

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.

Submitter DB ID 6574
IP Address 98.151.116.139
Submission Recorded On 07/07/2022 6:39 PM
Time to Take the Survey 12 minutes, 0 secs.

Page 1

1. First and Last Name

Robert and Mary Jack

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 the attached PDF for our Housing Element Update comments.

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

[Housing Element Update Comments - Robert and Mary Jack .pdf](#)

TO: THE TOWN COUNCIL, TOWN OF PORTOLA VALLEY:

We are writing to ask the Council to DELETE the Voluntary Opt-In Up-Zoning provision in the Housing Element Update.

The voluntary up-zoning would be a seismic alteration to the Town's long standing, highly valued zoning rules.

The proposed changes have been suggested in a rushed attempt to meet the needs of the state housing program submission calendar. The long-term consequences for the Town have not been adequately studied.

Our concerns regarding the opt-in program include:

1. NOT NECESSARY for RNHA allocation.

The summarized position of the AHHEC at the meeting on 5/24/22 was that "opt-in is at the bottom of the priority list" and that "we will only use the opt-in if we need it". Subsequently, Town Staff has presented an option of using SB 9 units and adjusting the RNHA buffer to arrive at a solution that does NOT require the opt-in.

2. NO LIMITS

(a) TIME - As presented, the Voluntary Opt-In Up-Zoning has no limits on time of effect. A "sunset" provision has been repeatedly mentioned but does not receive a place in the document.

(b) LOCATION - All properties in the town will be affected, with little consideration of appropriateness or consistency with the San Mateo County Master Plan (p.36) or the Town of Portola Valley General Plan.

(c) NUMBER - Despite frequent mention of a "cap", no limits are indicated for the number of properties which could be up zoned, or agreement on the desirable or permissible number of units per property. The number of voluntarily up zoned properties required for meeting the town's RNHA allocation is zero.

3. ARBITRARY CRITERIA for inclusion of properties.

(a) SLOPE GRADIENT - Up to 30% would appear to be a very high slope gradient for multiple unit housing, requiring extensive terracing and terrain alteration.
How was this number chosen?

(b) FIRE DANGER - The Housing Element document would exclude "Very High" fire hazard risk properties. Is the Town suggesting that allowing multiple units in a "High" fire hazard risk property is acceptable?

(c) The 5 criteria for property inclusion listed in the proposal were presented at the 5/24/22 AHHEC meeting, however it is unclear whether they have received focussed review by any committee, or adequate public discussion.

4. LACK OF INDEPENDENT OBJECTIVE EVALUATION of proposed properties.

The present document makes no mention of any objective, independent analyses required for approval of voluntary up zoning by the Town.

We submit that at least three independent analyses be required for property inclusion, confirming the appropriateness of the property.

(a) FIRE RISK on-site analysis by the Woodside Fire Department, with a report, should be required.

(b) GEOLOGIC risk evaluation.

(c) SANITARY suitability evaluation, by San Mateo County Health Department, which would be required for any multifamily onsite wastewater treatment system in an area of Town not served by the West Bay sewer system along Alpine Road.

Of note is that San Mateo County would require for a property previously suggested for up zoning and multiple housing units.

- 1) a geotechnical site evaluation due to a slope over 20%
- 2) a slope stability analysis to determine the risk of land slippage below the onsite wastewater treatment system
- 3) a determination of the risk of contamination of the seasonal creek below the property.

Selection of properties is not a simple matter.

5. DIMINISHMENT OF IMPORTANT ROLE OF PLANNING COMMISSION.

In the voluntary up zoning program, the role of the Planning Commission is significantly limited. Its only role is to say whether the proposed property fits into that group of properties which share the previously noted simplistic, arbitrary criteria.

There appears to be no ability for the Planning Commission to perform a detailed evaluation of the property, determine whether the proposed development fits the neighborhood and the town, and whether it complies with the Master Plan of San Mateo County and the General Plan of Portola Valley

The Planning Commission must have the ability to say, "The proposed project is not appropriate here", and not be simply a rubber stamp.

6. OPENING THE DOOR TO PROFIT MINDED DEVELOPMENT.

This zoning change might seem beneficial for the Town as a way to meet the housing number goal, but it will open up misuse possibilities for those motivated by avarice.

The ability for rezoning will allow developers to buy up vacant properties or buy out current residents, apply for up zoning, and rapidly increase the value of their purchased property. Large, well financed developers can move quickly to alter the Town.

SB 9 at least has built-in protections against rampant development - this proposed scheme has none.

7. BITTERLY DIVISIVE FOR TOWN RESIDENTS.

This issue is already pitting neighbor against neighbor in Portola Valley (e.g. Shawnee Pass). Deed restrictions and homeowner association covenants are being ignored. Continued strife and litigation will follow.

We ask you to adjust the Housing Element Update by adding SB 9 units to meet the RNHA allocation. The voluntary up-zoning proposal is unnecessary and irreversible. We implore you to soundly reject the voluntary up-zoning proposal presented.

Robert and Mary Jack
Submitted July 7, 2022

Submitter DB ID 6575
IP Address 98.37.235.218
Submission Recorded On 07/07/2022 9:36 PM
Time to Take the Survey 6 minutes, 8 secs.

Page 1

1. First and Last Name

Laura Davidson

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 Ad Hoc Housing Committee,

We are writing to address the opt-in to up-zone to multi-family housing (up to 6 housing units on 1 acre), as we are concerned that the opt-in nature of up-zoning leads to haphazard and potentially unsafe planning. We understand that the Town is required by the State to plan for a great deal of housing over the coming years. We also understand that this is a daunting task, and we encourage the Town to be thoughtful and strategic about how it goes about designating spots that would be appropriate for up-zoning. Safety issues such as school commute and wildfire risk must be tantamount to this strategy.

It is vital to be mindful of planning needs that understand the Town's ideals and to inform citizens about changes and developments in housing. In an Ad Hoc Housing Committee meeting, it was mentioned that it is much more common to upzone blocks of properties together, and that it is both atypical and uncommon to upzone individual, standalone properties. It was also mentioned that in other communities, neighbors have been a part of the process of up-zoning and have provided testimony to advisory committees, planning commission and council. I would hope that the Town would seek out the input from community members early and often, as decisions that are made now will have an indelible impact on all of us and on future generations.

As members of the Town, we still have many questions about this process. And, there aren't answers yet to the questions we pose as the rules are being made up as we go. With a job as vital and important as planning the look, feel, and character of our Town for the future, I would encourage us as a community to take the time to be thorough. For instance, how does the Town accommodate parking for the denser units? Does the square footage allowed for building on an up-zoned parcel change, based on its smaller size? What are the setbacks for these units? Do those that have opted-in for the up-zone understand the impact on their property taxes, and that they will be reassessed at a higher rate for a new building? What happens when an overlay property is sold, even if the owner hasn't yet exercised their option to up-zone? Does a developer purchase the property and build as many units as they can, forever altering the character of our community?

This timeline to provide more housing is moving very quickly, and with great impact on our community long-term. We implore the Ad Hoc Housing Committee to be thoughtful and strategic as to how we go about doing this. For instance, we seek for the Committee to reflect on the ways that additional housing units could impact a child's safe route to school. If the school needs to be evacuated due to an emergency, how do the additional units (each with additional cars) impact safe egress?

Lastly, we encourage the Town to perform a survey of homes that intend to add an ADU to their property. We understand that there are many in Town who might not yet have built them (due to a number of factors including cost, the need to connect to sewer, etc.) but that have the intent.

Thank you for taking the time to read this comment. We appreciate your dedication to helping us locate solutions to providing additional housing.

Best,

Laura and Jamie Davidson

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

Submitter DB ID 6576
IP Address 104.245.23.234
Submission Recorded On 07/07/2022 9:52 PM
Time to Take the Survey 1 minutes, 57 secs.

Page 1

1. First and Last Name

Eileen and John Donahoe

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.)

NA

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

To the Town Council:

Thank you for your service on the Town Council. No doubt, your recent efforts to develop a draft Housing Element plan required a great amount of time and energy. We are writing to express our views on the draft proposal and would like to convey three points related to the process and substance of the plan.

First off – we would like to ask you to consider slowing down the process. Given the complicated nature and dramatic consequences of the plan for all town residents, it is important that residents be given a full opportunity to ask questions and understand the potential impact of what is being proposed before any decisions are made. To date, those opportunities have been too limited, especially considering the serious implications for the safety, livability, and character of the town. We respectfully request that much greater time and opportunity be granted for residents to ask questions and better understand the elements of the proposal before any draft is submitted to the state.

Second – we would request that PV's fire hazard risk level be re-assessed by the Town Council before any plan is submitted to the state. The Town Council has a fiduciary duty to protect the safety of current residents and to develop realistic plans that do not put residents at risk. The actual level of risk should have been factored into state expectations with respect to PV housing development responsibility. If the Town Council is not willing to re-evaluate the current actual risk, we ask that you articulate why not, and when and how the current assessed risk level was calculated.

Third – the two specific elements of the current draft to which we are most opposed are the proposed development of Dorothy Ford Field and the “voluntary up-zoning.” These proposals are completely antithetical to all existing rules and norms in town and would be destructive of PV's rural character which residents have worked hard to protect. Given its fiduciary duty to residents, we believe the Town Council should have made every effort to comply with state demands in the least intrusive means, rather than propose elements that are radically out of step with the chosen character and ethos of the town. It is hard to understand how representatives of PV residents could have crafted a plan so contrary to the interests of current residents

Thank you for your consideration of these issues and questions. We look forward to hearing your responses.

Eileen and John Donahoe

177 Goya Road

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

Submitter DB ID 6577
IP Address 174.22.0.131
Submission Recorded On 07/07/2022 9:55 PM
Time to Take the Survey 45 minutes, 57 secs.

Page 1

1. First and Last Name

Alyson Wood Ilich

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 comments in uploaded attachment.

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

[Housing Element Comments.docx](#)

July 7, 2022

Comments on Housing Element

General comments: I would love to see Portola Valley become more economically diverse as it was when I grew up here. I am a strong believer in the General Plan and the spirit with which it was created. I know that not everyone would choose to live “out here” and am realistic in accepting that not everyone can. We are fortunate. And like a majority of residents here we made a conscious decision to do what it takes to live here and continue to invest in making it the best place it can be.

The CZU fire was a wake-up call for me having never experienced a fire that close to our town in all the years I’ve called Portola Valley home. Aside from the vision laid out in our General Plan, seeing the effects of climate change – wildfire danger, more severe water shortages and power outages -- influences how I think about housing development in our community.

The “Sunrise Strategy”. I am absolutely in support of Commissioners Targ and Taylor’s “Sunrise Strategy”. A lot can change in a few years’ time. Nonetheless I am aware that we need to lay out a well thought out future plan for development per the mandate.

ADU/JADUs. I approve of the ADU/JADU component/estimate in the proposed plan. I have concerns as to whether owners will actually follow through and rent to fulfill housing quota objectives which will in turn cause HCD to make us revise our numbers here. This housing option makes sense and definitely has its place here in our Town for singles and couples. However, this type of infill does increase the number of cars in neighborhoods where there are parking and evacuation challenges and I do have concerns about that.

Town Owned Properties. Using our town owned properties trumps any kind of rezoning for me unless absolutely necessary. As much as I mourn the potential loss of the Dorothy Ford Field site and the heritage tree, I support this as a site for more dense and therefore more affordable housing because of its proximity to services (Ladera) and hopefully public transportation out of town. Ideally we will sort out the bus system to reduce the number of cars needed by residents in this development since the estimate of 1.4 cars per unit is unrealistic. I think the concept proposed for a development would be attractive to small families forming a vibrant community next to a recreational facility beloved by us all. Lastly, because I’m old enough to know now that not everything is permanent, if, over time, we no longer need that housing for this purpose, it would be lovely for the Town to retain ownership of the land so that we have the option years down the road to return that open space back to its natural state. Minus the heritage tree most likely, which is very unfortunate.

My next preference for housing development is an area that has not been discussed in any committee or meeting I have sat in on and this is the Town Center itself. The Town Center complex is gorgeous. It fulfills a need we had for many years here and we are all so proud of it. But under current circumstances with all eyes on us to do our part for others, that glorious

development is a luxury. Redevelop and reimagine the whole entire space – library, offices, meeting rooms, fields, substation and all – and make it a mixed-use development. Build up. A place where families can move in, share communal spaces and bike to bus stops or work in town. This “village” could be beautifully designed and a great addition to our town. If the soccer or baseball field needs to be sacrificed, so be it. The town did fine with one baseball field and one soccer field when we had far more children living here. We can make do.

