
Yoriko Kishimoto
Jed Cyr
Curt Riffle
Karen Holman
Larry Hassett
Zoe Kersteen-Tucker

July 7, 2022

Laura Russell, AICP, Planning & Building Director
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

SENT VIA E-MAIL TO: housing@portolavalley.net and lrussell@portolavalley.net

Subject: Town of Portola Valley Draft Housing Element Update (2023-2031) Comments

Dear Ms. Russell:

On behalf of the Midpeninsula Regional Open Space District (Midpen), we respectfully submit the following comments regarding the Town of Portola Valley (Town) draft Housing Element Update for 2023-2031. Midpen has been following the Housing Element Update process and appreciates the Town's public engagement process and its emphasis on open space preservation as it considers how best to address the region's housing needs.

Comprised of over 65,000 acres of acquired and protected open space on the San Francisco Peninsula, Midpen is one of the largest regional open space districts in California. Our braided mission is to acquire and preserve in perpetuity open space and agricultural land of regional significance, to protect and restore the natural environment, to preserve rural character and encourage viable agricultural use of land resources, and to provide opportunities for ecologically sensitive public enjoyment and education.

While much of Midpen's open space lands are along the ridge of the Santa Cruz Mountains, Midpen owns and manages Windy Hill Open Space Preserve (Preserve), which is located in the Town of Portola Valley adjacent to The Sequoias retirement community (APN 79200030). Based on The Sequoias' proximity to the Preserve, we would like to share specific considerations regarding the Housing Element Update and the proposed intensification of The Sequoias to include 23 additional housing units, which is incorporated within the Housing Element Update.

Conservation Easements

Midpen holds open space and conservation easements over portions of The Sequoias property (recorded December 21, 2004). The open space easement is intended to preserve and protect in perpetuity the natural, scenic, and open space values of an approximately 3.84-acre portion of The Sequoias parcel (see Attachment 1). As stated in Section 4.c of this recorded easement, "[t]he placement or construction of any buildings, structures or other improvements of any kind on the Open Space Easement Property (including without limitation, fences, roads, signs and

parking lots) is prohibited, excepting, however, the existing improvements thereon and the maintenance, repair and use of said improvements.”

A separate conservation easement applies to an approximately 1.96-acre portion of The Sequoias parcel to preserve and protect the natural, scenic, and open space values of the easement property in perpetuity. In accordance with Section 2.c of this easement, the Northern California Presbyterian Homes & Services (Grantor) will provide a 30-day written notice to Midpen prior to any application to a government entity for a new development within the Easement property to ensure consistency with conditions of the Easement and request written approval from Midpen (see Attachment 2). The conservation easement allows development but includes restrictions on that development. Midpen has shared a copy of these two easements with Mr. Ray Boudewyn of The Sequoias.

Conservation Values

Notably, a portion of this parcel is designated as Essential Habitat by the Conservations Lands Network¹ due to its significant conservation value and contribution to interconnected landscapes that are critical to safeguarding healthy ecosystems. Although intensified development may be necessary to meet the region’s housing needs, increased human activity—particularly from light, noise, and chemical applications, such as rodenticides— negatively harms proximate ecological systems. As such, care must be taken to ensure the pattern of development considers the vital role of natural and working lands in sustaining our society, as well as the ecological systems that depend on them.

Defensible Space

Defensible space vegetation clearing for fire safety can impact open space natural resources. Planned developments adjacent to public open space lands should be situated so that necessary clearing for structure protection can be conducted on the private parcel and not encroach on protected public lands that preserve native habitat and wildlife corridors. In addition, the responsibility for defensible space maintenance should also fall on the private property owner that benefits from the built development. Extending the necessary clearance onto public open space lands risks transferring the cost of annual structure clearance maintenance from the private owner to the public taxpayer.

Recreational Access


The Town’s Sequoia Trail provides an important access to Windy Hill Open Space Preserve and the opportunity for a short loop trail when combined with Preserve trails. Care should be taken to ensure that the physical trail, as well as the trail experience, are preserved.

Given the conditions of the easements on the property and the inherent conservation values of the site, Midpen respectfully asks the Town to ensure new developments associated with The Sequoias are mindful of adjacent protected open space lands and regional conservation goals.

¹ <https://www.bayarealands.org/wp-content/uploads/2019/10/CLN%202.0%20Final%20Report.Web.pdf>

To this end, Midpen would appreciate additional housing units being located as far away from the preserve as is feasible.

Sincerely,

DocuSigned by:

B0890649F640410...

Ana Ruiz
General Manager

CC:

Midpeninsula Regional Open Space District Board of Directors
Susanna Chan, Assistant General Manager
Jane Mark, Planning Manager
Jeremy Dennis, Town Manager, Town of Portola Valley

Attachments

1. Open Space Easement
2. Conservation Easement

2004-2 3414 CONF

09:56am 12/21/04 ES Fee: NO FEE

Count of pages 22

Recorded in Official Records

County of San Mateo

Warren Slocum

Assessor-County Clerk-Recorder



WHEN RECORDED MAIL TO:

Midpeninsula Regional
Open Space District
330 Distel Circle
Los Altos, CA 94022
Attn: General Manager

NO TRANSFER TAX DUE
PUBLIC AGENCY ACQUIRING TITLE,
CALIFORNIA REVENUE AND TAXATION
CODE SECTION 11922

DULY RECORDED WITHOUT FEE
Pursuant to Government Code
Sections 6103, 27383
BY:

GRANT DEED OF OPEN SPACE EASEMENT

WHEREAS, Northern California Presbyterian Homes & Services, a California Corporation, hereinafter called "Grantor", is the owner of certain real property located within the County of San Mateo, State of California, and consisting of a portion of a parcel known as Assessor's Parcel Number 079-200-030, as depicted on the map attached hereto, marked "Exhibit A", incorporated by this reference (hereafter "Real Property").

WHEREAS, MIDPENINSULA REGIONAL OPEN SPACE DISTRICT, a Public District, hereinafter called "District", was formed by voter initiative to solicit, receive, and hold conveyances of real property and interests therein by purchase, exchange, gift, or bargain purchase for public park, recreation, scenic, and open space purposes; and

WHEREAS, Grantor desires to deed to District an open space easement over a portion of the Real Property consisting of approximately 3.84-acres, more particularly described in the legal description set out in Exhibit B, and as depicted as Parcel A on the maps marked "Exhibit C1" and "Exhibit C2" incorporated herein by this reference, and is hereinafter referred to as the "Open Space Easement Property"; and

WHEREAS, District desires to obtain an open space easement over the Open Space Easement Property, which would preserve and protect in perpetuity the natural, scenic and open space values of the Real Property, subject to the restrictions contained herein.

NOW, THEREFORE, in consideration of the above recitals, and the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of California and in particular, inter alia, Sections 815 through 816 of the California Civil Code, Grantor hereby grants to District an Open Space Easement (hereinafter "the Easement") in perpetuity over the Open Space Easement Property as shown in Exhibit B, subject to the following terms and conditions:

1. Purpose. The purpose of this Easement is to assure that the Open Space Easement Property will be retained in perpetuity in its natural scenic and open space condition and to prevent any use of the Property that will significantly impair or interfere with its open space values. Accordingly, this Easement restricts the use of the Open Space Easement Property to activities involving enjoyment of views, open space, natural habitat and environmental protection, and related uses, which are consistent with this Easement.

2. Rights of District. To accomplish the purposes of this Easement, Grantor conveys to District the following rights:

- a. To preserve and protect the open space values of the Open Space Easement Property.
- b. To enter upon the Open Space Easement Property at reasonable times, no more than two times per year with one week's written notice, in order to monitor Grantor's compliance with the terms of this Easement and to enforce such terms.
- c. To enter upon the Open Space Easement Property at any time for reasonable cause with 24 hours notice in order to monitor potential violation of compliance with the terms of this Easement and to enforce such terms.
- d. Pursuant to paragraph 6 hereof ("Disputes and Remedies"), to prevent any activity on or use of the Open Space Easement Property which is inconsistent with the purposes of this Easement and to require the restoration of such areas or features of the Open Space Easement Property that may be damaged by any inconsistent activity or use.

3. Baseline Data. In order to establish the present condition of the open space values, District has examined the Open Space Easement Property and prepared a report (the "Baseline Documentation Report") containing an inventory of the Open Space Easement Property's relevant features and conditions, its improvements and its natural resources (the "Baseline Data"). A copy of the Baseline Documentation Report has been provided to Grantor, and another shall be placed and remain on file with District. The Baseline Documentation Report has been signed by the Grantor and District, and thus acknowledged accurately to represent the condition of the Open Space Easement Property at the date of the conveyance of this Easement. The parties intend that the Baseline Data shall be used by District to monitor Grantor's future uses of the Open Space Easement Property, condition thereof, and practices thereon. The parties further agree that, in the event of a controversy arises with respect to the condition of the Open Space Easement Property or a particular resource thereof, the parties shall not be foreclosed from utilizing any other relevant document, survey, or report to assist in the resolution of the controversy.

4. Prohibited Uses. Any activity on or use of the Open Space Easement Property which is inconsistent with the purposes of this Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

- a. Subdivision. The legal or defacto subdivision of the Open Space Easement Property for any purposes. (Lot line adjustments in excess of one hundred square feet are subject to the prior written approval of District.) Any land transferred by lot line adjustment shall remain subject to the terms of this Easement, and shall not carry with it any rights to development density. The term subdivision shall include, but not be limited to, the creation of a life or future estate in a portion of the Open Space Easement Property, the conveyance of a portion of the Property, or any subdivision as defined by the Subdivision Map Act, California Government Code Section 66000 *et seq.*
- b. Commercial or Industrial Use. Any commercial or industrial development, use of, or activity on the Open Space Easement Property, including commercial agriculture, is expressly prohibited.
- c. Building. The placement or construction of any buildings, structures or other improvements of any kind on the Open Space Easement Property (including without limitation, fences, roads, signs and parking lots) is prohibited, excepting, however, the existing improvements thereon and the maintenance, repair and use of said improvements.
- d. Soil Erosion or Degradation. Any use or activity which causes, or is likely to cause, significant soil degradation or erosion or significant pollution of any surface or subsurface waters is prohibited. This prohibition shall not apply to the use of agrochemicals, such as fertilizers, pesticides, herbicides, and fungicides, which are used in accordance with law and USDA, manufacturer's, and

the County Agricultural Commissioner's regulations, directions, and policies, or those of their successors.

- e. Tree Cutting. The cutting down, or other removal of live trees is prohibited, except when required for safety or fire protection and subject to the prior written approval of the District, which approval shall not be unreasonably withheld.
- f. Dumping. The dumping or other disposal of wastes, refuse, or debris on the Open Space Easement Property is prohibited.
- g. New Utilities. The installation of new above ground utility systems or extensions of existing utility systems, including, without limitation, water, sewer, power, fuel, and communication lines and related facilities is prohibited.
- h. Mineral Rights. The exploration for, or development and extraction of, minerals and hydrocarbons by any mining method is prohibited.
- i. Grazing. The grazing of livestock is prohibited.
- j. Off Road Vehicles. Use of off-road or all-terrain vehicles or motorcycles is prohibited, except on the existing paved road.
- k. Hunting or Shooting. Hunting or trapping of wildlife, and the shooting of guns is prohibited.
- l. Noise Limits. No activities such as concerts shall be permitted on the Open Space Easement Property which produce noise levels in excess of 65 decibels as measured from Portola Road. Agricultural and landscaping equipment such as tractors, chainsaws, and leaf blowers are specifically excluded from this provision.
- m. Junk Yards. Storage or disassembly of inoperable automobiles and trucks for purposes of sale or rental of space for that purpose is expressly prohibited.
- n. Excavation. Alteration of land forms by grading or excavation of topsoil, earth, or rock is prohibited, excepting for the placement or maintenance or excavation of underground utilities.
- o. Scenic and Natural Character. Activities such as clearing, stripping of native vegetation (except poison oak), grading, or storage of materials that would clearly degrade the scenic and natural character of the Open Space Easement Property is prohibited.
- p. Archeological Resources. The excavation, removal, destruction, or sale of any archeological artifacts or remains found on the Open Space Easement Property, except as part of an archeological investigation approved by District, is prohibited. All excavation plans shall be reviewed by an archeologist prior to the start of, and during, the excavation.

5. Permitted Uses. The Grantor may use the Open Space Easement Property for any purpose not prohibited by paragraph 4 and which is consistent with the purpose of this Easement. The following uses and practices, though not an exhaustive recital of consistent uses, are consistent with the purpose and intent of this Easement and are not precluded by it:

- a. To take reasonable measures necessary and appropriate for fire safety as approved by the Woodside Fire Protection District; and to remove trees and brush for management and safety purposes.
- b. To remove exotic non-native invasive vegetation and restore the area with native vegetation.

- c. To plant native vegetation and install a protective tube or cage around such plants. Any protective tube or cage shall be removed before the plant outgrows the tube or cage.

6. Disputes and Remedies. If District determines that Grantor, or Grantor's successors in interest, or any occupant of the Open Space Easement Property, is conducting or allowing a use, activity, or condition on the Open Space Easement Property which is prohibited by the terms of this Easement, or that a violation is threatened, District shall give written notice to Grantor of such violation and request corrective action sufficient to cure the violation, and, where the violation involves injury to the Open Space Easement Property resulting from any use or activity inconsistent with the purposes of this Easement, to restore the portion of the Open Space Easement Property so injured.

- a. Consultations Regarding Interpretation and Enforcement of Easement. When any disagreement, conflict, need for interpretation, or need for enforcement arises between the parties to this Easement, each party shall first consult with the other party in good faith about the issue and attempt to resolve the issue without resorting to legal action.
- b. Notice of Violation; Corrective Action. If District determines that a violation of the terms of this Easement has occurred or is threatened, District shall give written notice to Grantor of such violation and request corrective action sufficient to cure the violation and, where the violation involves injury to the Open Space Easement Property resulting from any use or activity inconsistent with the purpose of this Easement, to request restoration of the portion of the Open Space Easement Property so injured to its prior condition. Such written notice is not required in the event of any actual or imminent physical harm to the Open Space Easement Property.
- c. Injunctive Relief. If Grantor fails to cure the violation within thirty (30) days after receipt of notice thereof from District, or under circumstances where the violation cannot reasonably be cured within a thirty (30) day period, fails to begin curing such violation within the thirty (30) day period, or fails to continue diligently to cure such violation until finally cured, District may bring an action at law or in equity in a court of competent jurisdiction which seeks to enforce the terms of this Easement, to enjoin the violation, by temporary or permanent injunction, and seeks to require the restoration of the Open Space Easement Property to the condition that existed prior to any such injury.
- d. Damages. District shall be entitled to recover damages for violation of the terms of this Easement or injury to this Easement or the interests protected by this Easement, as provided by Civil Code Section 815.7.
- e. Forbearance. Enforcement of the terms of this Easement shall be at the discretion of the District, and any forbearance by District to exercise its rights under this Easement in the event of any breach of any term of this Easement by Grantor shall not be deemed or construed to be a waiver by District of such term or of any subsequent breach of the same or any other term of this Easement or of any of District's rights under this Easement. No delay or omission by District in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.
- f. Acts Beyond the Grantor's Control. Nothing contained in this Easement shall be construed to entitle District to bring any action against Grantor for any injury to or change in the Open Space Easement Property resulting from causes not involving any affirmative acts by Grantor, or causes beyond Grantor's control, including without limitation, trespassers, fire, flood, storm, and earth movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Open Space Easement Property resulting from such causes.

- g. Attorneys' Fees. If any party hereto incurs any expense, including reasonable attorneys' fees, in connection with any action or proceeding instituted by reason of any violation, breach, default or alleged default of the other party hereunder, the party prevailing in such action or proceeding shall be entitled to recover from the other party in such action or proceeding reasonable expenses and attorneys' fees in the amount determined by the Court.

7. Access. No right of access by the general public or to any third parties to any portion of the Open Space Easement Property is conveyed or granted by this Easement, except as defined in paragraph 2 hereof.

8. Indemnity and Legal Responsibility. Grantor shall have the sole responsibility for the ownership, liability, operation, upkeep, and maintenance of the Open Space Easement Property. Grantor shall be responsible for, indemnify, and save harmless District, its officers, agents, and employees from any and all liabilities, claims, demands, costs or damages, for injury to persons or property resulting from, growing out of, or in any way connected with or incident to this Easement, except for the sole and active negligence of District, its officers, agents, or employees. The duty of Grantor to indemnify and save harmless includes the duty to defend as set forth in Civil Code Section 2778. Grantor waives any and all rights to any type of express or implied indemnity or right of contribution from District, its officers, agents or employees, from any liability resulting from, growing out of, or in any way connected with or incident to this Easement.

9. Subsequent Conveyance of the Open Space Easement Property. Grantor shall incorporate by reference hereto the terms of this Easement in any deed or other legal instrument by which Grantor divests itself of any interest in all or a portion of the Open Space Easement Property, including, without limitation, a leasehold interest. Any such conveyance must be consistent with this Easement including Paragraph 4(a) herein. Grantor shall give written notice to District of the transfer of any interest in the Open Space Easement Property at least 30 days prior to the date of such transfer. Grantor shall provide a complete copy of this Easement to its transferee prior to any such transfer. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of this Easement or limit its enforceability in any way.

10. Miscellaneous Provisions.

- a. Choice of Law. The internal laws of the State of California, regardless of any choice of law principles, shall govern the validity of this Easement, the construction of its terms and the interpretation of the rights and duties of the parties.
- b. Amendment. The parties hereto may by mutual written agreement amend this Easement in any respect.
- c. Rights Cumulative. Each and all of the various rights, powers and remedies of the parties shall be considered to be cumulative with and in addition to any other rights, powers and remedies which the parties may have at law or in equity in the event of the breach of any of the terms of this Easement. The exercise or partial exercise of any right, power or remedy shall neither constitute the exclusive election thereof nor the waiver of any other right, power or remedy available to such party.
- d. Notice. Whenever any party hereto desires or is required to give any notice, demand, or request with respect to this Easement (or any Exhibit hereto), each such communication shall be in writing and shall be deemed to have been validly served, given or delivered at the time stated below if deposited in the United States mail, registered or certified and return receipt requested, with proper postage prepaid, or if delivered by Federal Express or other private messenger, courier or other delivery service or sent by facsimile transmission by telex, telecopy, telegraph or cable or other similar electronic medium and addressed as indicated as follows:

NCPHS: NCPHS Portola Valley
 1525 Post Street, San Francisco, CA 94109-6567
 Attn: Barbara Hood, President and CEO
 TEL: 415-202-7800
 FAX: 415-922-1660

District: Midpeninsula Regional Open Space District
 330 Distel Circle
 Los Altos, CA 94022-1404
 Attn: General Manager
 With a copy to: Ana Ruiz, District Representative
 TEL: (650) 691-1200
 FAX: (650) 691-0485

If sent by telegraph, facsimile copy or cable, a confirmed copy of such telegraphic, facsimile or cabled notice shall promptly be sent by mail (in the manner provided above) to the addressee. Service of any such communication made only by mail shall be deemed complete on the date of actual delivery as indicated by the addressee's registry or certification receipt or at the expiration of the third (3rd) business day after the date of mailing, whichever is earlier in time. Either party hereto may from time to time, by notice in writing served upon the other as aforesaid, designate a different mailing address or a different person to which such notices or demands are thereafter to be addressed or delivered. Nothing contained in this Easement shall excuse either party from giving oral notice to the other when prompt notification is appropriate, but any oral notice given shall not satisfy the requirements provided in this Section.

- e. Severability. If any of the provisions of this Easement are held to be void or unenforceable by or as a result of a determination of any court of competent jurisdiction, the decision of which is binding upon the parties, the parties agree that such determination shall not result in the nullity or unenforceability of the remaining portions of this Easement. The parties further agree to replace such void or unenforceable provisions, which will achieve, to the extent possible, the economic, business and other purposes of the void or unenforceable provisions.
- f. Waiver. No waiver of any term, provision or condition of this Easement, whether by conduct or otherwise, in any one or more instances, shall be deemed to be, or be construed as, a further or continuing waiver of any such term, provision or condition or as a waiver of any other term, provision or condition of this Easement.
- g. Entire Agreement. This Easement is intended by the parties to be the final expression of their agreement; it embodies the entire agreement and understanding between the parties hereto; it constitutes a complete and exclusive statement of the terms and conditions thereof, and it supersedes any and all prior correspondence, conversations, negotiations, agreements or understandings relating to the same subject matter.
- h. Time of the Essence. Time is of the essence of each provision of this Easement in which time is an element.
- i. Assignment. Except as expressly permitted herein, neither party to this Easement shall assign its rights or obligations under this Easement to any third party without the prior written approval of the

other party.

- j. Further Documents and Acts. Each of the parties hereto agrees to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions described and contemplated under this Easement.
- k. Captions. Captions are provided herein for convenience only and they form no part of this Easement and are not to serve as a basis for interpretation or construction of this Easement, nor as evidence of the intention of the parties hereto.
- l. Pronouns and Gender. In this Easement, if it be appropriate, the use of the singular shall include the plural, and the plural shall include the singular, and the use of any gender shall include all other genders as appropriate.
- m. Authority. NCPHS and District both represent and warrant that each has the full right, power and authority to enter into this Easement and to perform the transactions contemplated hereunder.
- n. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of District to effect the purpose of this Easement. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid. This instrument shall be construed in accordance with its fair meaning, and it shall not be construed against either party on the basis that such party prepared this instrument.
- o. No Third Party Rights. This instrument is made and entered into for the sole benefit and protection of Grantor and District and their respective heirs, Districts, successors, and assigns. No person or entity other than the parties hereto and their respective heirs, Districts, successors, and assigns shall have any right of action under this Easement or any right to enforce the terms and provisions hereof.
- p. No Forfeiture. Nothing contained herein is intended to result in a forfeiture or reversion of Grantor's fee title in any respect. Grantor specifically reserves the right to convey fee title to the Open Space Easement Property subject to this Easement, subject to the terms and conditions of the Easement including but not limited to the requirements of paragraph 4 and 9 herein.
- q. Successors. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective heirs, Districts, successors, and assigns, and shall continue as a servitude running in perpetuity with the Open Space Easement Property.
- r. Counterparts. Grantor may execute this instrument in two or more counterparts; each counterpart shall be deemed an original instrument. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.
- s. Consent not to be Unreasonably Withheld. In the event Grantor, as required by the terms hereof, seeks consent of District, District agrees in all such circumstances not to unreasonably withhold its consent, regardless whether the paragraph hereunder requiring District's consent so provides.
- t. Subordination. If Grantor encumbers the Real Property or any portion thereof prior to conveyance of this Easement to District, Grantor shall deliver an executed consent of lienholder in which any

TO HAVE AND TO HOLD unto District, its successors and assigns forever
IN WITNESS WHEREOF, Grantor has set its hand on the day and year first written above.