Nathorst Triangle. I am in support, if we absolutely have to, of the proposals for the two Nathorst lots - mixed use and multi-family for the revised lower densities proposed. Ideally I would like to see these deeded as affordable or mid-income housing assuming that can even happen given construction and other development costs.

Isola Stables and Stanford. We could do worse than Stanford as a developer in our town. I am sad the Wedge is happening but it is Stanford’s right to build there and I believe they will follow through on commitments we hold them to. I am not familiar with the Isola property. Set-backs look problematic – and once again how many more cars will we coming in and out on Alpine Road and where will they all sit? I’m afraid I cannot comment more. I regret that the Evacuation Study we commissioned is not able to help us judge how increased traffic from up to potentially 3 development projects along the Alpine Road corridor (as well as in the town interior) affects our ability to evacuate quickly in an emergency.

SB9 and Opt-In Rezoning. I am highly wary of, and not in support of SB9 splits and “opt-in rezoning”. This gets us on a slippery slope and I can see us losing control. Once you change property rights for a parcel this is almost impossible to undo. On the one hand, I can see how the opt-in idea could work out great for the first generation. A development thoughtfully conceived by a landowner for new residents who will benefit the most. The landowner walks away with satisfaction and a nice profit (maybe) and we are able to offer housing options in a carefully selected place in town with neighbors giving input all along the way. There are two lots near me, close to one of the schools, that are up for consideration and I can see how courtyards of 6 units would be a terrific solution for teachers/staff or young families starting out and could work right into our neighborhood. I am not opposed to this concept. But the temptation for a developer or the State down the line to go haywire with over development on rezoned parcels is huge. It is an invitation for others to follow suit, press for additional rezoning and more dense housing. This would be very hard to regulate and control and the legal costs would bury us. The drive to make the money off of the land is too great.

Back in the 60’s and 70’s we all thought the vision for Portola Valley was modest ranch homes in natural settings that we took care of ourselves because that’s who we were. Then a wave of development started with demands for larger homes, pool houses, tennis courts, and more impervious space. Following this came loads of required services and people commuting distances into town to take care of these properties. We are on the cusp of another wave. The demand will continue as will the pressure to build to the new neighborhood standard – I’ve experienced it myself. If we say we are rezoning to multi-family for “just a few” we will eventually exacerbate the problem we already have – we will cave to the pressure of property

owners and developers and end up with more unaffordable market rate dwellings. People will keep coming to this part of California until nature finally says enough.

I don't see a plan for addressing this in our Housing Element and therefore I can't support this direction. If there was an airtight legal way to limit this kind of infill development to a scarce number of parcels near the schools I would reconsider my position. If they can be deeded affordable housing with some subsidization coming from somewhere to build thoughtfully, all the better.

It's been a painful process for all of us. I am at least encouraged by the increased engagement I've seen on the part of town residents. The more we become educated on the issues the closer we come together even if we have different opinions on what should go where. I am grateful for the staff's patience with all of us as we have come up to speed at different rates for a very complicated predicament. And humbled too by fellow residents who have volunteered so much time on the draft proposals as well.

July 7, 2022

Submitter DB ID 6578
IP Address 74.82.231.170
Submission Recorded On 07/08/2022 8:53 AM
Time to Take the Survey 40 minutes, 27 secs.

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

Amy Harding

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 see exploration around the use of tiny homes on wheels as ADUs. They are much more affordable for the owners (no foundation needed and \$400 per sq ft as opposed to current PV building costs of \$1100 per sq foot) and can be rented at a low income rate. Many tiny home manufacturers offer monthly financing at sub \$1000/mo (at 5-6% interest rates), which makes it at least close to cost-neutral for the land owner. The town could also offer no interest loans as well as negotiate volume discounts for multiple owners buying and delivering the units at once. Manufacturing lead times are usually under 12 months. Tiny homes are tiny (under 400 sq feet) but functional and attractive and should be considered and I don't understand why this hasn't been explored before as many other towns are already utilizing tiny homes to address housing needs.

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

Submitter DB ID 6579
IP Address 2001:5b0:2344:27b8:b033:95fd:6e04:4a89
Submission Recorded On 07/08/2022 9:28 AM
Time to Take the Survey 20 minutes, 17 secs.

Page 1

1. First and Last Name

Jill Hamilton

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.)

Title

4. City

woodside, Ca 94062

5. State

CA

6. Zip Code

94062

7. Comment

To whom it may concern:

As a Portola Valley resident and member of the equestrian community I am deeply disturbed by the proposal to eliminate horse space to build housing.

I am a proponent of affordable housing and recognize the need to provide it but believe that there are other alternatives that would keep the vibrant horse community in place and serve the housing need.

Horses, trees and open space are what make Portola Valley such a unique and special place. Horses are therapeutic on so many levels and the Glen Oaks property is one of the only places for interested kids and adults to start riding.

The number of people employed by Portola Valley horse businesses is impressive. My conservative estimate of horse people employed at these Portola Valley horse facilities would be 15 shoers, 26 vets, 30 trainers, 60 grooms, 15 assistants in addition to equine dentists and chiropractors.

Many of these are low income individuals who would be displaced and severely impacted by losing their jobs.

These barns serve 100s of riders as well and give people a chance to reset, connect with nature and learn valuable skills that help them thrive and contribute to the world in a more powerful way.

I am happy to talk through this in more detail and appreciate your time in reading these comments.

Thank you,

Jill Hamilton

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

Submitter DB ID 6580
IP Address 2001:5b0:2344:27b8:6470:e87e:6db4:5889
Submission Recorded On 07/08/2022 9:31 AM
Time to Take the Survey 13 minutes, 25 secs.

Page 1

1. First and Last Name

Kathryn Sire

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 Portola Valley resident, the plan to add substantial housing to our small town brings me serious concern. Main points being: safety of current residents and animals, and the impact it would have on the traffic and congestion of our small town roads and businesses. In a highly flammable area with only a single road in and out of town, I feel that it is putting a considerable hazard on all of the animals and humans that have lived here for many years in event of emergency. It will be impossible to get everyone and every animal out if and when our time comes for natural disaster. Additionally, the allure of Portola Valley is primarily its small town vibe settled in nature and if we increase resident density, all that gets tainted and Portola Valley will lose its special touch it has on all of our hearts.

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

Submitter DB ID 6581
IP Address 173.76.107.118
Submission Recorded On 07/08/2022 9:54 AM
Time to Take the Survey 32 minutes, 20 secs.

Page 1

1. First and Last Name

Mona Shah

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.)

Millennium Farm

4. City

Hillsborough

5. State

CA

6. Zip Code

94010

7. Comment

Horse stables are a vital component of our heritage in Northern California and the fabric of our community. The horse community provides riders, all ages, access to the much loved and valued equestrian sport, employs thousands of local people (vets, barn staff, horse trainers, grounds people, etc) who represent a wide range of socio-demographics, and helps to maintain the eco-state of the area. The horses also provide much needed access and therapy to those with special needs - a place to thrive and heal. Without the horse community these special stables could not exist. The stables also provide equitable access to those who would otherwise not have access to horses. Millennium Farm is open to kids from underserved areas of San Mateo and Santa Clara Counties to come visit and spend a day with the horses. Removing this access means depriving local kids the opportunities to see and experience a diverse set of experiences.

Some of the ecological benefits of horse farms include (1) soil conservation. "A properly managed pasture retains at least 70 percent groundcover year round[i], as compared to traditional cropland which lies fallow part of the time with no stabilizing crop roots to hold valuable topsoil in place. Pasture land with year round grass cover helps prevent soil erosion, reducing sediment loads in surrounding streams and preserving the productivity of the soil and the nutrients in it.", (2) Reduction of Brushloads. In the western states in particular, where wildfires are a significant concern, grazing can help reduce the amount of brush and other dry matter available as fuel. Grazing is also more politically and socially acceptable than controlled burns for managing potential fuel loads., (3)

Maintenance of Biodiversity. Properly managed grazing can help maintain range and pasture land in good condition by providing the necessary level of disturbance to encourage growth and reproduction of the desired grasses, helping to maintain habitat for desirable wildlife species. (4) Provision of Wildlife Habitat. Most horse farms include large open areas that are left more or less natural and used as pastures, trails, or other minimally invasive uses. This practice leaves large areas of semi-natural vegetation, including meadow type spaces and remnant woodlands, which are perfectly suited to species such as deer, turkey, squirrels, rabbits, and other forms of wildlife, especially those that do well in edge habitats. (Source <https://elcr.org/ecological-benefits-of-horses/>)

The economic impact to the local area is huge. The horse industry contributes approximately \$39 billion in direct economic impacts to the U.S. economy on an annual basis. When considering indirect and induced spending, the horse industry annually generates approximately \$102 billion dollars for the U.S. economy. The local taxes generated by the horse community is massive and benefits local governments at the county and state levels. these dollars are needed to fund public works, schools etc. According to the American Horse Council Foundation in Washington, D.C., in California, the horse industry has a \$7 billion impact on the state economy and contributes \$4.1 billion in goods and services while providing 54,200 full-time jobs. This puts California at the top in the entire United States. The horse farms in San Mateo and Santa Clara counties are vital parts of the horse economy and generate millions of dollars in wages, taxes and revenues.

For all these reasons, removal of horse farms in the Bay Area would result in significant loss of local revenue, equitable access to nature, access to equestrian sports and irreversible damage to our ecology.

Thank you.

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

Submitter DB ID 6582
IP Address 2601:646:c000:a0b0:598b:577:9ce1:c065
Submission Recorded On 07/08/2022 9:58 AM
Time to Take the Survey 3 minutes, 23 secs.

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

Ashlie E

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 Training Center

4. City

Menlo Park

5. State

Ca

6. Zip Code

94028

7. Comment

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

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

Submitter DB ID 6583
IP Address 2601:646:c000:a0b0:598b:577:9ce1:c065
Submission Recorded On 07/08/2022 10:09 AM
Time to Take the Survey 2 minutes, 34 secs.

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

Grant L

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 training Center

4. City

Menlo Park

5. State

Ca

6. Zip Code

94028

7. Comment

To whom it may concern.

My name is Grant 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 Father 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,

Grant

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

Submitter DB ID 6584
IP Address 2600:1700:450:1d00:d573:a7f5:3370:27d
Submission Recorded On 07/08/2022 10:12 AM
Time to Take the Survey 2 minutes, 47 secs.

Page 1

1. First and Last Name

Peri Soyugenc

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

Replacing stables and ranches with housing in our area drives up the costs of having horses in the Bay Area. It is already unaffordable.

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

Submitter DB ID 6585
IP Address 107.137.69.163
Submission Recorded On 07/08/2022 10:16 AM
Time to Take the Survey 5 minutes, 46 secs.

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

Ticien Sassoubre

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 PV resident I strongly oppose the use of town owned designated open space for housing. I also strongly oppose the conversion of equestrian facilities to housing. Both open spaces and equestrian facilities are essential (and historical) characteristics of Portola Valley. We need to find ways to meet the housing needs of the community and retain Portola Valley's identity as a place and community.

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

Submitter DB ID 6586
IP Address 88.98.88.55
Submission Recorded On 07/08/2022 10:20 AM
Time to Take the Survey 2 minutes, 59 secs.

Page 1

1. First and Last Name

Tom Lantsch

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

Please see attached document.

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

[Housing Element Comments - Lantsch.pdf](#)

Attn: Portola Valley Town Council

Re: Housing Element Proposal

Firstly, thank you for your service to the community and the very difficult job you face navigating between the state mandates while maintaining the unique character of Portola Valley.

In my opinion, the largest challenge in this current revision are the number of very low-income units required by the state (as evidenced by 0 units in the active pipeline requiring 73 units to be built). It is unclear to me how the number of very low-income units can be developed economically on any private property(s) with the exception of requiring the addition to affiliated housing and non-vacant sites grants while increasing the single unit JADU's (which could qualify). Ultimately to resolve this dilemma, the town must provide the necessary land either existing (ie Ford Field or others) or acquire new properties (which should be considered and proposed to the community). *Any donation of existing town-controlled land to resolve the housing element should be done as a last resort, fought aggressively and delayed to the last possible date.* I am not knowledgeable about the legislation governing the housing element; however, I find it hard to imagine any legislative body contemplating eliminating public parks and open space owned by a community as the solution to resolve the housing issue. In addition, any submitted plan associated with donated town land should carry a very low ~ 5% buffer versus the 15% to 20% currently being considered.