Northern California Presbyterian Homes & Services, a California Corporation, ("NCPHS"):

Approved and Accepted:

By: Barbara Hood
Barbara Hood, President and CEO, NCPHS

Date: 12-15-04

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT ("District"):

Approved and Accepted:

By: Mary Davey
Mary Davey, President, Board of Directors

Date: Dec. 15, 2004

List of Attachments

Exhibit A – Area Map

Exhibit B – Open Space Easement Legal Description

Exhibit C1 and C2 – Open Space Easement Area Maps

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Clara } ss.

On 12/15/04, before me, Sally A. Thiel foldt,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Mary Davey,
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.
Sally Thiel foldt
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



State of California

County of SAN MATEO

On 12-15-04 before me, ROBERT J LANZONE, personally appeared BARBARA HROD, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Handwritten Signature]

Signature

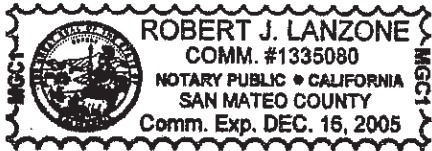
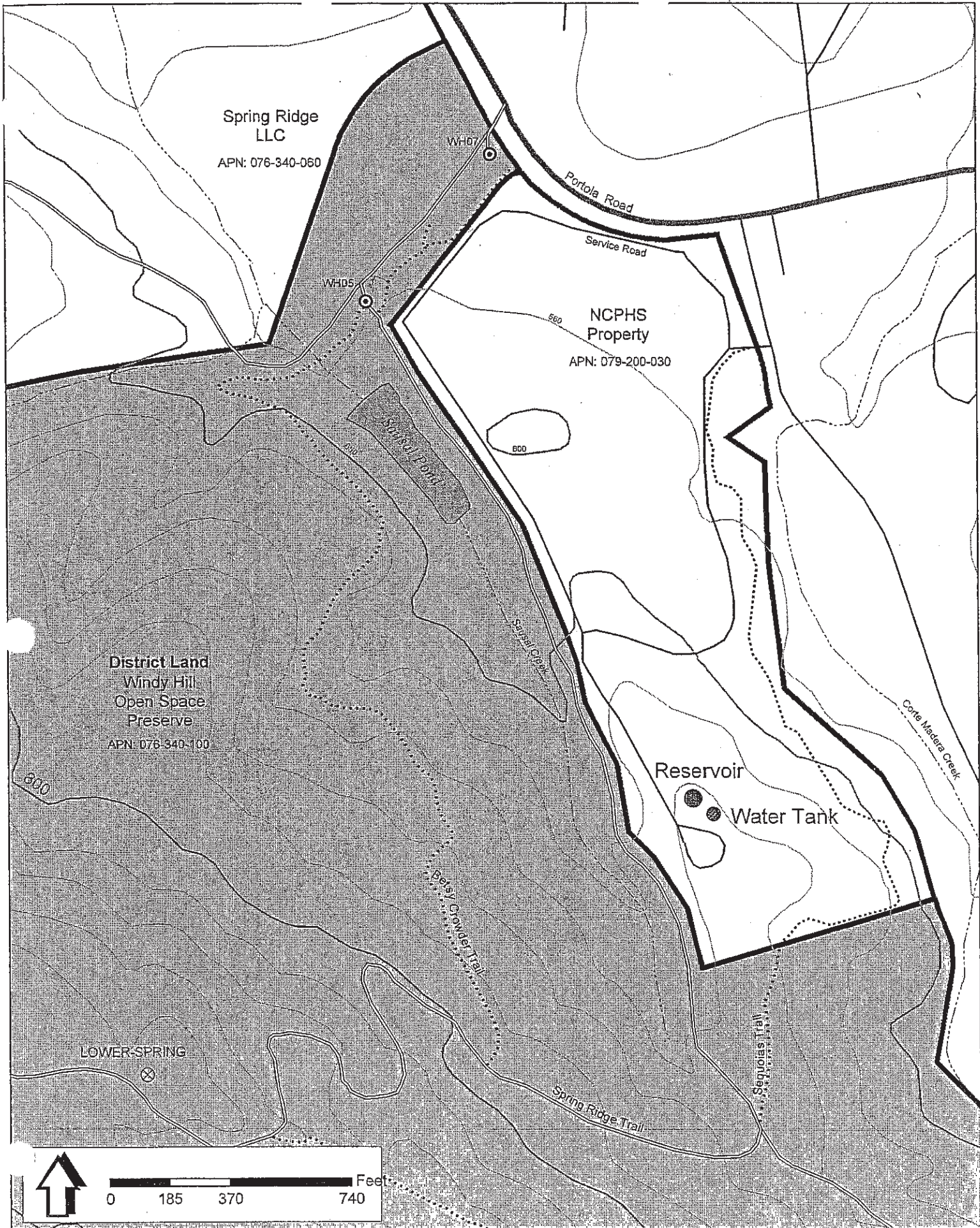


Exhibit A

Area Map



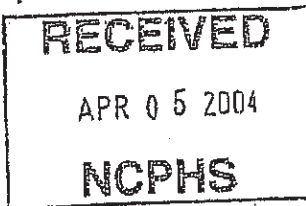
G:\Project\Windy_Hill\Sequoias_Trails\WindyHill_Sequoias_Trails_ExhibitA_NCPHS cum 604

EXHIBIT A - AREA MAP

Exhibit B

Open Space Easement
Legal Description

EXHIBIT B
 page 1 of 4



OPEN SPACE
 and CONSERVATION EASEMENT
 METES AND BOUNDS DESCRIPTION

COPY

PARCEL A

Situate in the Town of Portola Valley, County of San Mateo, State of California and described as follows:

Being a portion of the parcel described in the deed to Northern California Presbyterian Homes, Inc. recorded August 19, 1958 in volume 3442 at page 430, Official Records of San Mateo County, State of California being more particularly described as follows:

Beginning at a point on the Southwesterly terminus of that certain course shown as "N 75°03'34"E 753.95 feet" of Parcel 1 as shown on the map filed January 27, 1981 in Volume 50 of Parcel Maps at pages 79 through 84, San Mateo County Records, said Point of Beginning (P.O.B.) also being a point along the common line between said Parcel 1 (Vol. 50 o.r. Pages 79-84) and said Lands of Northern California Presbyterian Homes, Inc. (3442 o.r. 430);

Thence along said line North 75°03'34" East a distance of 111.72 feet;

Thence leaving said line North 10°46'08" West a distance of 210.30 feet to point on a tangent curve;

Thence Northerly along said tangent curve to the right having a radius of 50.00 feet, central angle of 57°08'40", and an arc length of 49.87 feet to a point on a reverse curve;

Thence Northerly along said reverse curve to the left having a radius of 100.00 feet, central angle of 58°17'08", and an arc length of 101.73 feet to a point on tangent line;

Thence North 11°54'36" West a distance of 76.73 feet to a point on a tangent curve;

Thence Northerly along said tangent curve to the left having a radius of 200.00 feet, central angle of 7°16'34", and an arc length of 25.40 feet to a point on the curve;

Thence continuing Northerly along said tangent curve to the left having a radius of 200.00 feet, central angle of 25°32'38", and an arc length of 89.16 feet to a point on tangent line;

Thence North 44°43'48" West a distance of 573.19 feet to point the Easterly boundary line of Parcel 1 as shown on the map filed January 27, 1981 in Volume 50 of Parcel Maps at pages 79 through 84, San Mateo County Records, said boundary line also being the common boundary line between of Parcel 1 and said Lands of Northern California Presbyterian Homes, Inc. (3442 o.r. 430);

Thence along said boundary line South 19°29'06" East a distance of 48.68 feet;

Thence South 08°53'46" East a distance of 119.74 feet;

RECEIVED

MAY 07 2004

PENINSULA REGIONAL OPEN
SPACE DISTRICT

EXHIBIT B
page 2 of 4

Thence South 26°12'06" East a distance of 214.84 feet;

Thence South 07°10'06" East a distance of 210.29 feet;

Thence South 45°24'26" East a distance of 102.70 feet;

Thence South 30°24'26" East a distance of 190.40 feet;

Thence South 12°56'36" East a distance of 157.82 feet to the Point of Beginning (P.O.B.);

Containing an area of 3.84 acres, more or less.

PARCEL B

All that space above 26.00 feet above ground elevation as existed in October 2003, based on bench mark PV21 Elevation 535.45 feet NGVD 1929, and lying within the boundary of that certain land described as follows:

Beginning at a point on the Southwesterly terminus of that certain course shown as "N 75°03'34"E 753.95 feet" of Parcel 1 as shown on the map filed January 27, 1981 in Volume 50 of Parcel Maps at pages 79 through 84, San Mateo County Records, said point also being a point along the common line between said Parcel 1 and said Lands of Northern California Presbyterian Homes, Inc. (3442 o.r. 430);

Thence along said line North 75°03'34" East a distance of 111.72 feet to the True Point of Beginning (T.P.O.B.);

Thence leaving said line North 10°46'08" West a distance of 210.30 feet to a point on a tangent curve;

Thence Northerly along said tangent curve to the right having a radius of 50.00 feet, central angle of 57°08'40", and an arc length of 49.87 feet to a point on a reverse curve;

Thence Northerly along said reverse curve to the left having a radius of 100.00 feet, central angle of 58°17'08", and an arc length of 101.73 feet to a point on tangent line;

Thence North 11°54'36" West a distance of 76.73 feet to a point on a tangent curve;

Thence Northerly along said tangent curve to the left having a radius of 200.00 feet, central angle of 7°16'34", and an arc length of 25.40 feet to a point;

Thence South 61°08'01" East a distance of 81.59 feet to point on a tangent curve;

Thence Southerly along said tangent curve to the right having a radius of 440.00 feet, central angle of 44°39'47", and an arc length of 342.99 feet;

EXHIBIT B
page 3 of 4

Thence South 16°28'13" East a distance of 72.17 feet to a point along said common line between Parcel 1 (Vol. 50 o.r. Pages 79-84) and said Lands of Northern California Presbyterian Homes, Inc. (3442 o.r. 430);

Thence along said line South 75°03'34" West a distance of 292.88 feet to True Point of Beginning;

Containing an area of 1.96 acres, more or less.



A handwritten signature in cursive script, appearing to read "John T. Seace", written over the right side of the professional seal.