The buffer currently proposed in aggregate of 20% is too large based upon the ~ 250 unit increase required. The focus needs to be on execution to the mandate, not padding a plan and failing to execute. Fifty units of "buffer" will drive the wrong decision priorities in the plan submission process.

No housing element plan should be submitted prior to completion and comprehension of the comprehensive wildfire hazard and risk assessment plan.

We should not be hurried in our submission, any penalty for a delayed submission is trivial compared to the lasting irreversible actions a premature, non-supported community plan, would create. We must remember, we will need another plan in 8 years, hence our actions today will impact our options in the future. It is unfortunate we have wasted eight years since the last submission. The plan completed 8 years ago should have included forward thinking housing options and anticipated the potential mandates from Sacramento. We cannot afford to take this approach in the future, this must be an ongoing process and the next plan should be in works immediately upon completion of this plan, while constantly monitoring and adjusting to state requirements.

Greater community involvement is critical to resolve this issue. Residents need to understand what is at risk to their community and the investment in their housing. They need to lean in

with actions (building ADU's and JADU's) and possibly funding for new land. We need an aggressive marketing plan coordinated by the town.

As for the Draft Housing Element:

1. *Site Inventory (all developments should require VLI units)*
 - a. Ford Field – an element of last resort. As it is a city asset, this decision has a high probability of execution and should be postponed to the last possible moment should it require execution to achieve the plan.
 - b. 4395 Alpine – Rezone and develop
 - c. Glen Oaks – Rezone and develop with the requirement for Stanford to have 50% of VLI units
 - d. 4370 Alpine – Rezone and develop with the requirement of VLI units
2. *Affiliated Housing – All should be approved, all should require VLI units in support of their constituency or employees.* Businesses and institutions in this community must be partners and be partly responsible for addressing the housing requirements of their employees and constituencies. This includes public as well as private institutions. I make note of the Sequoia's and Christ Church proposals that include no very low-income units.
3. *ADU's and AJDU's – These are the least contentious solutions to our problem. The town needs to be aggressive at pursuing these to the fullest degree possible. This should include, but not limited to; promotion to homeowners to build and possibly register "shadow" units, accelerated building permit processes and subsidies to create units which qualify for VLI. Our submitted plan should be aggressive. If we hurry, we could provide more committed units beginning in 2022.*
4. *Opt-in – This option should not be considered in this draft for many reasons. Firstly, the low number of projected units (less than 5% of the plan) establishes a dangerous precedent for the future. Secondly, the current pipeline of above moderate income units which this proposal addresses is already at 28%. Finally, the low number of ADU's forecasted and the ability to execute a number of commercial and affiliated projects gives ample certainty and time to achieve fulling the above market goal without utilizing Opt-In. This proposal is too rushed, is a meaningless number of units to the plan and will only address the above moderate-income level (not the largest problem area for private funding). It should be postponed to the next 8 years cycle when additional units will likely be required and more work can be done to make it acceptable to the community.* In addition to the preceding points, the current proposal of leaving the decision of town planning organization based on the "safety guidelines" is not nearly enough to protect the homeowners' investments in this community for future generations.

Nowhere in this provision does it currently address infrastructure support.

- a. The level of density for a development of 4 units per acre should mandate sewers vs septic as one example.
- b. Would or should it include other infrastructure requirements such as demanding underground electrical service to the location, not just from the street, but along the street be required?
- c. Should these units be required to be net neutral of power?
- d. Are we able to handle the additional demands of water?
- e. Large lots will be more affordable than smaller ones for a private developer. Will provisions exist that limit a developer to buy adjoining properties to enable projects to be economically viable?

None of these points are spelled out in detail in the draft plan.

I look forward to partnering with others in the community to achieve the mandate, while protecting and improving the community we chose to call home.

Tom Lantzsch

Submitter DB ID 6587
IP Address 69.27.188.221
Submission Recorded On 07/08/2022 11:04 AM
Time to Take the Survey 21 minutes, 30 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,

This is Andrea from Isola Riding Academy sending a plea to not shut down our business! We are a very busy riding academy and equestrian center. Shutting us down would be a terrible resource loss to the town of Portola Valley and end the livelihoods of so many people.

We asked the people in the town of Portola Valley and our close neighbors to let us know how important our Equestrian Center is to them. Over 1000 people have responded to say yes, we want Glenoaks/Isola Riding Academy to stay!

Attached is a booklet on how Glenoaks was built to be an asset to the community. In a following submission will be Dozens and Dozens of letters from our clients and Portola Valley residents expressing how much they need Glenoaks and Isola Riding Academy to stay in their community!

Thank you for your consideration,

Andrea Young

Isola Riding Academy

8. Optional: You can upload a copy of your comments.[ISOLABOOKLET.pdf](#)

unable to download attachment - DP

Submitter DB ID 6588
IP Address 69.27.188.221
Submission Recorded On 07/08/2022 11:08 AM
Time to Take the Survey 3 minutes, 9 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

Here are the dozens and dozens of letters from the Portola Valley residents and close neighbors expressing how much they want Glenoaks and Isola Riding Academy to stay in their community!

Andrea Young

Isola Riding Academy

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

[emails to Town of Portola Valley.pdf](#) *attachment references comments already part of public record - DP*

Submitter DB ID 6589
IP Address 107.137.70.69
Submission Recorded On 07/08/2022 11:23 AM
Time to Take the Survey 3 minutes, 25 secs.

Page 1

1. First and Last Name

Missy M

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! I am a student at Isola Riding Academy. Let me start off with saying that Isola is the most magical place for me and a lot of other people who ride there. The horses are the best in the world. The land is wonderful and beautiful. Isola is helping people reach their dreams. People who lease and own horses would have to find new places to go (and students like me would lose the chance to train there). What I'm trying to say is that nothing could replace what we have at Glen Oaks/Isola Riding Academy.

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

Submitter DB ID 6590
IP Address 2600:1010:b11a:f6f:a982:a185:89b6:a767
Submission Recorded On 07/08/2022 11:37 AM
Time to Take the Survey 1 minutes, 37 secs.

Page 1

1. First and Last Name

Kristin London

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 remove Any equestrian facilities in PV/Woodside!!!!

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

Submitter DB ID 6591
IP Address 2601:647:4c00:f790:e0d7:fd6c:eaf4:6e3
Submission Recorded On 07/08/2022 11:45 AM
Time to Take the Survey 4 minutes, 39 secs.

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

Alden Corrigan

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 moved to PV for the open space and horse-centric nature of the area. Stanford has plenty of real estate to choose from.

Equestrian facilities are disappearing quickly in and around the area. People from near and far come to Isola Riding Academy for the chance to participate in the equestrian programs offered there. With the benefit that horses bring to children and adults alike, losing another horse facility would be a tragedy and flies in the face of the spirit of PV residents

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

Submitter DB ID 6592
IP Address 2600:1700:9920:96b0:d41:f317:89c8:c930
Submission Recorded On 07/08/2022 11:50 AM
Time to Take the Survey 38 minutes, 33 secs.

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

Brooke Murdoch

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

Recently I went through a life-changing event. My mother had brainwashed me and illegally taken me. I had been changed into a blind, aggressive machine.

When I was rescued, cops had to put handcuffs on me from the amount of fighting I did. Months after that, putting my hands behind my back was near impossible from the fear of restraints. Despite what I went through, I realized what was real and what was fake.

My dad did everything he could to help me and one way was with horses. I found happiness and passion in riding like never before.

I don't usually dream, but when I sleep I think of horses and Glenoaks Stables. Glenoaks is a place of success, passion, stability, and discipline. Horses are such a vital part of the world and how people deal with it. Horses have saved lives including mine.

What some people don't understand is the meaning of these experiences, maybe from the outside you can't see, but there are changes happening all around us. In some places, it's from horses.

Brooke Murdoch

Portola Valley

94028

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

Submitter DB ID 6593
IP Address 107.122.81.66
Submission Recorded On 07/08/2022 11:57 AM
Time to Take the Survey 4 minutes, 33 secs.

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

Debbie Hotter

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 Pastures

4. City

Sunnyvale

5. State

CA

6. Zip Code

94087

7. Comment

Leland Stanford built his University in Palo Alto because it was the perfect place for his horses. Imagine what he would say if he knew that Stanford University was trying to displace horse properties and owners. Shame on you all. We can not afford to lose any more riding or boarding options.

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

Submitter DB ID 6594
IP Address 2601:647:5800:3a10:d955:af49:5fe7:3bff
Submission Recorded On 07/08/2022 12:25 PM
Time to Take the Survey 25 minutes, 46 secs.

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

Chris Buja

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

Some minor elements:

- the page numbers for the lists of tables and figure on page iv are all off

- the tally of "Very Low Income Housing" Total unit potential in table 6-7 is incorrect: it should be 93 not 88. Accordingly the buffer should be shown as 27%

Is it possible to show a map of "sites with significant wildfire risk, geologic safety concerns or evacuation constraints were screened out" in the Site Methodology on page 94

You've mentioned "utilities" in passing, and sewers a few times. Given that

- a) denser development will necessitate sewers (especially with updates to the waterwater regulations)

- b) sewers have a cost impact on neighbors due to

1. West Bay's arcane approach to capital costs

2. state law that forces sewer connections if adjacent to sewers

... can the report address the impact of sewer implementation at the high density locations on neighbors, if any.

Finally, is the street number for the 4395 Alpine Road site correct? The odd numbers are usually on the south side of Alpine Road -- this would place 4395 Alpine Road in the middle of the Hawthorns Open Space District

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

Submitter DB ID 6595
IP Address 98.42.6.97
Submission Recorded On 07/08/2022 12:59 PM
Time to Take the Survey 9 minutes, 24 secs.

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

Emma Brayfield

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

Glenoaks / Isola Riding Academy needs to be preserved as an equestrian facility. Stanford already has an obscene amount of land they can utilize for their own use. They have already taken back land that was once used as horse boarding, which displaced many equestrians. The notion this property will be used as "affordable" housing for Stanford's staff is preposterous--use their own land and housing. Is it really going to be "affordable" anyway?

Has an environmental impact statement been done to determine what developing will do to the environment?

I know the lead trainer is retiring and thats perhaps part of the reason why this property as come up for consideration. I encourage the town to look into Westwind Barn in Los Altos Hills for an example of how a community barn can operate. Perhaps that is a great new chapter for Gelnoaks. Westwind is one of the premier places in the area for riding lessons and has an enormous waitlist---mostly because there are not enough places to ride, believe it or not. This town was built on horses and every time I ride my horse down the street I get lots of smiles and joy from residents and passerby's---its what makes this area unique. Lets keep it that way and not turn it into a development because Stanford wants to. Lets think about the residents, environmental impacts and history first.

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

Submitter DB ID 6596
IP Address 94.65.0.135
Submission Recorded On 07/08/2022 1:07 PM
Time to Take the Survey 1 minutes, 11 secs.

Page 1

1. First and Last Name

Mary Carusi

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

Horse stables are a vital component of our heritage in Northern California and the fabric of our community. The horse community provides riders, all ages, access to the much loved and valued equestrian sport, employs thousands of local people (vets, barn staff, horse trainers, grounds people, etc) who represent a wide range of socio-demographics, and helps to maintain the eco-state of the area. The horses also provide much needed access and therapy to those with special needs - a place to thrive and heal. Without the horse community these special stables could not exist. The stables also provide equitable access to those who would otherwise not have access to horses. Millennium Farm is open to kids from underserved areas of San Mateo and Santa Clara Counties to come visit and spend a day with the horses. Removing this access means depriving local kids the opportunities to see and experience a diverse set of experiences.

Some of the ecological benefits of horse farms include (1) soil conservation. "A properly managed pasture retains at least 70 percent groundcover year round[i], as compared to traditional cropland which lies fallow part of the time with no stabilizing crop roots to hold valuable topsoil in place. Pasture land with year round grass cover helps prevent soil erosion, reducing sediment loads in surrounding streams and preserving the productivity of the soil and the nutrients in it.", (2) Reduction of Brushloads. In the western states in particular, where wildfires are a significant concern, grazing can help reduce the amount of brush and other dry matter available as fuel. Grazing is also more politically and socially acceptable than controlled burns for managing potential fuel loads., (3)

Maintenance of Biodiversity. Properly managed grazing can help maintain range and pasture land in good condition by providing the necessary level of disturbance to encourage growth and reproduction of the desired grasses, helping to maintain habitat for desirable wildlife species. (4) Provision of Wildlife Habitat. Most horse farms include large open areas that are left more or less natural and used as pastures, trails, or other minimally invasive uses. This practice leaves large areas of semi-natural vegetation, including meadow type spaces and remnant woodlands, which are perfectly suited to species such as deer, turkey, squirrels, rabbits, and other forms of wildlife, especially those that do well in edge habitats. (Source <https://elcr.org/ecological-benefits-of-horses/>)

The economic impact to the local area is huge. The horse industry contributes approximately \$39 billion in direct economic impacts to the U.S. economy on an annual basis. When considering indirect and induced spending, the horse industry annually generates approximately \$102 billion dollars for the U.S. economy. The local taxes generated by the horse community is massive and benefits local governments at the county and state levels. these dollars are needed to fund public works, schools etc. According to the American Horse Council Foundation in Washington, D.C., in California, the horse industry has a \$7 billion impact on the state economy and contributes \$4.1 billion in goods and services while providing 54,200 full-time jobs. This puts California at the top in the entire United States. The horse farms in San Mateo and Santa Clara counties are vital parts of the horse economy and generate millions of dollars in wages, taxes and revenues.

For all these reasons, removal of horse farms in the Bay Area would result in significant loss of local revenue, equitable access to nature, access to equestrian sports and irreversible damage to our ecology.

Thank you.

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

Submitter DB ID 6597
IP Address 98.42.6.97
Submission Recorded On 07/08/2022 1:28 PM
Time to Take the Survey 10 minutes, 44 secs.

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

Dave

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 believe developing high density housing at this site along Alpine road is not in keeping with the overall design structure of the town that has since it's inception maintained a rural feeling with typically one acre zoning. This coupled with the ADU rulings from Sacramento put the whole feeling of this community at risk and could potentially turn it into a suburban structure very quickly, losing the very elements that make this environment so special. My other significant concern relates to infrastructure. We do not have the capacity to support a significant increase in population density and attempts to expand this infrastructure will further exacerbate the problem. It is possible to see the initial effects of this with the fact that it is impossible to park at Ladera shopping center at lunchtimes due to there being (in my view) too many restaurants in that development. The Alpine inn, while being a wonderful facility for the town is also generating significant parking issues due to what I would suggest is a large influx of out of town customers.

I understand that we have very little leverage if any with respect to the ADU legislation. I would urge that we explore alternate avenues with Stanford as to where they develop and at what density, taking into account the issues with infrastructure that I have raised above.

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

Submitter DB ID 6598
IP Address 2601:646:481:fd0:e8e2:c892:26c3:fd36
Submission Recorded On 07/08/2022 1:29 PM
Time to Take the Survey 2 minutes, 8 secs.

Page 1

1. First and Last Name

Kathy Yu

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.)

Millennium Farm

4. City

Portola Valley

5. State

CA

6. Zip Code

94123

7. Comment

Horse stables are a vital component of our heritage in Northern California and the fabric of our community. The horse community provides riders, all ages, access to the much loved and valued equestrian sport, employs thousands of local people (vets, barn staff, horse trainers, grounds people, etc) who represent a wide range of socio-demographics, and helps to maintain the eco-state of the area. The horses also provide much needed access and therapy to those with special needs - a place to thrive and heal. Without the horse community these special stables could not exist. The stables also provide equitable access to those who would otherwise not have access to horses. Millennium Farm is open to kids from underserved areas of San Mateo and Santa Clara Counties to come visit and spend a day with the horses. Removing this access means depriving local kids the opportunities to see and experience a diverse set of experiences.

Some of the ecological benefits of horse farms include (1) soil conservation. "A properly managed pasture retains at least 70 percent groundcover year round[i], as compared to traditional cropland which lies fallow part of the time with no stabilizing crop roots to hold valuable topsoil in place. Pasture land with year round grass cover helps prevent soil erosion, reducing sediment loads in surrounding streams and preserving the productivity of the soil and the nutrients in it.", (2) Reduction of Brushloads. In the western states in particular, where wildfires are a significant concern, grazing can help reduce the amount of brush and other dry matter available as fuel. Grazing is also more politically and socially acceptable than controlled burns for managing potential fuel loads., (3)

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For all these reasons, removal of horse farms in the Bay Area would result in significant loss of local revenue, equitable access to nature, access to equestrian sports and irreversible damage to our ecology.

Thank you.

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

Submitter DB ID 6599
IP Address 148.64.107.85
Submission Recorded On 07/08/2022 1:33 PM
Time to Take the Survey 0 minutes, 53 secs.

Page 1

1. First and Last Name

Marcus & Julia RYU

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

Horse stables are a vital component of our heritage in Northern California and the fabric of our community. The horse community provides riders, all ages, access to the much loved and valued equestrian sport, employs thousands of local people (vets, barn staff, horse trainers, grounds people, etc) who represent a wide range of socio-demographics, and helps to maintain the eco-state of the area. The horses also provide much needed access and therapy to those with special needs - a place to thrive and heal. Without the horse community these special stables could not exist. The stables also provide equitable access to those who would otherwise not have access to horses. Millennium Farm is open to kids from underserved areas of San Mateo and Santa Clara Counties to come visit and spend a day with the horses. Removing this access means depriving local kids the opportunities to see and experience a diverse set of experiences.

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For all these reasons, removal of horse farms in the Bay Area would result in significant loss of local revenue, equitable access to nature, access to equestrian sports and irreversible damage to our ecology.

Thank you.

Julia & Marcus Ryu

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

Submitter DB ID 6600
IP Address 2600:1700:a460:7cfo:311d:4137:7420:7f01
Submission Recorded On 07/08/2022 1:49 PM
Time to Take the Survey 1 minutes, 33 secs.

Page 1

1. First and Last Name

Kelly Starr

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:

My primary concern regarding the current Housing Element Proposal is with the development of Dorothy Field Park. The removal of the two Heritage Oak trees is unbearable. These are protected trees - a property owner would not be given the Town's permission to remove them from their property (unless they were diseased or dying). This parcel of land is the Gateway to the Town of Portola Valley and was donated by the families 50 years ago with the intent of it being Open Space. Although this was not expressly written into the deed, it should still be respected as Open Space. If we don't respect agreements, who are we as a Town?

I have just one idea to share. The Blue Oaks subdivision was approved with a provision to develop some "affordable housing". This did not get done because the developer could not make it work financially. That parcel of land is still there, why not re-visit that for development?

Lastly, the Nathorst Triangle seems to be the most logical location for re-zoning. Hopefully, the owner will be interested in converting the office space for housing.

Thank you.

Kelly and Jon Starr

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

Submitter DB ID 6601
IP Address 98.37.250.98
Submission Recorded On 07/08/2022 2:09 PM
Time to Take the Survey 3 minutes, 47 secs.

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

Terry 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.)**

Portola Valley Open Space Acquisition Advisory Committee

4. City

Portola Valley

5. State

CA

6. Zip Code

94028

7. Comment

The Portola Valley Open Space Acquisition Advisory Committee (PVOSAAC) unanimously and strongly opposes building any housing on our open spaces (including at Dorothy Ford Park and Open Space). Open Space is a fundamental value and characteristic of Portola Valley. We have received tax revenues, financial donations, and gifts of properties for open space in good faith. If we violate that trust, we could irrevocably compromise our ability to receive or acquire open space in the future.

We recognize the need and mandate for affordable housing. We appreciate the efforts of the Ad Hoc Housing Element Committee, Staff, Planning, and Consultants. However, we respectfully encourage the Town Council to provide additional time to explore alternative options to achieve our affordable housing needs.

Terry Lee, Chair, on behalf of the PVOSAAC, 7/7/22

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

[PV OSSAC - Public Comment to Town Council re Draft Housing Element - 7.7.22 - 7.8.22 F.docx](#)

PV OSSAC – 7 7 22

Public Comment To Town Council RE: Housing Element

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Terry Lee, Chair, on behalf of the PVOSAAC, 7/7/22

Submitter DB ID 6602
IP Address 162.227.160.107
Submission Recorded On 07/08/2022 2:48 PM
Time to Take the Survey 38 minutes, 26 secs.

Page 1

1. First and Last Name

Tinna Kan

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

Dear Town of Portola Valley Planning Committee,

Please take the Glen Oaks parcel off the list. In a town with such a rich equestrian history, it would be truly sad to take away one of the few riding facilities that provides riding opportunities to a diverse population from all around the Bay Area. Isola Riding Academy at Glen Oaks hosts the only United State Pony Club chapter in this area that teaches my daughter not only how to ride, but horsemanship, horse management, teamwork, and land conservation, all without owning her own horse. Isola also hosts an Interscholastic Equestrian Association team, which similarly gives unique opportunities to compete in this sport without the barrier of entry of owning a horse. Without Isola, the diversity, equity and inclusion of equestrian access in this area would be greatly diminished. Thank you for your time and consideration.

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

Submitter DB ID 6603
IP Address 99.4.122.230
Submission Recorded On 07/08/2022 3:06 PM
Time to Take the Survey 57 minutes, 40 secs.

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

Clair Jernick

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 have lived at 33 Grove Drive, Portola Valley for 38 years. We have raised 4 children through all the schools and sports in town, including the Priory. We have listened in by zoom to the months of the Ad Hoc HEC , & to the Planning Commission meetings, (except for the last one) so I understand how we have arrived at the plan before us. Because of wildfire evacuation models, I do agree that denser housing should go in the northeastern portion of Alpine Rd. in the Ford Field, Wedge, and GlenOaks locations, also per the General Plan, in these locations, it would reduce single use trips into the Valley, What concerns me is the Opt- In single family rezoning program, or voluntary up zoning. For all the reasons discussed publicly... pitting neighbors against neighbors, drops in property values at the expense of neighbors , unplanned urban sprawl. We are concerned about the site on Georgia Lane, right after it meets the old extension to Grove Drive. 231 and 241 Georgia Lane, I believe. I heard that there was interest expressed by the owners of those 2 parcels to voluntarily up zone . If those sites were selected it would strike a blow to the experience of children and families who walk to Ormondale School, Woodside Priory and Corte Madera Schools, and to all those who ride bikes to and from various activities in town. The area is a major artery for families who still have the unique pleasure of walking to and from school safely , with a minimum of cars. That area of Georgia Lane is a safe route to school, and it contributes to the character of our community. I would rather see the 4395 and the 4370 Housing Sites on Alpine Road be used, before allowing the Opt-in program of random real estate roulette. Even the lot behind Roberts Market would be preferable . The General Plan calls for all future development to go on the ends of Portola Rd, by the Village Square, and by the shopping district where Roberts Grocery Store is located. We appreciate the ideas that the building department is considering to make it easier to construct ADU's , JADU's or to adapt a one family into two family home.

Thank you for all your diligent work, Clair Jernick

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

Submitter DB ID 6604
IP Address 67.180.57.99
Submission Recorded On 07/08/2022 3:11 PM
Time to Take the Survey 16 minutes, 22 secs.

Page 1

1. First and Last Name

Angelo Aloisio

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 want to first thank Laura and team for listening to the conversations and comments of residents.

My comments on the Element are as follows:

* I believe we have not embraced an ADU / JADU solution near our potential development output. Previous ADU production is irrelevant with a good incentivized plan for the future.

* We should look to subdivide larger properties into smaller properties with ADUs and JADU's. Our development numbers could multiply.

* Our first offer to the state should be rejected. Who cares if we think they won't approve an ADU solution? They reject. We resubmit. Many residents would prefer we be rejected after submission, particularly since Woodside has chosen a very different course than ours. If Woodside's plan gets accepted what does that do to your argument that the state will not accept a plan to build primarily ADUs? What if we could have implemented a plan to add more ADUs and JADUs and satisfied our requirement?

* The Town should avoid multi family housing. However, if it is decided that more ADUs are not a viable solution for RHNA compliance, I think you have identified properties most appropriate for higher density housing.