Brio Engineering Associates, INC., 2858 Stevens Creek Blvd., Suite 208, San Jose, CA 95128

CURVE TABLE				LINE TABLE		
CURVE	RADIUS	DELTA	LENGTH	LINE	BEARING	LENGTH
C1	50.00	57°08'40"	49.87	L1	N75°03'34"E	111.72
C2	100.00	58°17'08"	101.73	L2	N10°46'08"W	210.30
C3	200.00	07°16'34"	25.40	L3	N11°54'36"W	76.73
C4	200.00	25°32'38"	89.16	L4	N44°43'48"W	573.19
C5	440.00	44°39'47"	342.99	L5	S19°29'06"E	48.68
				L6	S08°53'46"E	119.74
				L7	S26°12'06"E	214.84
				L8	S07°10'06"E	210.29
				L9	S45°24'26"E	102.70
				L10	S30°24'26"E	190.40
				L11	S12°56'36"E	157.82
				L12	S61°08'01"E	81.59
				L13	S16°28'13"E	72.17
				L14	S75°03'34"W	292.88

EXHIBIT **B**
page 4 of 4

THE SEQUOIAS
NORTHERN CALIFORNIA PRESBYTERIAN HOMES INC.
3442 OR 430

PARCEL B
1.957 AC.±

(26 FEET HEIGHT LIMIT FROM
GROUND SURFACE, CONTOURS :
SHOWN HERE ON ARE BASED ON
NGVD 1929 DATUM, CITY BENCH MARK
PV21 ELEVATION 535.45 FEET)

PARCEL A
3.837 AC.±



PARCEL MDP OF CORTES MADERA
VOLUME 80 D.A. PAGES 78-84

John T. Seace

P.O.B. (PARCEL A)

T.P.O.B. (PARCEL B)
N 75°03'34" E 753.95'
PARCEL MDP OF CORTES MADERA
VOLUME 80 D.A. PAGES 78-84

PLAT TO ACCOMPANY A DESCRIPTION

Exhibit "A"
OPEN SPACE EASEMENT

TOWN OF PORTOLA VALLEY

Date:	03/30/04	Scale:	AS SHOWN	Job:	NCPHO201
Drawn By:	CMH	Designer:	CMH	Checked:	JS

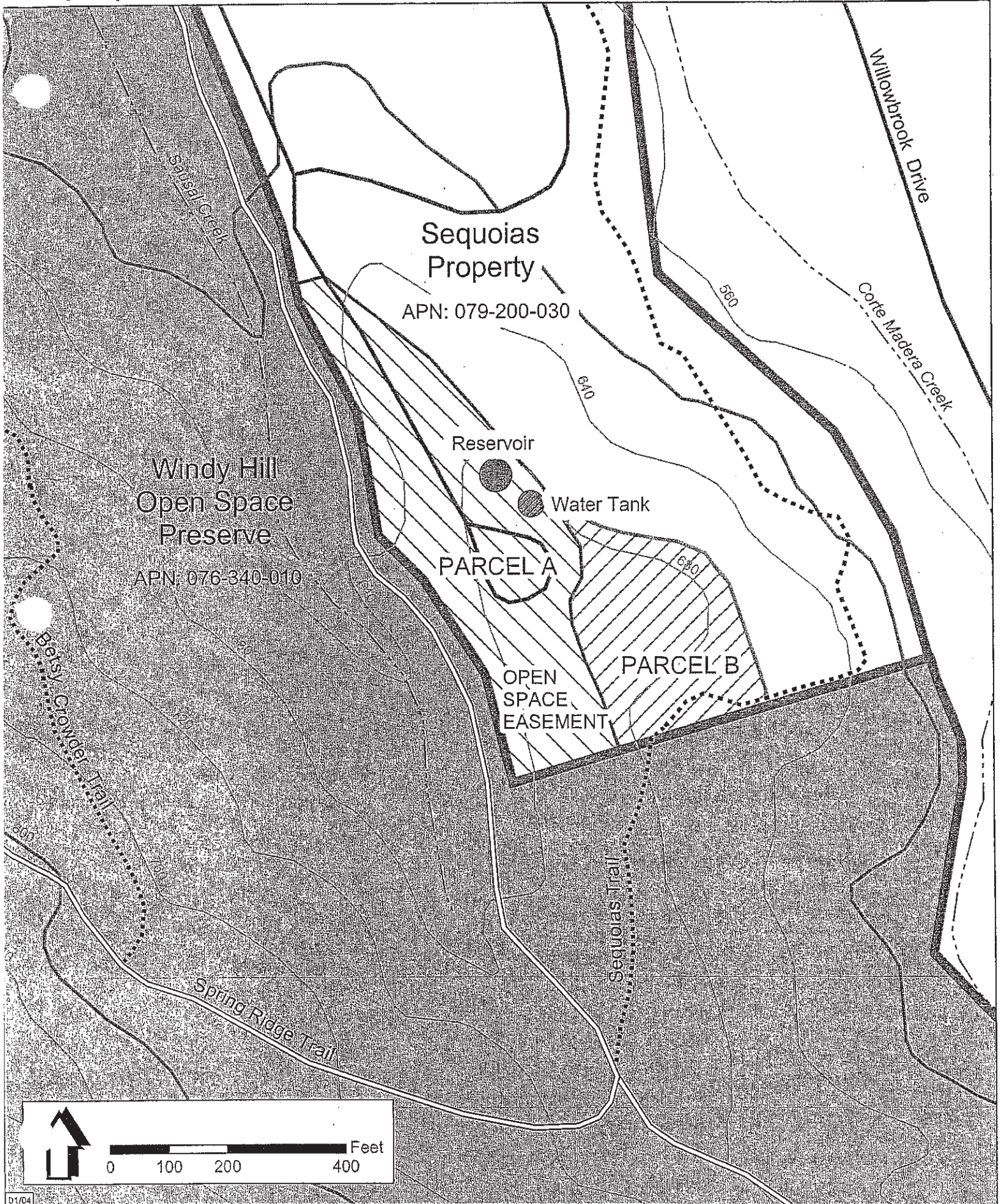
BRIC Engineering
ASSOCIATES, INC.

2858 Stevens Creek Blvd., Suite 208
San Jose, CA 95128
Tel. (408) 241-5494
Fax (408) 241-5493

Exhibit C1 & C2

Open Space Easement
Area Maps

SEQUOIAS EASEM. NT EXCHANGE - OPEN SPACE EASEMENT



01/04

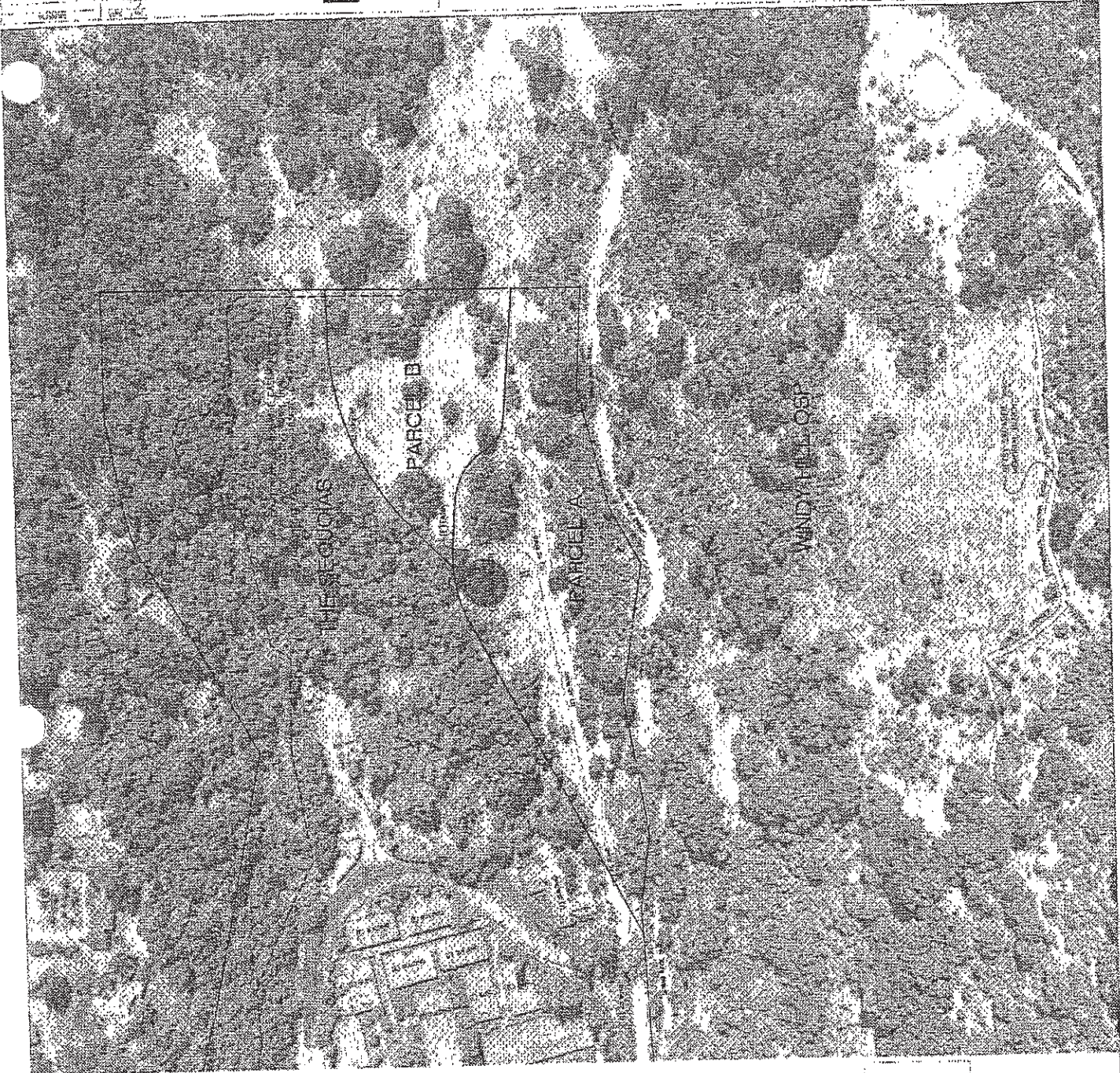
EXHIBIT C1 - OPEN SPACE EASEMENT PROPERTY

PHIL Engineering
PHIL Engineering
1000 West 10th Street
Portland, Oregon 97204
Tel: 503.228.1111
Fax: 503.228.1112
www.phil-engineering.com

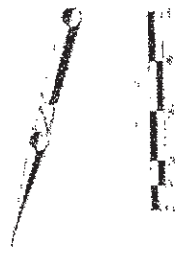
SEQUOIAS SOUTH AREA
CASEMENT EXHIBIT

THE SEQUOIAS
501 PORTOLA ROAD
PORTOLA VALLEY, CA 94557

EXHIBIT



CAUTION NOTICE
THIS MAP IS A VISUAL REPRESENTATION OF THE PROPERTY BOUNDARIES AND IS NOT A LEGAL DOCUMENT. IT IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION. THE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE NOT GUARANTEED TO BE ACCURATE. THE PROPERTY OWNER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS MAP IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.



NOTE: AERIAL PHOTO USED AS A VISUAL TOOL ONLY. IT HAS BEEN SCALED IN AN ATTEMPT TO LINE UP WITH THE BOUNDARY AND MAY NOT BE ACCURATE.

EXHIBIT C2

**CERTIFICATE OF ACCEPTANCE
(GOVERNMENT CODE SEC. 27281)**

This is to certify that the interest in real property conveyed by the foregoing deed, grant or other instrument dated December 15, 2004, from Northern California Presbyterian Homes & Services,
a California Corporation

to the **MIDPENINSULA REGIONAL OPEN SPACE DISTRICT**, a public district, is hereby accepted by the undersigned on behalf of the District pursuant to authority conferred by resolution of the Board of Directors of the Midpeninsula Regional Open Space District bearing No. 04-48, adopted on December 15, 2004, and said District consents to recordation thereof.