The Alpine corridor closest to Ladera and the freeway should be considered for high density development first. There are not the same opportunities on Portola Rd at the other end of town or you likely would have likely identified them.

* The Ford Field property development opportunity should be maximized if indeed it is decided that more ADUs are not a viable solution for RHNA compliance. 20 units per acre sounds like a minimum. Build 80 this cycle. Alternatively, build 50 units this cycle and 50 next cycle. Maximize the number of very low income housing units that can be built at this location. There is no better place to build high density housing in Portola Valley with regards to fire safety and evacuations.

* I believe if you would have listed The Stanford Wedge separately, you would have received more negative feedback on the project. It's interesting that it was included under the heading of Pipeline and Pending Projects as if more commentary about a project is unnecessary as it is just waiting on a rubber stamp. The Stanford wedge, should not be considered for development. The property should be, once again, zoned for agriculture only. There are fire safety and seismic concerns that should have prevented this property from ever being zoned for single family homes on larger lots. And town council members want to go further and allow multi family development on the property. Just ask our Fire Marshall about grave concerns over development of the wedge.

- As Fire Marshall Don Bullard told the Almanac in February 2020: "The fire (district) doesn't think that this is the best location to be putting high density housing because of the high fire severity zone. It is a very dangerous place for fire. We should look for other areas for development that would be better, and we've suggested that the town do that."

- Stanford's proposed site "is a very dangerous place for fire" because it presents both an extreme fire hazard and an extreme fire risk." There are several reasons why a vegetation plan is not enough to overcome the problems developing this site.

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

Submitter DB ID 6605
IP Address 98.42.81.225
Submission Recorded On 07/08/2022 3:12 PM
Time to Take the Survey 5 minutes, 41 secs.

Page 1

1. First and Last Name

Laurie Emerson Barber

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

Growing up in the late 1970's I boarded my horse at Spring Down. This was my first real experience spending time in Portola Valley, and I quickly fell in love with the town's open space and natural beauty. My mother moved to Portola Valley in 1990. My memories of carefree days riding on the trails here have stayed with me over the years, and, after many not-so-carefree years of working in law firms, my husband and I were ecstatic to be able to buy a house here with our hard-earned money (first in Los Trancos in 1999 and now on Stonegate since 2008) and to raise our children, now 21 and 23, in Portola Valley.

I love this town and am so grateful to be able to spend time in nature here. It is a sanctuary in an increasingly challenging modern world. It truly breaks my heart to see the situation we are in now as a town. I fear that by trying to comply with a fundamentally flawed legislative process, driven by developers and Wall Street, we will be opening Pandora's Box and the town will lose the things that make it unique, things that can never be replaced again. And, furthermore, I don't think the goal (which we all agree is important) of providing affordable housing will be attained.

Although I appreciate the countless hours that Town staff and volunteers have spent on some very complicated issues, it seems that the time pressure at this critical juncture is extreme...too extreme given what is at stake. Several observations:

1. There is a disconnect between what many of the citizens of the town want and how the Town is proceeding. I have seen various creative ideas posted in the PV Forum and raised at Town meetings. What is the vehicle to explore these ideas? Why do we need to assume that our only course of action is to accept and work with the RHNA number? Might it not turn out that more people are leaving California than moving here? What then? Given the serious problems that have already been identified (via an audit) with RHNA and the ongoing litigation throughout the State, isn't it possible that the process for coming up with the numbers for each town could change materially? By then it would be too late if we continue to hurry ahead now.
2. As someone who negotiates continually as part of my occupation, being overly worried about placating the other side—and of the other side's wrath and retribution—is never a good approach to negotiation. We need to identify our goals. What do we want as a Town? What will preserve the intent of the General Plan and this special place we all love? Locations currently identified in the draft plan, such as Ford Field or Town Center, all have serious downsides. What is the cost to all of us of hurrying now? Alternatively, what would the monetary fine be for taking more time to work this through with an approach that makes more sense to more of the people who live here?
3. We don't have the infrastructure to make the current RHNA number work. For example, much of the town is on septic. We are in a drought. We are not near transportation hubs. We live in an area with extremely high wildfire hazard. The power grid is aging, and power outages are frequent. What is PG and E's role here? How will we come up with all the additional water needed?
4. Voluntary opt-in should not be included in any draft plan. The downside is huge. It will be too hard to limit/control this system and its existence will undermine all of our property values further. Why would someone want to buy a house in Portola Valley if they could buy in another community without incurring the risk that their neighbor will voluntarily opt in or sell to a developer who will opt in and build multiple units?
5. The information we are all trying to work from seems unnecessarily murky and complicated. A good starting point would be a much shorter document synthesizing the voluminous information on this topic. After reading Portola Valley's draft plan, Woodside's draft plan (for purposes of comparison) and attending numerous Zoom meetings, I have to say I am still confused about how various practical aspects of what is being proposed would work.

Thank you for your consideration.

Laurie Emerson Barber and Bryan Barber

Louise Emerson

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

Submitter DB ID 6606
IP Address 2601:647:5a00:1410:c051:d7f1:2bfo:721b
Submission Recorded On 07/08/2022 3:17 PM
Time to Take the Survey 2 minutes, 27 secs.

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

Kathy Reback

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, I continue to support your efforts to find places for additional housing in PV. While ADUs can be part of the solution, they do not address the dire need for housing for families.

Thank you for your hard work and dedication during this emotional land fraught process.

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

Submitter DB ID 6607
IP Address 2600:1700:9920:96b0:d41:f317:89c8:c930
Submission Recorded On 07/08/2022 3:26 PM
Time to Take the Survey 2 minutes, 48 secs.

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

David Murdoch

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 have uploaded my submission attached in this portal.

8. Optional: You can upload a copy of your comments.[pvadhohousing.pdf](#)

GLENOAKS STABLES
3639 Alpine Road
Portola Valley, CA
94028

July 7, 2022

PORTOLA VALLEY AD HOC PLANNING ELEMENT COMMISSION

NEXT YEAR, 2023 WILL BE THE 25TH ANNIVERSARY OF GLENOAKS EQUESTRIAN CENTER

In 1998 David Murdoch assumed the lease of the property at 3639 Alpine Road in Portola Valley, property owned by Leland Stanford Junior University, with the intention of establishing a modern high quality horse facility on the site. Glenoaks site was previously known as Brandywine Farms, and prior to that as Lazy Day Ranch, the property has been a horse riding, training, and boarding stable for over 60 years.

Over the last 24 years and to date, it has been Glenoaks primary mission to create an inclusive equestrian center, unique to Portola Valley's founding principles by providing excellent care and training to horses and riders. Glenoaks serves and enhances the rural nature of Portola Valley and the surrounding community, while preserving the concern for the environment which characterizes this community.

GLENOAKS IS A PREMIER EQUESTRIAN FACILITY

- Glenoaks is one of the premier equestrian centers in northern California. Apart from its first-class facilities, it boasts 3 international riders/trainers.
 - David Murdoch: rode on the New Zealand team for 15 years with multiple grand prix victories.
 - Guy Thomas: Olympic representative at the 2004 Athens Olympics, multiple grand prix victories
 - Kristin Hardin: Multiple international grand prix victories.
- Glenoaks students compete all over the United States including Canada and Mexico. Students represent California in the Northern American Young Riders Championships.
- The wonderful thing about Glenoaks riding school and training programs is that riders can start as complete beginners and go all the way to international competition.

PUBLIC PARTICIPATION

- Glenoaks teaches more than 10,000 lessons per year. Glenoaks provides more than 300 riding and horse mastership camps for children. The riding academy currently has more than 40 students from the Portola Valley Community. Students in the riding program take up to 3 lessons per week and from there, move up to horse ownership, full training, and horse show participation.
- In the training barn, clients come and go as they move up, go off to college, etc. Over the last five years, approximately 30% of our clients are Portola Valley residents.
- Glenoaks also provides riding programs for the less privileged members of the community. We are an official Pony Club Riding Center where members have the opportunity to gain badges and certificates as they progress.
- Glenoaks is a participating member of IEA (Interscholastic Equestrian Association) where students learn to compete without having to own their own horse.

EMPLOYMENT

- Glenoaks provides employment for 38 people (full and part-time) either caring for horses or teaching lessons.

We are proud of what we have achieved and look forward to providing this service to the community for many years to come.

David Murdoch
July 7, 2022

Submitter DB ID 6608
IP Address 98.37.254.139
Submission Recorded On 07/08/2022 3:38 PM
Time to Take the Survey 6 minutes, 36 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.)**

PV resident

4. City

Portola Valley

5. State

California

6. Zip Code

94028

7. Comment

For the lot between Robert's Market and Willows Common, we first ask that the town return to the point where this lot is zoned for 6 units per acre. If you cannot do this, then please limit building height to two stories (or at most 2.5 stories with the higher building section near the back of the sloping property. The Nathorst area neighbors are asking for this lower density and lower profile to reduce the impact on our 27 homeowners.

Thank you for willingness to listen to ideas.

Bob Adams

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

Submitter DB ID 6609
IP Address 171.66.133.13
Submission Recorded On 07/08/2022 4:22 PM
Time to Take the Survey 15 minutes, 53 secs.

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

Melissa Reynen

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

Saratoga

5. State

Ca

6. Zip Code

95070

7. Comment

I want to thank the folks who are contributing to the work for the housing commission. Public service is valuable and it is hard to meet everyone's needs

I want to contribute feedback about the housing sites offered in the initial housing element document. I support the removal of Glen Oaks/ Isola stables from the list of possible sites. It seems unfortunate that it was slated for removal to be replaced by "above-moderate income" housing. Open spaces benefit many. The same can't be said for what was proposed

I would like to offer a suggestion. I think building multi-use structures at the corner of Alpine x Portola Valley Rd would be a better option. Lower-income housing close to shopping and in the middle of town is ideal for aging residents as well as local workers.

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

Submitter DB ID 6610
IP Address 98.42.3.244
Submission Recorded On 07/08/2022 4:34 PM
Time to Take the Survey 43 minutes, 30 secs.

Page 1

1. First and Last Name

Ronald Eastman

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

94131

7. Comment

See attached pdf.

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

[Draft HE Comments 20220708.pdf](#)

8 July 2022

Laura Russel
Director, Planning and Building Department
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

Dear Laura,

Here are my comments regarding Draft Housing Element.

- 1) Get rid of the *housing buffer*. Planning Director Laura Russell explains that the buffer is needed in the case that, in 5 years, say, we aren't meeting our RHNA quota, then we'll have those additional units to make up the difference. Another way to think of it is that in 8 years we will exceed our RHNA quota by an additional 50 unwanted housing units (assuming a 20% buffer), further adding to the environmental destruction of this already overbuilt WUI community. It is not required by law, so get rid of it. Getting rid of the buffer and increasing the ADU allocation will save the life of an oak tree which is older than our nation, and the quality of life of neighborhoods such as the Nathorst Triangle.
- 2) High density housing is high density structural fuel being added to a high fire risk environment. The areas designated for high density housing may not themselves have the characteristics to be rated a *very high fire hazard severity zone*, but the entire community is at extreme risk for wildfire. Fire Marshall Don Bullard has stated that, in the event of a wildfire, there is unlikely to be adequate water for WFPD to save individual structures. We need to be building for survivability. High density housing does not accomplish that goal.
- 3) The Sunrise option should be adopted. The argument against it, which I heard from Jeff Aalfs and others, is that if we are going to "go through the pain" then we ought to do it now, rather than later. I would point out that the undemocratic usurpation of local zoning authority forced on us by the state *will* be on the statewide ballot in 2024, and given the manifest unpopularity of the mandates, is very likely to pass. Success will put zoning control back into the hands of residents, not Sacramento, and for us to permanently destroy the General Plan now, before waiting to see what the outcome of that vote is, is akin to having a breast or prostate surgically removed before waiting to see the pathology report.
- 4) So far the only argument I've heard, mainly from Laura Russell, for not breaking out Junior ADU's and counting them separately as low income housing is that the number of permit applications for them has been small. However, we have no idea how many unpermitted ADUs there are in Town. I personally know of two residents with unpermitted JADUs. People often do that type of remodel without a permit because the permitting process is onerous and expensive, and it is easy to hide the construction from outside view. At present we have no idea how many there are out there which could be brought up to code and made available as rental units. A survey of residents should be done immediately. Also, I heard one member of the AHHEC put down JADUs as something someone builds for their adult children or mother-in-law to live in,

not just low income people with no connection to the community. Last I checked, both my adult son (who pays rent in Mountain View) and my mother-in-law would most likely qualify as *low income*. Many of our (Portola Valley's) young adult children are low income. JADUs will help provide much needed low-income housing.