Dated December 15, 2004.

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

By Mary Chaney
President, Board of Directors

ATTEST:

Sally Fairfield
District Clerk

2004-2 J415 CONF

09:56am 12/21/04 ES Fee: NO FEE

Count of pages 21

Recorded in Official Records

County of San Mateo

Warren Slocum

Assessor-County Clerk-Recorder

WHEN RECORDED MAIL TO:

Midpeninsula Regional
Open Space District
330 Distel Circle
Los Altos, CA 94022
Attn: General Manager

NO TRANSFER TAX DUE
PUBLIC AGENCY ACQUIRING TITLE,
CALIFORNIA REVENUE AND TAXATION
CODE SECTION 11922

DULY RECORDED WITHOUT FEE
Pursuant to Government Code
Sections 6103, 27383

BY: 

GRANT DEED OF CONSERVATION EASEMENT

WHEREAS, Northern California Presbyterian Homes & Services, a California Corporation, hereinafter called "Grantor", is the owner of certain real property located within the County of San Mateo, State of California, and consisting of a portion of a parcel known as Assessor's Parcel Number 079-200-030, as depicted on the map attached hereto, marked "Exhibit A", incorporated by this reference (hereafter "Real Property").

WHEREAS, District owns land located in the Town of Portola Valley, County of San Mateo, State of California which is a portion of Assessor's Parcel Number 076-340-100 which is part of the District's Windy Hill Open Space Preserve, as shown on Exhibit A - Area Map, incorporated by this reference, and identified as the "District Land".

WHEREAS, MIDPENINSULA REGIONAL OPEN SPACE DISTRICT, a Public District, hereinafter called "District", was formed by voter initiative to solicit, receive, and hold conveyances of real property and interests therein by purchase, exchange, gift, or bargain purchase for public park, recreation, scenic, and open space purposes; and

WHEREAS, Grantor desires to deed to District a conservation easement over a portion of the Real Property consisting of approximately 1.96-acres, more particularly described in the legal description set out in Exhibit B, and as depicted as Parcel B on the map marked "Exhibit C1" and "Exhibit C2" incorporated herein by this reference, and is hereinafter referred to as the "Easement Property"; and

WHEREAS, District desires to obtain a conservation easement over the Easement Property, which would preserve and protect in perpetuity the natural, scenic and open space values of the Easement Property, subject to the restrictions contained herein.

NOW, THEREFORE, in consideration of the above recitals, and the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of California and in particular, inter alia, Sections 815 through 816 of the California Civil Code, Grantor hereby grants to District a Conservation Easement (hereinafter "the Easement") in perpetuity over the Easement Property as shown in Exhibit B2, subject to the following terms and conditions:

1. Purpose. The principal purpose of this Easement is to assure that the Easement Property will not be developed with improvements exceeding twenty-six (26) feet in height above the current grade level to protect viewshed values from the adjacent District Land and to minimize adverse aesthetic impacts upon the District Land.

2. Rights of District. To accomplish the purposes of this Easement, Grantor conveys to District the following rights:

- a. To preserve and protect viewshed values of the Easement Property.
- b. To enter upon the Easement Property at reasonable times, no more than two times per year with one week's written notice, in order to monitor Grantor's compliance with the terms of this Easement and to enforce such terms; provided, that such entry shall be upon reasonable prior notice to Grantor or its successors in interest of the Easement Property.
- c. Prior District Approval of Improvements. NCPHS will provide thirty (30) days prior written notice to District prior to any application to a government entity for a new development within the Easement Property to insure consistency with the conditions of the Easement.
- d. To enter upon the Easement Property at any time for reasonable cause with 24-hour notice in order to monitor potential violation of compliance with the terms of this Easement and to enforce such terms.
- e. Pursuant to paragraph 6 hereof ("Disputes and Remedies"), to prevent any activity on or use of the Easement Property which is inconsistent with the purposes of this Easement and to require the restoration of such areas or features of the Easement Property that may be damaged by any inconsistent activity or use.

3. Baseline Data. In order to establish the present condition of the open space values, District has examined the Easement Property and prepared a report (the "Baseline Documentation Report") containing an inventory of the Easement Property's relevant features and conditions, its improvements and its natural resources (the "Baseline Data"). A copy of the Baseline Documentation Report has been provided to Grantor, and another shall be placed and remain on file with District. The Baseline Documentation Report has been signed by the Grantor and District, and thus acknowledged accurately to represent the condition of the Easement Property at the date of the conveyance of this Easement. The parties intend that the Baseline Data shall be used by District to monitor Grantor's future uses of the Easement Property, condition thereof, and practices thereon. The parties further agree that, in the event of a controversy arises with respect to the condition of the Easement Property or a particular resource thereof, the parties shall not be foreclosed from utilizing any other relevant document, survey, or report to assist in the resolution of the controversy.

4. Prohibited Uses. Any activity on or use of the Easement Property which is inconsistent with the purposes of this Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

- a. Subdivision. The legal or defacto subdivision of the Easement Property for any purposes. (Lot line adjustments in excess of one hundred square feet are subject to the prior written approval of District.) Any land transferred by lot line adjustment shall remain subject to the terms of this Easement, and shall not carry with it any rights to development density. The term subdivision shall include, but not be limited to, the creation of a life or future estate in a portion of the Easement Property, the conveyance of a portion of the Property, or any subdivision as defined by the Subdivision Map Act, California Government Code Section 66000 *et seq.*
- b. No structures shall be built within 30 feet of the District Land.

5. Permitted Uses. The Grantor may use the Conservation Easement Property for any purpose not prohibited by paragraph 4 and which is consistent with the purpose of this Easement. The following uses and practices, though not an exhaustive recital of consistent uses, are consistent with the purpose and intent of this

Easement and are not precluded by it:

- a. The development of structures within the Conservation Easement Property, provided NCPHS shall plant adequate vegetative screening to minimize the view of any development from the Betsy Crowder Trail located on District Land.
- b. The removal of trees after prior consultation with the District and subject to the rules and regulations of the Town of Portola Valley.

6. Disputes and Remedies. If District determines that Grantor, or Grantor's successors in interest, or any occupant of the Easement Property, is conducting or allowing a use, activity, or condition on the Easement Property which is prohibited by the terms of this Easement, or that a violation is threatened, District shall give written notice to Grantor of such violation and request corrective action sufficient to cure the violation, and, where the violation involves injury to the Easement Property resulting from any use or activity inconsistent with the purposes of this Easement, to restore the portion of the Easement Property so injured.

- a. Consultations Regarding Interpretation and Enforcement of Easement. When any disagreement, conflict, need for interpretation, or need for enforcement arises between the parties to this Easement, each party shall first consult with the other party in good faith about the issue and attempt to resolve the issue without resorting to legal action.
- b. Notice of Violation; Corrective Action. If District determines that a violation of the terms of this Easement has occurred or is threatened, District shall give written notice to Grantor of such violation and request corrective action sufficient to cure the violation and, where the violation involves injury to the Easement Property resulting from any use or activity inconsistent with the purpose of this Easement, to request restoration of the portion of the Easement Property so injured to its prior condition. Such written notice is not required in the event of any actual or imminent physical harm to the Easement Property.
- c. Injunctive Relief. If Grantor fails to cure the violation within thirty (30) days after receipt of notice thereof from District, or under circumstances where the violation cannot reasonably be cured within a thirty (30) day period, fails to begin curing such violation within the thirty (30) day period, or fails to continue diligently to cure such violation until finally cured, District may bring an action at law or in equity in a court of competent jurisdiction which seeks to enforce the terms of this Easement, to enjoin the violation, by temporary or permanent injunction, and seeks to require the restoration of the Easement Property to the condition that existed prior to any such injury.
- d. Damages. District shall be entitled to recover damages for violation of the terms of this Easement or injury to this Easement or the interests protected by this Easement, as provided by Civil Code Section 815.7.
- e. Forbearance. Enforcement of the terms of this Easement shall be at the discretion of the District, and any forbearance by District to exercise its rights under this Easement in the event of any breach of any term of this Easement by Grantor shall not be deemed or construed to be a waiver by District of such term or of any subsequent breach of the same or any other term of this Easement or of any of District's rights under this Easement. No delay or omission by District in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.
- f. Acts Beyond the Grantor's Control. Nothing contained in this Easement shall be construed to entitle District to bring any action against Grantor for any injury to or change in the Easement Property resulting from causes not involving any affirmative acts by Grantor, or causes beyond Grantor's control, including without limitation, trespassers, fire, flood, storm, and earth movement,

or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Easement Property resulting from such causes.

- g. Attorneys' Fees. If any party hereto incurs any expense, including reasonable attorneys' fees, in connection with any action or proceeding instituted by reason of any violation, breach, default or alleged default of the other party hereunder, the party prevailing in such action or proceeding shall be entitled to recover from the other party in such action or proceeding reasonable expenses and attorneys' fees in the amount determined by the Court.

7. Indemnity and Legal Responsibility. Grantor shall have the sole responsibility for the ownership, liability, operation, upkeep, and maintenance of the Easement Property. Grantor shall be responsible for, indemnify, and save harmless District, its officers, agents, and employees from any and all liabilities, claims, demands, costs or damages, for injury to persons or property resulting from, growing out of, or in any way connected with or incident to this Easement, except for the sole and active negligence of District, its officers, agents, or employees. The duty of Grantor to indemnify and save harmless includes the duty to defend as set forth in Civil Code Section 2778. Grantor waives any and all rights to any type of express or implied indemnity or right of contribution from District, its officers, agents or employees, from any liability resulting from, growing out of, or in any way connected with or incident to this Easement.

8. Subsequent Conveyance of the Easement Property. Grantor shall incorporate by reference hereto the terms of this Easement in any deed or other legal instrument by which Grantor divests itself of any interest in all or a portion of the Easement Property, including, without limitation, a leasehold interest. Any such conveyance must be consistent with this Easement including Paragraph 4(a) herein. Grantor shall give written notice to District of the transfer of any interest in the Easement Property at least 30 days prior to the date of such transfer. Grantor shall provide a complete copy of this Easement to its transferee prior to any such transfer. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of this Easement or limit its enforceability in any way.