- 5) The demand for ADUs would be drastically increased if we would allow them to have basements which do not count against the floor space ratio, using the same formula as for principal structures. I have neighbors, empty nesters, who would build an ADU and move in to it if they could get enough additional space, in the form of a basement, for the two of them to be comfortable. Without it, the space would be too small. Basements are a great idea for a number of reasons. They do not increase the footprint of the structure, they generally do not increase the amount of structural fuel above ground, and being naturally cool, they are environmentally friendly. How about adding the question "Would you build an ADU if it was allowed to have a basement?" to the resident survey?
- 6) NO to *voluntary up-zoning*!!! If we are going to allow anybody with an acre to stick 20 units on it, or even less than 20 units, speculators will take advantage of it. In a Cupertino neighborhood I am familiar with, there are approx. 2200 sq ft condominiums packed 8 to an acre, which Zillow gives valuations to in the \$3M range. Why would Portola Valley condos have a lower valuation? They would not! With that in mind, a few years ago a friend of mine sold her deceased father's 3.5 acre level parcel on Mapache to a developer who scraped the house and build a new one. Given the option of putting 28 condos (8 per acre) on the parcel which could gross in the ballpark of \$84M, it is very difficult to believe that that wouldn't happen. If you are going to allow voluntary "up-zoning", then I don't see the point in trying to keep the state from taking away our local zoning control, because the battle will have already been lost.

Thank you for considering my comments.

Ron Eastman
5 Applewood Ln
Portola Valley, CA

Submitter DB ID 6611
IP Address 2600:1700:65a3:8300:d481:4d87:1bf3:80b5
Submission Recorded On 07/08/2022 4:41 PM
Time to Take the Survey 2 minutes, 8 secs.

Page 1

1. First and Last Name

Jessica von Borck

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 University

4. City

Palo Alto

5. State

CA

6. Zip Code

94304-1250

7. Comment

Please see attached letter

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

[Portola Valley Housing Element Stanford response 7.8.22.pdf](#)



Stanford University

July 8, 2022

VIA E-MAIL

Laura C. Russell, AICP
Planning & Building Director
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

Re: DRAFT: Portola Valley Housing Element

Dear Ms. Russell:

Thank you for the opportunity to comment on the draft Housing Element for the Town of Portola Valley that is currently under review. Stanford University supports the Town's efforts to provide more opportunities for new housing by identifying feasible housing sites for affordable housing and/or market rate housing with an inclusionary component.

As addressed in the draft Housing Element released for public comment, Stanford University owns two properties identified in "Section 6. Adequate Sites." We would like to provide our comments related to these two sites.

Portola Terrace Faculty Housing ("Stanford Wedge")

Stanford concurs that the Portola Terrace Faculty Housing project status is a "pipeline" project. This property has been zoned by the Town as a residential site for many years and specifically addressed in previous Town Housing Elements since 1990. In 2019, Stanford applied for a 39-unit residential development and has been actively pursuing approval of our application. The Town of Portola Valley recently released a draft environmental impact report for the proposed development earlier this year, and the DEIR did not find any adverse environmental impacts of the project that could not be mitigated to a level of insignificance, which supports the original decision by the Town to zone this property as a housing site.

Glenoaks

As stated previously, the university supports the Town's efforts to address the housing crisis and the university is on record as stating that we are open to exploring ideas of how to increase housing opportunities in appropriate locations supported by the community. However, the university does have concerns on the actual development potential of the Glenoaks site, and until we were contacted by the Town this past April, the university had not considered housing on the property. The existing site has neither a

residential General Plan designation nor residential zoning, and it has environmental constraints that will likely reduce the amount of area available for development.

In Table 6-6, the draft Housing Element suggests developable acreage of Glenoaks as four acres and a “realistic capacity” of 29-units for the site. There are three factors that we see as affecting the potential yield of the Glenoaks site to something significantly less than four acres:

a) The irregular shape of the adjacent Los Trancos creek

When dealing with a relatively small development footprint, it must be noted that the creek meanders in the vicinity of the Glenoaks site, creating “nooks and crannies” that serve to make the site area less efficient to develop.

b) The need to establish an adequate setback from Los Trancos Creek

While section 18.59.030 of the Portola Valley Zoning Ordinance allows development as close as 55 feet from top of bank or 60 feet from the ordinary high-water mark of Los Trancos creek, Stanford’s recent experience in other projects has shown that a setback of 100 feet from the creek is now deemed the minimal acceptable distance. Stanford assumes that further environmental review would be required as part of any development application for this site, which would provide the necessary analysis to identify the proper setback. A larger creek setback will reduce the developable acreage of the property.

c) Feasibility and compatibility of horse operations with new residential on the site

While not addressed within the draft Housing Element, there has been some public discussion about attempting to retain horse operations on the site while at the same time incorporating housing on the site. Stanford does not support this concept and would not pursue such a development within the next eight-year RHNA cycle.

Stanford manages all its lands in a manner consistent with our long-term mission of education and research, and we believe the potential use of the Glenoaks site as *only* a residential site is a land use that would support the overall mission of the university by providing more affordable housing for university affiliates near their place of employment.

We do not believe it is feasible to both maintain a very small horse operation and build housing on the site. After adopting best conservation practices, the developable area of the Glenoaks site is relatively small at less than 4 acres. The developable area of the site is too small to accommodate a viable horse operation and a housing development with 29-units of housing.

Thank you for your time and consideration.

Sincerely,



Jessica von Borck
Executive Director, Land Use Planning

Submitter DB ID 6612
IP Address 2601:647:6100:2c90:30f5:4481:d24:b64a
Submission Recorded On 07/08/2022 4:51 PM
Time to Take the Survey 17 minutes, 40 secs.

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

KS

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

Please delay submitting the Draft Housing Development Plan. The lives of current and future residents are at stake. The Town Council must put safety first. An accurate and current fire map needs to be available before moving forward.

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

Submitter DB ID 6613
IP Address 67.180.180.166
Submission Recorded On 07/08/2022 4:53 PM
Time to Take the Survey 9 minutes, 3 secs.

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

Britta Narum

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

94127

7. Comment

My daughter, 12 years old, has been riding at the Glenoaks Equestrian Stable for a year and a half, since her previous riding facility (650 Breton Way in Pacifica) was sold for development as a church. It is disheartening to see so many historic riding facilities being wiped off the map to earn a quick buck. Horses are such an integral part of the history of Portola Valley and they are so important to the physical and mental well-being of so many youth and adults. I don't think it's an exaggeration to say that horseback riding kept my daughter grounded and functioning during the long COVID shutdown. It would be a disservice to wipe out yet another riding facility just because the horses can't fight back.

Please reconsider - the impacts will be deeply felt by so many.

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

Submitter DB ID 6614
IP Address 2a02:26f7:c35d:8014:0:192f:6aff:7803
Submission Recorded On 07/08/2022 4:57 PM
Time to Take the Survey 6 minutes, 19 secs.

Page 1

1. First and Last Name

Karen Peterson and Gerry Sauer

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

94028-8033

7. Comment

In general, we are very sad to see Portola Valley become less rural and more dense.

With respect to the four primary approaches to planning for housing in the community in the future that are listed in the Housing Element Update recently mailed to Town residents:

Sites Inventory:

We'll very much miss driving past our equine neighbors on Alpine Road at Glen Oaks (and also near Ladera—but we don't see that parcel listed here). However, these four parcels sound like reasonable and good choices if we have to make Portola Valley "more urban."

Affiliated Housing:

Making it possible for these entities in our community to provide housing for their employees and at the same time meeting Town requirements for providing more housing sounds like a great plan.

ADUs and JADUs:

We are very concerned about ADUs being built that are not subject to review that ensures fire safety, evacuation routes, etc. That would be review by the Town (or at the Ranch, also review by the Ranch) that requires setbacks, driveway access, and off-street parking that ensures that fire engines could access houses in the event of fire.

Opt-in Upzoning Program

We hope that this doesn't happen.

We don't see anything about the Stanford parcel near Ladera.

However, generally with respect to Stanford developing land they own in Portola Valley, if Portola Valley is going to become more densely populated, we think that the interesting faculty members, graduate students, etc., that Stanford developments will bring to our community will be an addition that we would very much embrace.

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

Submitter DB ID 6615
IP Address 2601:647:6000:41f0:658c:844a:c51:5fd6
Submission Recorded On 07/08/2022 4:59 PM
Time to Take the Survey 3 minutes, 58 secs.

Page 1

1. First and Last Name

Cornelia Tilney and Bill Volk

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 firmly oppose the plans that have been submitted for approval on housing to the Town Council. We moved here 12 years ago because of the beauty and rural nature of the town, the special status of nature and horses, and the good schools. We are distraught at how the Housing Committee has continued to ignore please from residents about putting more ADUs and JADUs in the plan to be submitted to the state, as we think that would be an optimal approach. We don't want to sacrifice all our hard-won open space. And we want fire safety to be PARAMOUNT in the town's approach. I am enclosing Laurie Barber's comments out of support below.

1. There is a disconnect between what many of the citizens of the town want and how the Town is proceeding. I have seen various creative ideas posted in the PV Forum and raised at Town meetings. What is the vehicle to explore these ideas? Why do we need to assume that our only course of action is to accept and work with the RHNA number? Might it not turn out that more people are leaving California than moving here? What then? Given the serious problems that have already been identified (via an audit) with RHNA and the ongoing litigation throughout the State, isn't it possible that the process of coming up with the numbers for each town could change materially? By then it would be too late if we continue to hurry ahead now.
2. As someone who negotiates continually as part of my occupation, being overly worried about placating the other side—and of the other side's wrath and retribution—is never a good approach to negotiation. We need to identify our goals. What do we want as a Town? What will preserve the intent of the General Plan and this special place we all love? Locations currently identified in the draft plan, such as Ford Field or Town Center, all have serious downsides. What is the cost to all of us of hurrying now? Alternatively, what would the monetary fine be for taking more time to work this through with an approach that makes more sense to more of the people who live here?
3. We don't have the infrastructure to make the current RHNA number work. For example, much of the town is on septic. We are in a drought. We are not near transportation hubs. We live in an area with extremely high wildfire hazard. The power grid is aging, and power outages are frequent. What is PG and E's role here? How will we come up with all the additional water needed?
4. Voluntary opt-in should not be included in any draft plan. The downside is huge. It will be too hard to limit/control this system and its existence will undermine all of our property values further. Why would someone want to buy a house in Portola Valley if they could buy in another community without incurring the risk that their neighbor will voluntarily opt in or sell to a developer who will opt in and build multiple units?
5. The information we are all trying to work from seems unnecessarily murky and complicated. A good starting point would be a much shorter document synthesizing the voluminous information on this topic. After reading Portola Valley's draft plan, Woodside's draft plan (for purposes of comparison) and attending numerous Zoom meetings, I have to say I am still confused about how various practical aspects of what is being proposed would work.

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

Dylan Parker

From: Kristi Corley
Sent: Friday, July 8, 2022 12:36 AM
To: housing
Subject: Re: Portola Valley Weekly Update July 7

Planning Department: Portola Valley

Town updates on the PV forum regarding the 6/29/22 Planning Commission meeting "Action Items" were omitted in town communications on 6/30 and 7/7 mailings, Why? Housing Element comments due 7/8, this is very unfortunate.

Planning Commission Action Items are important to the Portola Valley town Residents. Minutes for the planning commission do not come out until 7/20 so residents need this information prior to 7/20/22 to stay properly informed.

There are not full addresses of the 7 housing sites in your town mailing via PV Forum on 7/7/22.

The public is requesting full addresses and accurate location labeling of the proposed housing sites.

Residents could not drive around to see these sites if they wanted to because the town/planning department is not providing ALL 7 site addresses in 7/7/22 mailing. Two sites out of seven housing sites have addresses on this list sent to the town residents.

This is not good resident communication regarding the housing sites via PVforum. You are assuming everyone knows where all 7 sites are located in town, which is not the case.

Have you ever offered a tour of these 7 sites as other towns have done? Do you always provide a map or just a list of sites? Residents need to see maps of sites on PV forums, not just within long meeting agendas.

Have you considered a hike (lots of hikers in PV) to all the sites being offered by the trails committee?

Incorrect names for the proposed housing sites.

1. Ford Field – **the portion next to the baseball field.** (this is the improper name and it could be Left or Right of field? humm...which one? The proper name is the "Dorothy Ford Park Open Space." It is not "the portion next to the baseball field." Transparency is key in this town.
2. Glen Oaks – **equestrian center on Alpine Road.** (Isn't this the "Isola Stables at Glenoaks Equestrian Center and the Isola Riding Academy.). The planning department should use an address and correct names for locations. there are 2 equestrian areas on Alpine Road.

This PV Forum email should show a map of the town proposed housing sites and locations.

Without a map posted to PV Forum, this site list is not transparent to all residents.

Five of the 7 sites are on Alpine Road. (let's add Willows Commons, Fire House, PVSD, Stanford Wedge developments=11)

11 development sites on Alpine Road.

One development on Portola Road?

One development on Willowbrook Drive.

Idea: Maybe some trucks for some projects should be required to utilize Portola Rd and not Alpine RD. This would allow managed truck traffic, safety for town evacuation purposes and reduction of emissions on one road in town/ALPINE RD.

Why are your housing sites concentrated on Alpine Road?

What about Portola Rd sites and other sites throughout town?

What were the results of the resident survey on housing site locations,

Did the residents say, "let put most sites on Alpine road?"

NO ACTION MINUTES from the 6/29/22 Planning Commission meeting were included in communications to town

-6/30/22 PV forum mailing (no planning commission actions reported)

-7/7/22 PV forum mailing (no planning commission actions were reported)

No residents know the results of the 6/29/22 Planning commission action items before the 7/13/22 Town council vote because the Planning Commission minutes come out on 7/20/22.

It is in the **best interest of the planning department to list the action items to the public prior to 7/13/22!**

1) 3/2 vote to combine Dorothy Ford Park Open Space and Ford Field which is a recommendation from the planning commission to the town council. Why didn't you communicate to the public?

2) Another action item?

3) More action items?

Please be more thorough, accurate and less vague in your housing element site communications.

All the best,
Kristi Corley

The Draft Housing Element currently includes four primary approaches to plan for housing in the community in the future:

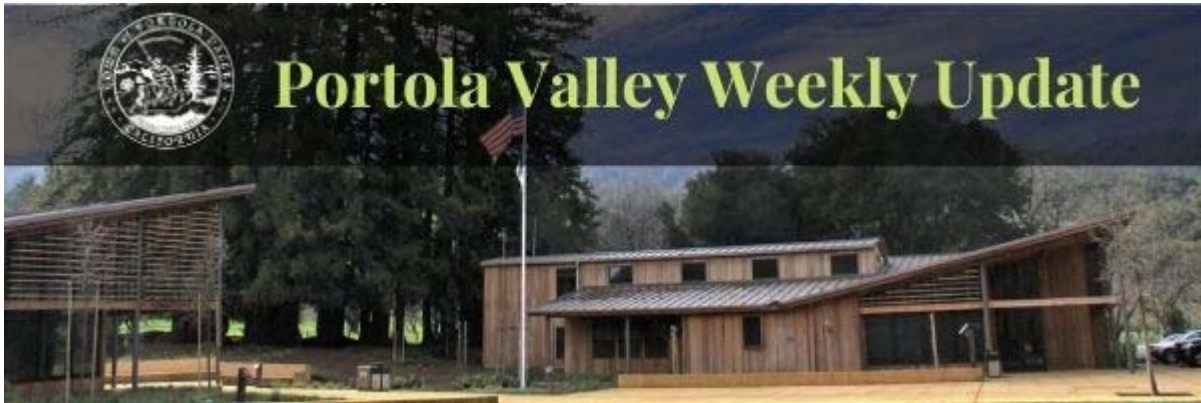
1. **Sites Inventory** – specific locations where additional housing can be built at a higher density than is currently allowed. The proposed sites include:
 1. Ford Field – the portion next to the baseball field
 2. 4395 Alpine – vacant parcel next to Roberts Market
 3. Glen Oaks – equestrian center 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

On Thu, Jul 7, 2022 at 4:31 PM Town of Portola Valley, CA <webmaster@portolavalley.net> wrote:

Portola Valley Weekly Update July 7

A Weekly Newsletter from the Town

Post Date: 07/07/2022 2:57 PM



In this week's Message:

- Sequoia Trail Closure July 5-10
- Wildfire Mitigation Work on Golden Oak Drive
- Housing Element Update - Provide Comments on the Future of Housing in Portola Valley
- Summer Concert Series
- August 6 Neighborhood Clean Up

Sequoia Trail Closure July 5-10

Sequoia Trail will be closed Tuesday, July 5th through Sunday, July 10th. Goats will be used for vegetation management on the land adjacent to the trail. If you would like to find other trails to hike you can see the [Town trail map here](#).

Wildfire Mitigation Work on Golden Oak Drive

Starting next week, the Town's Public Works Department in cooperation with Woodside Fire Protection crews will be performing tree and brush maintenance work related to wildfire preparedness within the Town's public right-of-way adjacent to properties along Golden Oak Drive.

[The first notices went out to the residents](#) who will have the work done first in the right of way by their property

The work will be in sections over the next year to remove flammable fuels, deadwood, brush and tree limbs that are below six feet in height. Residents will be informed as the crews reach their stretch of the road. This work will continue through July 2023. The Town is providing this additional notification due to the length of Golden Oak Drive.

Properties with extensive private plantings on the Town's right of way land should contact staff to evaluate ahead of time, as the property owner should be responsible for treatment and removal of private plantings and irrigation. We encourage you to investigate where approximately plantings are in relationship to your approximate property line.

If you need guidance on what the right of way is and what are public vs private plantings please submit your questions on PV Connect and Town Public Works or Fire Protection Staff will reach out. More information about the program can be found at: <https://www.portolavalley.net/departments/public-works/projects-public-works/fire-mitigation-work-on-town-right-of-ways-and-land>

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:

- **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



Summer Concert Series

The Town is kicking off its annual [Summer Concert Series](#) this month. On Thursday, July 14th, 5:30 - 8:00 PM, [The Gold Souls](#) will be performing LIVE at The Portola Valley Town Center. Hailing from Sacramento, The Gold Souls plays a compelling blend of original funk, soul, and blues tunes.

Then save the dates for the next two concerts:

Thursday, August 25, 2022, 5:30 PM- 8 PM - [The Joint Chiefs Band](#)

Thursday, September 15, 2022, 5:30 PM- 8 PM - [Alex Lucero & The Live Again Band](#)

August 6 Neighborhood Clean-Up

The next Neighborhood Clean-up Day will be Saturday, August 6, from 8 to 11 am. A postcard was sent to each household with more information on what is accepted at the event. Please bring the card with you to get entry into the event.

Having trouble viewing this email? [View on the website instead.](#)

[Change your eNotification preference.](#)

[Unsubscribe from all Portola Valley, CA eNotifications.](#)

Dylan Parker

From: R FLYNN
Sent: Friday, July 8, 2022 8:26 AM
To: housing
Subject: Fwd: #PV #Housing Proposed housing element

Begin forwarded message:

From: rmflynn45@comcast.net
Date: July 8, 2022 at 1:39:00 PM GMT+3
To: main@pvforum.us
Subject: #PV #Housing Proposed housing element

My proposed version for the Housing Element

The asterisk denotes : *Town (or other organization/donor) Affordable Housing Fund for no-interest (low-interest) loans plus grants and private donations provided to homeowner/developer for affordable housing units.

1. **Sites Inventory** – specific locations where additional housing can be built at a higher density than is currently allowed. The proposed sites include:
 1. 4395 Alpine – vacant parcel next to Roberts Market (23 mixed affordable housing – mostly affordable) * (this property is bounded by Willows property, Roberts Commercial district, and a vineyard in the rear. Will have little impact on the neighborhood to the rear if the multifamily housing is kept to no higher than 2.5 stories 34') – e.g. garage half under home egg) (2 VLI/4 LI/5M/12 AMI)
 2. 4370 Alpine – currently offices - 9 market rate homes
 3. Town Center tennis courts / maintenance yard area – 1 acre – 20 mixed affordable homes (mostly affordable) (see attached pix)* (set 75 feet back from Portola Road)
 4. El mirador (3 acres along soccer field) (see if owners would be willing to sell the 3 acres next to Town center for development) – 50 homes – mixed affordable (mostly affordable) (see attached pix) * 2 story (max) multi-family housing that fits in behind the oak trees lining the soccer field with additional screening from Portola Road.
 5. Willow commons (2 market, 11 affordable)
 6. Stanford Wedge redevelopment project – 39 units (6 LI, 6 MI, 27 AMI)
 7. Spring Down back lot – (if owners are interested) – add 1-4 small ADUs to the equitation center
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 -23 units (5 moderate + 18 market) – consider providing access to fund for a few affordable units*.
 2. Christ Church – 6 market rate units (consider providing access to affordable fund for a few affordable units*)
 3. Ladera Community Church (0.5 acres)- 10 affordable housing units *
 4. Woodside Prioory- (5 acres) 50 units mixed but mostly affordable housing * 200 and 210 Portola road and back lot (5+ acres)

5. Hawthorns open space district* - 20 affordable housing units or mixed affordable * (restoring, replacing, and expanding existing housing where roads and infrastructure already exist). (3 acres currently already developed with housing)
3. **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) – **LIMIT placed on this program with a maximum number of properties allowed in the program. My preference is that the actual properties be inventoried up front in the housing element to be submitted by the end of the year, then the program closed.**
 1. 3330 Alpine road 2.5 acres (if the property owner is interested) - next to Ladera church 10-20 mixed affordable housing units * - currently rented out
 2. 107 Westridge drive 2.5 acres (if the property owner is interested) - across from ford field – 10-20 mixed affordable units * – property has not been reassessed in 70 years.
 3. 330 Portola Road 1.9 acres (if property owner is interested) - add 3 homes (or redevelop with 10 homes) – mixed affordable *
 4. I found more than 70 properties in the central, safer parts of PV of 1, 2, or 3 acres that have never been remodeled or changed hands in 40, 50, 60 or 70 years. Many of these properties will change hands in the next 10 years. Their owners should be contacted to find out their future plans for their properties. Many may be interested in adding an ADU or SB9 units or splitting the lot in half or upzoning to 4-6 units. These are all large lots. Spreading more low-density mixed affordable homes all around town in the safer areas makes the most sense to me and has the least impact on the neighborhoods and the Town. * The owners would benefit by having a new source of income for their properties if they take advantage of a Town-sponsored no-interest loan for adding an affordable housing unit and would be little inconvenienced as the properties are large and adding a home/adu could easily be done without overly impinging on their or their neighbors' privacy.
4. **Vacant lots (not sure if these are actually vacant lots or not, relying on Zillow info which is not 100% up to date)**
 1. 90 (?) Palmer lane – 1 home + 1-2 adus or SB9 split lot in half (2 homes + 2 adus) – market rate.
 2. Veronica place (next door to 7 Veronica Place) 5 acres - 5 to 10 homes – market rate
 3. Old llama property near 268 Georgia lane (3 acres?) – 4 to 12 homes – mostly market rate.
 4. Other privately owned vacant lots? **All should specifically be added to the inventory for single family homes plus 1-2 adus – market rate**
5. **Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)** remain an important part of the draft housing plan.
 1. 92 units (28 VLI, 28 VLI, 28 MI, 8 AMI)
 2. I found more than 70 properties in the central, safer parts of PV of 1, 2, or 3 acres that have never been remodeled or changed hands in 40, 50, 60 or 70 years. Many of these properties will change hands in the next 10 years. Their owners should be contacted to find out their future plans for their properties. Many may be interested in adding an ADU or SB9 units or splitting the lot in half or upzoning to 4-6 units. These are all large lots. Spreading more low-density mixed affordable homes all around town in the safer areas makes the most sense to me and has the least impact on the neighborhoods and the Town. * The owners would benefit by having a new source of income for their properties if they take advantage of a Town-sponsored no-interest loan for adding an affordable housing unit or adu or two and would be little inconvenienced as the properties are large and adding a home/adu could easily be done without overly impinging on their or their neighbors' privacy. (If people in Town are interested in helping contact the 70 homeowners, I'm happy to provide the preliminary spreadsheet)
 3. Allow extra up to 800 sf AMFA for affordable ADU plus small bonus AMFA for main house if deed certify low-income affordable housing. Actual details worked out to encourage homeowners to build affordable ADUs as opposed to regular ADUs.*
6. **Commercial districts – upzone to mixed commercial**
 1. Roberts back parking lot * – 10-20 mixed affordable housing units – 2 story buildings max

2. Commercial buildings at Natthorst/Alpine * – (future potential development if property owners interested in ADDING some affordable housing – no removal of existing commercial) – 5-10 mixed affordable housing added to commercial district – 2 story buildings max
3. Commercial buildings at 884 Portola Road * (rezone to mixed commercial for future potential development if owners interested to ADD some affordable housing) – 5 -10 affordable units (no removal of existing commercial properties) 2 story buildings max.
4. Spur – Portola Road 2 story building max –(future potential development if property owners interested in ADDING some housing – no removal of existing commercial)

7. **Other Notes:**

1. Ford Field – the portion next to the baseball field- no housing but move 2 tennis courts right next to ball field or at the other end.
2. Corte Madera School – Add 2 tennis courts to replace the ones at Town Center.
3. Affordable housing fund - needs a champion and lots of donations. Perhaps one of the 4+ new multi-billionaires in Town could seed the fund with donations of \$5-10 million so we don't have to develop on Ford Field.) 😊

*Town provided no-interest loans plus grants and private donations provided to homeowner/developer for affordable housing units

Note: The town needs to provide a private information line where people get questions answered about potential development of their properties without it being made public until they make a final decision on their interest in being included in the housing element.