9. Miscellaneous Provisions.

- a. Choice of Law. The internal laws of the State of California, regardless of any choice of law principles, shall govern the validity of this Easement, the construction of its terms and the interpretation of the rights and duties of the parties.
- b. Amendment. The parties hereto may by mutual written agreement amend this Easement in any respect.
- c. Rights Cumulative. Each and all of the various rights, powers and remedies of the parties shall be considered to be cumulative with and in addition to any other rights, powers and remedies which the parties may have at law or in equity in the event of the breach of any of the terms of this Easement. The exercise or partial exercise of any right, power or remedy shall neither constitute the exclusive election thereof nor the waiver of any other right, power or remedy available to such party.
- d. Notice. Whenever any party hereto desires or is required to give any notice, demand, or request with respect to this Easement (or any Exhibit hereto), each such communication shall be in writing and shall be deemed to have been validly served, given or delivered at the time stated below if deposited in the United States mail, registered or certified and return receipt requested, with proper postage prepaid, or if delivered by Federal Express or other private messenger, courier or other delivery service or sent by facsimile transmission by telex, telecopy, telegraph or cable or other similar electronic medium and addressed as indicated as follows:

NCPHS: NCPHS Portola Valley
 1525 Post Street,
 San Francisco, CA 94109-6567
 Attn: Barbara Hood, President and CEO
 TEL: 415-202-7800
 FAX: 415-922-1660

District: Midpeninsula Regional Open Space District
 330 Distel Circle
 Los Altos, CA 94022-1404
 Attn: General Manager
 With a copy to: Ana Ruiz, District Representative
 TEL: (650) 691-1200
 FAX: (650) 691-0485

If sent by telegraph, facsimile copy or cable, a confirmed copy of such telegraphic, facsimile or cabled notice shall promptly be sent by mail (in the manner provided above) to the addressee. Service of any such communication made only by mail shall be deemed complete on the date of actual delivery as indicated by the addressee's registry or certification receipt or at the expiration of the third (3rd) business day after the date of mailing, whichever is earlier in time. Either party hereto may from time to time, by notice in writing served upon the other as aforesaid, designate a different mailing address or a different person to which such notices or demands are thereafter to be addressed or delivered. Nothing contained in this Easement shall excuse either party from giving oral notice to the other when prompt notification is appropriate, but any oral notice given shall not satisfy the requirements provided in this Section.

- e. Severability. If any of the provisions of this Easement are held to be void or unenforceable by or as a result of a determination of any court of competent jurisdiction, the decision of which is binding upon the parties, the parties agree that such determination shall not result in the nullity or unenforceability of the remaining portions of this Easement. The parties further agree to replace such void or unenforceable provisions, which will achieve, to the extent possible, the economic, business and other purposes of the void or unenforceable provisions.
- f. Waiver. No waiver of any term, provision or condition of this Easement, whether by conduct or otherwise, in any one or more instances, shall be deemed to be, or be construed as, a further or continuing waiver of any such term, provision or condition or as a waiver of any other term, provision or condition of this Easement.
- g. Entire Agreement. This Easement is intended by the parties to be the final expression of their agreement; it embodies the entire agreement and understanding between the parties hereto; it constitutes a complete and exclusive statement of the terms and conditions thereof, and it supersedes any and all prior correspondence, conversations, negotiations, agreements or understandings relating to the same subject matter.
- h. Time of the Essence. Time is of the essence of each provision of this Easement in which time is an element.
- i. Assignment. Except as expressly permitted herein, neither party to this Easement shall assign its rights or obligations under this Easement to any third party without the prior written approval of the other party.
- j. Further Documents and Acts. Each of the parties hereto agrees to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to

- consummate and carry into effect the transactions described and contemplated under this Easement.
- k. Captions. Captions are provided herein for convenience only and they form no part of this Easement and are not to serve as a basis for interpretation or construction of this Easement, nor as evidence of the intention of the parties hereto.
 - l. Pronouns and Gender. In this Easement, if it be appropriate, the use of the singular shall include the plural; and the plural shall include the singular, and the use of any gender shall include all other genders as appropriate.
 - m. Authority. NCPHS and District both represent and warrant that each has the full right, power and authority to enter into this Easement and to perform the transactions contemplated hereunder.
 - n. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of District to effect the purpose of this Easement. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid. This instrument shall be construed in accordance with its fair meaning, and it shall not be construed against either party on the basis that such party prepared this instrument.
 - o. No Third Party Rights. This instrument is made and entered into for the sole benefit and protection of Grantor and District and their respective heirs, Districts, successors, and assigns. No person or entity other than the parties hereto and their respective heirs, Districts, successors, and assigns shall have any right of action under this Easement or any right to enforce the terms and provisions hereof.
 - p. No Forfeiture. Nothing contained herein is intended to result in a forfeiture or reversion of Grantor's fee title in any respect. Grantor specifically reserves the right to convey fee title to the Open Space Easement Property subject to this Easement, and subject to the terms and conditions of the Easement including but not limited to the requirements of paragraphs 4 and 8 herein.
 - q. Successors. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective heirs, Districts, successors, and assigns, and shall continue as a servitude running in perpetuity with the Open Space Easement Property.
 - r. Counterparts. Grantor may execute this instrument in two or more counterparts; each counterpart shall be deemed an original instrument. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.
 - s. Consent not to be Unreasonably Withheld. In the event Grantor, as required by the terms hereof, seeks consent of District, District agrees in all such circumstances not to unreasonably withhold its consent, regardless whether the paragraph hereunder requiring District's consent so provides.
 - t. Subordination. If Grantor encumbers the Real Property or any portion thereof prior to conveyance of this Easement to District, Grantor shall deliver an executed consent of lienholder in which any lienholder or mortgagor agrees to subordinate its rights in the Real Property or any portions thereof to prevent any modification or extinguishment of the Easement by the exercise of any rights by any mortgage holder or lienholder. Grantor shall also obtain any consent, release or reconveyance of

deed of trust required from any mortgagor or lienholder so that the Easement is conveyed to District free and clear of any such liens and encumbrances.

10. Recordation. This instrument shall be recorded by District in the Official Records of the County of San Mateo, California. District may re-record this Easement whenever re-recording is required to preserve District's rights in this Easement.

TO HAVE AND TO HOLD unto District, its successors and assigns forever
IN WITNESS WHEREOF, Grantor has set its hand on the day and year first written above.

Northern California Presbyterian Homes & Services, a California Corporation, ("NCPHS"):

Approved and Accepted:

By: Barbara Hood
Barbara Hood, President and CEO, NCPHS

Date: 12-15-04

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT ("District"):

Approved and Accepted:

By: Mary Davey
Mary Davey, President, Board of Directors

Date: Dec. 15, 2004

List of Attachments

Exhibit A – Area Map

Exhibit B – Legal Description Conservation Easement

Exhibit C1 & C2 - Conservation Easement Area Map

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

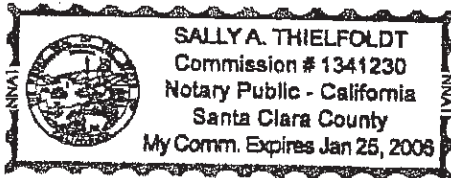
County of Santa Clara } ss.

On 12/15/04, before me, Sally A. Thiel Foldt
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Mary Rovey
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Sally A. Thiel Foldt
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

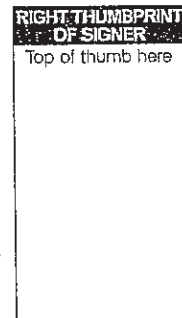
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

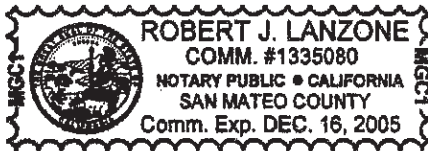


CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of SAN MATEO } ss.

On 12-15-04, before me, ROBERT J LANZONE
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared BARBARA HOON
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

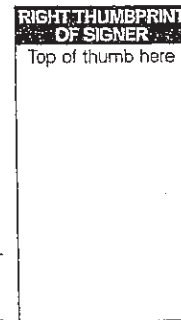


Exhibit A

Area Map

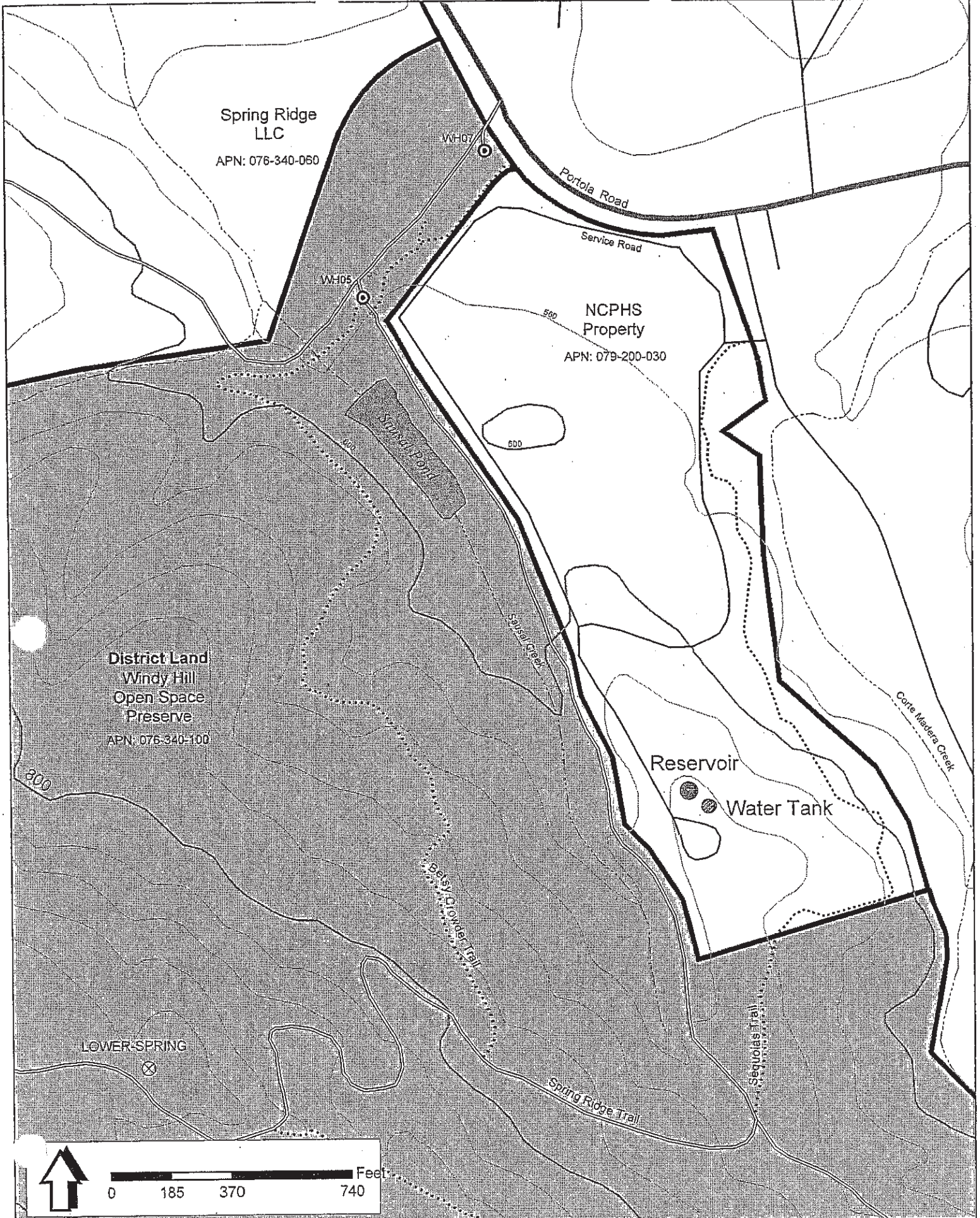


Exhibit B

Legal Description
Conservation Easement

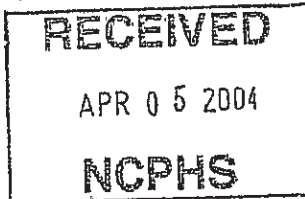


EXHIBIT 3

page 1 of 4

OPEN SPACE
and CONSERVATION EASEMENT
METES AND BOUNDS DESCRIPTION

COPY

PARCEL A

Situate in the Town of Portola Valley, County of San Mateo, State of California and described as follows:

Being a portion of the parcel described in the deed to Northern California Presbyterian Homes, Inc. recorded August 19, 1958 in volume 3442 at page 430, Official Records of San Mateo County, State of California being more particularly described as follows:

Beginning at a point on the Southwesterly terminus of that certain course shown as "N 75°03'34"E 753.95 feet" of Parcel 1 as shown on the map filed January 27, 1981 in Volume 50 of Parcel Maps at pages 79 through 84, San Mateo County Records, said Point of Beginning (P.O.B.) also being a point along the common line between said Parcel 1 (Vol. 50 o.r. Pages 79-84) and said Lands of Northern California Presbyterian Homes, Inc. (3442 o.r. 430);

Thence along said line North 75°03'34" East a distance of 111.72 feet;

Thence leaving said line North 10°46'08" West a distance of 210.30 feet to point on a tangent curve;

Thence Northerly along said tangent curve to the right having a radius of 50.00 feet, central angle of 57°08'40", and an arc length of 49.87 feet to a point on a reverse curve;

Thence Northerly along said reverse curve to the left having a radius of 100.00 feet, central angle of 58°17'08", and an arc length of 101.73 feet to a point on tangent line;

Thence North 11°54'36" West a distance of 76.73 feet to a point on a tangent curve;

Thence Northerly along said tangent curve to the left having a radius of 200.00 feet, central angle of 7°16'34", and an arc length of 25.40 feet to a point on the curve;

Thence continuing Northerly along said tangent curve to the left having a radius of 200.00 feet, central angle of 25°32'38", and an arc length of 89.16 feet to a point on tangent line;

Thence North 44°43'48" West a distance of 573.19 feet to point the Easterly boundary line of Parcel 1 as shown on the map filed January 27, 1981 in Volume 50 of Parcel Maps at pages 79 through 84, San Mateo County Records, said boundary line also being the common boundary line between of Parcel 1 and said Lands of Northern California Presbyterian Homes, Inc. (3442 o.r. 430);

Thence along said boundary line South 19°29'06" East a distance of 48.68 feet;

Thence South 08°53'46" East a distance of 119.74 feet;

RECEIVED

MAY 07 2004

PENINSULA REGIONAL OPEN
SPACE DISTRICT

EXHIBIT B
 page 2 of 4

Thence South 26°12'06" East a distance of 214.84 feet;

Thence South 07°10'06" East a distance of 210.29 feet;

Thence South 45°24'26" East a distance of 102.70 feet;

Thence South 30°24'26" East a distance of 190.40 feet;

Thence South 12°56'36" East a distance of 157.82 feet to the Point of Beginning (P.O.B.);

Containing an area of 3.84 acres, more or less.

PARCEL B

All that space above 26.00 feet above ground elevation as existed in October 2003, based on bench mark PV21 Elevation 535.45 feet NGVD 1929, and lying within the boundary of that certain land described as follows:

Beginning at a point on the Southwesterly terminus of that certain course shown as "N 75°03'34"E 753.95 feet" of Parcel 1 as shown on the map filed January 27, 1981 in Volume 50 of Parcel Maps at pages 79 through 84, San Mateo County Records, said point also being a point along the common line between said Parcel 1 and said Lands of Northern California Presbyterian Homes, Inc. (3442 o.r. 430);

Thence along said line North 75°03'34" East a distance of 111.72 feet to the True Point of Beginning (T.P.O.B.);

Thence leaving said line North 10°46'08" West a distance of 210.30 feet to a point on a tangent curve;

Thence Northerly along said tangent curve to the right having a radius of 50.00 feet, central angle of 57°08'40", and an arc length of 49.87 feet to a point on a reverse curve;

Thence Northerly along said reverse curve to the left having a radius of 100.00 feet, central angle of 58°17'08", and an arc length of 101.73 feet to a point on tangent line;

Thence North 11°54'36" West a distance of 76.73 feet to a point on a tangent curve;

Thence Northerly along said tangent curve to the left having a radius of 200.00 feet, central angle of 7°16'34", and an arc length of 25.40 feet to a point;

Thence South 61°08'01" East a distance of 81.59 feet to point on a tangent curve;

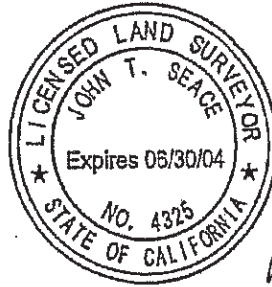
Thence Southerly along said tangent curve to the right having a radius of 440.00 feet, central angle of 44°39'47", and an arc length of 342.99 feet;

EXHIBIT B
page 3 of 4

Thence South 16°28'13" East a distance of 72.17 feet to a point along said common line between Parcel 1 (Vol. 50 o.r. Pages 79-84) and said Lands of Northern California Presbyterian Homes, Inc. (3442 o.r. 430);

Thence along said line South 75°03'34" West a distance of 292.88 feet to True Point of Beginning;

Containing an area of 1.96 acres, more or less.



A handwritten signature in cursive script, appearing to read "John T. Seace", written over the right side of the professional seal.

Brio Engineering Associates, INC., 2858 Stevens Creek Blvd., Suite 208, San Jose, CA 95128

CURVE	RADI	DELTA	LENGTH
C1	50.00	57°08'40"	49.87
C2	100.00	58°17'08"	101.73
C3	200.00	07°16'34"	25.40
C4	200.00	25°32'38"	89.16
C5	440.00	44°39'47"	342.99

LINE	BEARING	LENGTH
L1	N75°03'34"E	111.72
L2	N10°46'08"W	210.30
L3	N11°54'36"W	76.73
L4	N44°43'48"W	573.19
L5	S19°29'06"E	48.68
L6	S08°53'46"E	119.74
L7	S26°12'06"E	214.84
L8	S07°10'06"E	210.29
L9	S45°24'26"E	102.70
L10	S30°24'26"E	190.40
L11	S12°56'36"E	157.82
L12	S61°08'01"E	81.59
L13	S16°28'13"E	72.17
L14	S75°03'34"W	292.88

EXHIBIT B
page 4 of 4

THE SEQUOIAS
NORTHERN CALIFORNIA PRESBYTERIAN HOMES INC.
3442 OR 430

PARCEL B
1957 AC.±

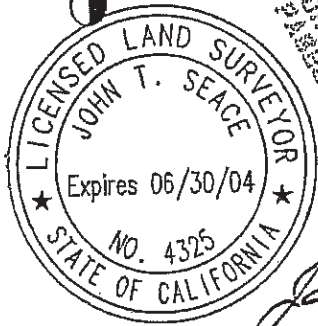
(26 FEET HEIGHT LIMIT FROM
GROUND SURFACE, CONTOURS
SHOWN HERE ON ARE BASED ON
NGVD 1929 DATUM, CITY BENCH MARK
PV21 ELEVATION 535.45 FEET)

PARCEL A
3.837 AC.±



SCALE: 1"=150'

PARCEL MAP OF CORTES MADERA
VOLUME 80 D.R. PAGES 79-84



John T. Seace

P.O.B. (PARCEL A)

T.P.O.B. (PARCEL B)
N 75°03'34" E 753.95'
PARCEL MAP OF CORTES MADERA
VOLUME 80 D.R. PAGES 79-84

PLAT TO ACCOMPANY A DESCRIPTION

Exhibit "A"
OPEN SPACE EASEMENT

TOWN OF PORTOLA VALLEY

BRIC Engineering
ASSOCIATES, INC.

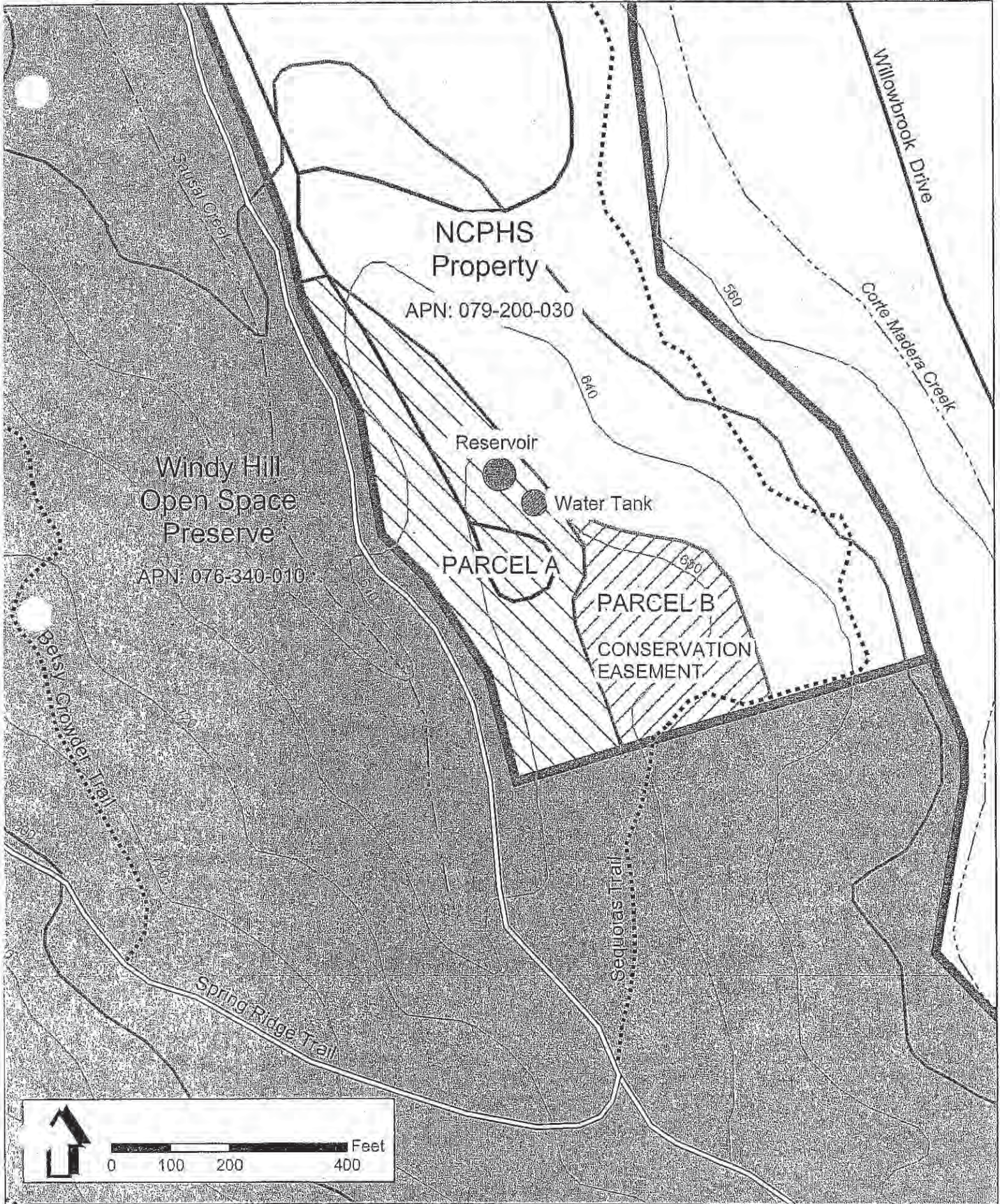
2858 Stevens Creek Blvd., Suite 208
San Jose, CA 95128
Tel. (408) 241-5494
Fax (408) 241-5493

Date: 03/30/04	Scale: AS SHOWN	Job: NCPHO201
Drawn By: CMH	Designer: CMH	Checked: JS

Exhibit C1 & C2

Conservation Easement Area Map

SEQUOIAS EASEMENT EXCHANGE - CONSERVATION EASEMENT



C:\Projects\WindyHill\Sequoias_Trails\WindyHill_Sequoias_Trails_exhibitC_NCPHS.mxd ms. R01

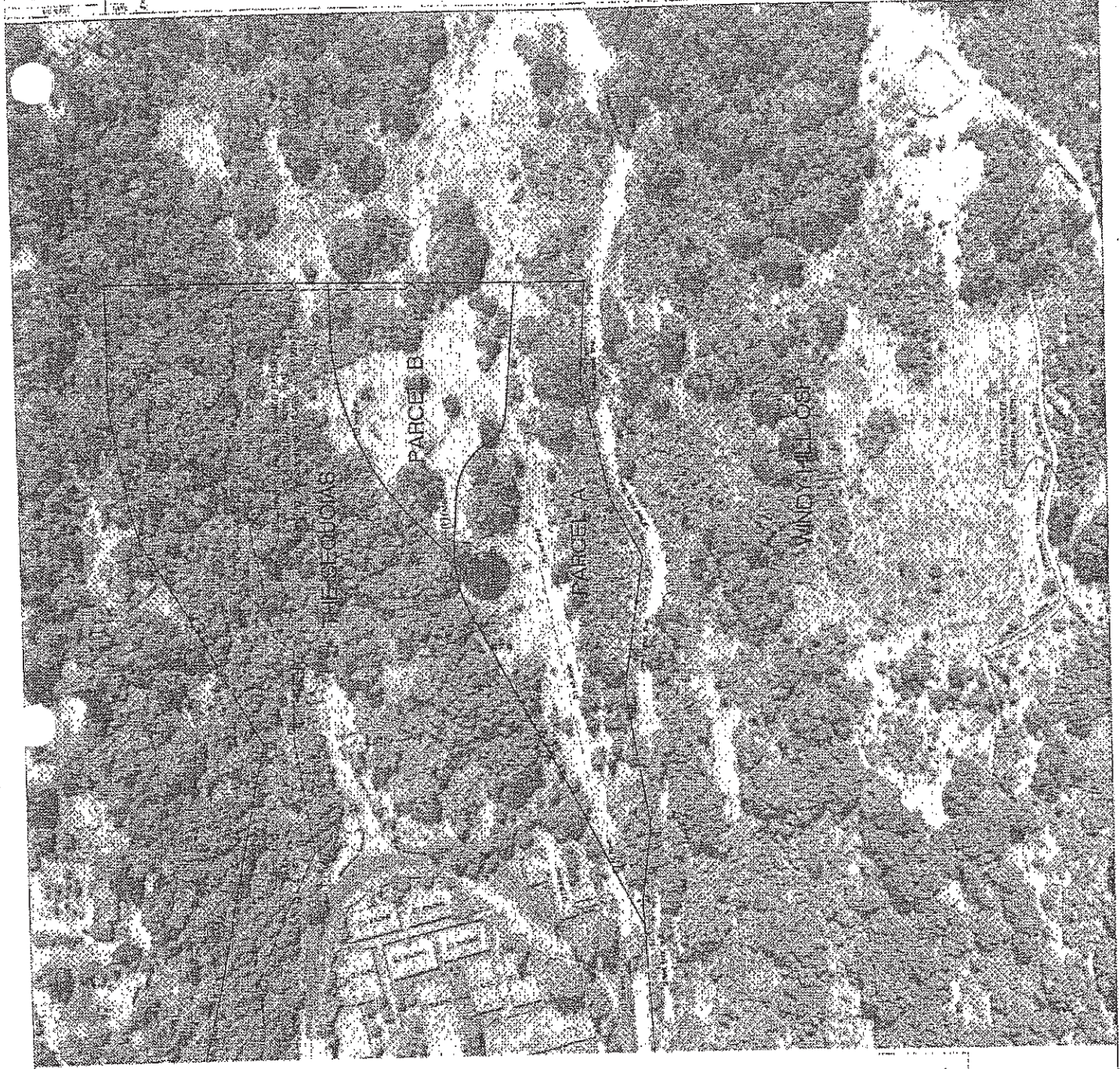
EXHIBIT C1 - CONSERVATION EASEMENT AREA MAP

ERIC Engineering
10000 N. 19th St.
Suite 100
Portland, OR 97228
503.253.1100
www.eric-engineering.com

SEQUOIAS SOUTH AREA
EASTERN EXHIBIT

THE SEQUOIAS
501 PORTOLA ROAD
PORTOLA VALLEY, CA
94557

EXHIBIT



1. **GENERAL NOTES:**
a. THIS PLAN IS A VISUAL REPRESENTATION OF THE PROPERTY AND IS NOT A LEGAL DOCUMENT. IT IS NOT TO BE USED FOR ANY PURPOSES THAT REQUIRE A LEGAL DOCUMENT.
b. THE BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED TO ERIC ENGINEERING AND ARE NOT GUARANTEED TO BE ACCURATE.
c. ERIC ENGINEERING IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.
d. THIS PLAN IS THE PROPERTY OF ERIC ENGINEERING AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ERIC ENGINEERING.



NOTE: AERIAL PHOTO USED AS A VISUAL TOOL ONLY. IT HAS BEEN SCALED IN AN ATTEMPT TO LINE UP WITH THE BOUNDARY AND MAY NOT BE ACCURATE.

C2

EXHIBIT

page 1 of 1

**CERTIFICATE OF ACCEPTANCE
(GOVERNMENT CODE SEC. 27281)**

This is to certify that the interest in real property conveyed by the foregoing deed, grant or other instrument dated December 15, 2004, from Northern California Presbyterian Homes & Services,
a California Corporation

to the **MIDPENINSULA REGIONAL OPEN SPACE DISTRICT**, a public district, is hereby accepted by the undersigned on behalf of the District pursuant to authority conferred by resolution of the Board of Directors of the Midpeninsula Regional Open Space District bearing No. 04-48, adopted on December 15, 2004, and said District consents to recordation thereof.

Dated 12/15, 2004.

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

By Mary Dacey
President, Board of Directors

ATTEST:

Sally Huggelt
District Clerk

Dylan Parker

From: Maria Cristina
Sent: Thursday, July 7, 2022 4:46 PM
To: Town Center; housing; Craig Hughes
Cc: Maria Cristina
Subject: PV and California Open Space

As an old-time resident, I was trying to understand why the definition of Open Space was expanded to include fertilized, watered and expensive-to-maintain grass athletic playing fields. Below is what I found re: zoning.

I bring it up now since it may be that future open space is a parking lot for high density living situation. Am I the only one who remembers Joni Mitchel? That aside, I love our natural open spaces which encourage a variety of wildlife and provide most of us with a calm and restful environment.

As I listened to many meetings of the Ad-Hoc Housing and Planning Committees, I was surprise that there was not more emphasis on exchanging town sports fields for housing. I know this is not a popular opinion among young parents, but many generations survived on less and are no worse for it. We are entering a time with requirements that leave no solution as a good solution. And so we must compromise for our generation and future generations. Please do not convert our open lands or to anything less that the promise of an open future.

Questions:

***Why is not more consideration given to the Town Center land and away from our Alpine Road gateway?**

****Why is our Town giving more to the funding and ease of creating ADU and JADU's??**

To help with state requirements, our town is asking much of our residents.

As residents, I think we need to ask more of our Town, including some flexibility and lower fees as we more forward.

In appreciate of your work, but with hope for long term open spaces in our future. I hope to be around a long time and look to our future with positive light. In order to create more diversity in our community, I hope we don't lose sight of those things that matter in the long term. Diversity is one, and open space is definitely another.

- Chapter 9-24 - Residential and Open Space Zoning Districts

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- 9-24.010 - Purpose of Chapter

This Chapter lists the uses of land that may be allowed within the residential and open space zoning districts established by [Section 9-20.020](#) (Zoning Districts Established). It also determines the type of Land Use Permit approval required for each use and provides the general standards for site development.

(§ 5, Ord. 1085, eff. January 6, 2006)

- **9-24.020 - Purposes of Residential and Open Space Zoning Districts**

Different residential zoning districts are intended to provide a range of housing types that are affordable and attractive, in well-designed residential neighborhoods. Open space zoning districts maintain community open space resources for purposes ranging from conservation, to preserving community land use options. Requirements for the land uses allowed in the residential and open space zoning districts, and standards for development project site planning, design, residential density, and minimum parcel size are found in Sections [9-24.030](#) and [9-24.040](#), respectively. The purposes of the individual residential and open space zoning districts and the manner in which they are applied are as follows:

A.

OS (Open Space) District. The OS zoning district is intended to provide for the conservation of renewable and nonrenewable natural resources, to preserve and enhance environmental quality, and to provide for the retention of the maximum number of future land use options while allowing reasonable and compatible uses on open lands in the City that have not been altered to any major extent by human activities. The maximum density for residential uses is one primary dwelling unit for each 40 acres. (1)(2)

B.

RE (Residential Estate) District. The RE zoning district is intended to provide for a custom-designed residential environment with very large lots, houses of an individual style, and a distinct single-family neighborhood image. The minimum lot area in this zoning district is one acre and the maximum residential density is one dwelling per lot. (1)(2)

C.

RVL (Residential Very Low Density) District. The RVL zoning district is intended to provide for a semi-rural single-family residential environment with relatively large lots. The minimum lot area in this zoning district is 20,000 square feet, and the maximum residential density is one dwelling per lot. (1)(2)

D.

RL (Residential Low Density) District. The RL zoning district is intended to provide for a suburban single-family residential environment with a range of parcel sizes, but with generally low density and some clustering of parcels. The residential density in this zoning district may range from 2.1 to 3.5 dwelling units per acre. The maximum density is one dwelling per lot. (1)(2)

E.

RM (Residential Medium Density) District. The RM zoning district is intended to provide for a suburban single-family residential environment with a range of parcel sizes and some clustering of parcels. The residential density in this zoning district may range from 3.6 to 5.0 units per acre. The maximum density is one dwelling per lot. (1)(2)

F.

RMod (Residential Moderate Density) District. The RMod zoning district is intended to provide for moderate density detached single-family or multi-family dwellings. The residential density in this zoning district may range from 5.1 to 10.0 units per acre. (1)(2)(3)

G.

RH (Residential High Density) District. The RH zoning district is intended for areas of more compact multi-family residential developments, such as townhouses, garden apartments, and other multiple-unit dwellings. The residential density in this zoning district may range from 10.1 to 20 units per acre. (2)

SOURCE: https://library.municode.com/ca/simi_valley/codes/code_of_ordinances?nodId=TIT9DECOSIVAMUCO_CH9-24REOPSPZODI#:~:text=Open%20space%20zoning%20districts%20maintain,preserving%20community%20land%20use%20options.