Regards,

Rebecca Flynn

(personal comments)



Dylan Parker

From: Andrea Young
Sent: Friday, July 8, 2022 11:16 AM
To: housing
Subject: Glenoaks and Isola Riding Academy
Attachments: SAVE_GLENOAKS_ISOLA.pdf

Hello Town of Portola Valley! This is Andrea from Isola Riding Academy sending a plea to not shut down our business! We are a very busy riding academy and equestrian center. Shutting us down would be a terrible resource loss to the town of Portola Valley and end the livelihoods of so many people.

We asked the people in the town of Portola Valley and our close neighbors to let us know how important our Equestrian Center is to them. Over 1000 people have responded to say yes, we want Glenoaks/Isola Riding Academy to stay!

Attached are the signed petitions, a booklet on how Glenoaks was built to be an asset to the community and dozens of dozens of letters from our clients and Portola Valley residents and neighbors expressing how much they need Glenoaks and Isola Riding Academy to stay in their community!

Thank you for your consideration,
Andrea Young
Isola Riding Academy

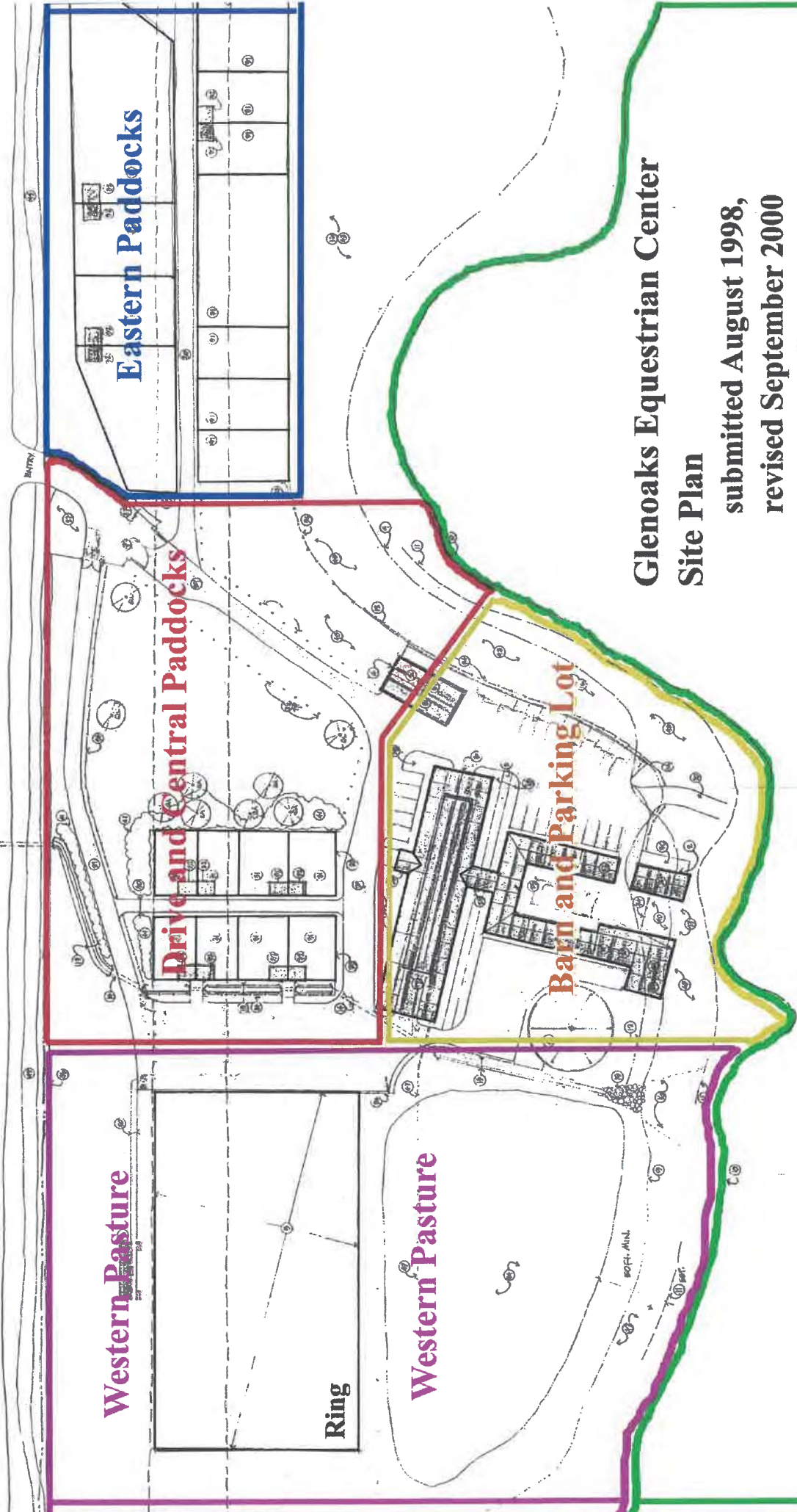
**Glenoaks Equestrian Center
3639 Alpine Rd, Portola Valley
CA 94028**

**A History of Its First Two Years of Development
August 1998 - August 2000**



Glenoaks Entrance, Summer 2000

Alpine Road



Western Pasture

Drive and Central Paddocks

Eastern Paddocks

Ring

Western Pasture

Barn and Parking Lot

**Glenoaks Equestrian Center
Site Plan**

submitted August 1998,
revised September 2000
with areas discussed in report
identified in color

South of Los Trancos Creek

Introduction

In 1998 David Murdoch assumed the lease of the property at 3639 Alpine Rd in Portola Valley, property owned by Leland Stanford Junior University, with the intention of establishing a modern high quality horse facility on the site. Almost from the beginning David was joined in this project by Dr Margot Guis of Menlo Park and Dr and Mrs Jeffrey Carlson of Palo Alto. Previously known as Brandywine Farms, and prior to that as Lazy Day Ranch, the property had been a horse boarding stable for over 60 years. Overtime, as a result of neglect and poor horse management practices, the facility had fallen into decay. The following report

- I summarizes the major problems as we found them in August of 1998.
- II describes in some detail conditions at the site, broken down by area.
- III details the steps we have taken to address the problems they presented.

Photos of the property are included to illustrate our text.

Glenoaks' goal is to create a successful equestrian center, which gives horses and riders excellent care and training, and which will serve and enhance the rural nature of Portola Valley and the surrounding community, while reflecting the concern for the environment which characterizes this community.

PROBLEMS:

When we took over the property, Brandywine had a permit for 47 horses, but the general state of the facility often provided poor and at times cruel conditions for these horses. A number of problems presented themselves which contributed to the inhumane state in which the horses were kept. These included:

1. Infrastructure.

An infrastructure which was in very poor repair, presented dangerous conditions for both horse and owner due to broken and rotten fencing, exposed nails, insecure gates, etc. The integrity of many of the horse enclosures was maintained only by the electrified wire which was widely used. There was no coherent layout to the paddocks to support adequate maintenance of the horse quarters.



Photo 2. Wooden fences were in poor repair, gates insecure



Photo 3. Chewed and rotten boards and posts were evident everywhere

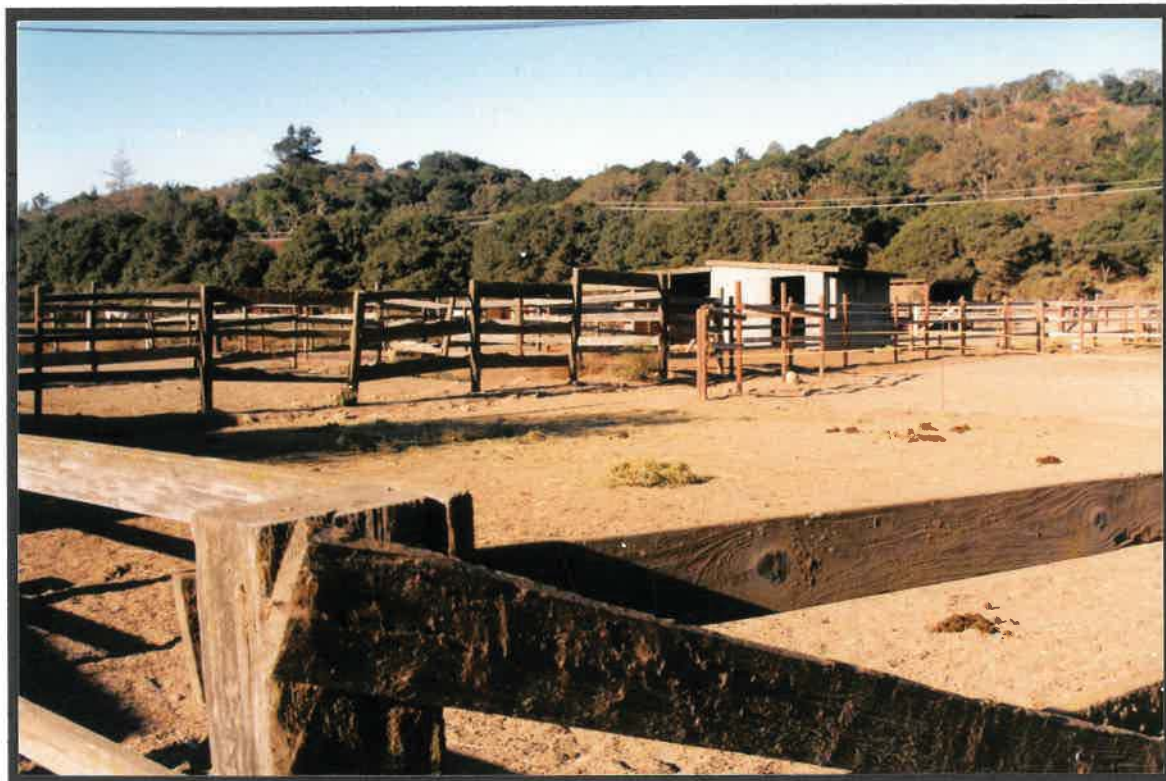


Photo 4. Fences with exposed nails, ramshackle shelters, and enclosures bounded only by electric wire.

2. Waste management.

Immense collections of manure had collected over the years. These deposits were unhealthy for all living with or around them and damaging to the environment. There was no established system for the removal of manure from the site. Pasture areas were not cleared of droppings. The manure from the stalls was removed from the barn, but then dumped elsewhere on the property. The waste had accumulated over many years, covering the ground to a depth of several feet in areas.

3. Drainage.

The drainage system on the property in 1998 was incapable of handling the rainy season surface water originating on the property, leading to excess mud and standing water. Additionally, massive volumes of runoff entered the property from the hills to the north of Alpine Road. This runoff generated sheets of surface water that flowed over the grounds, through the paddocks and barn, creating mud and mixing with manure as it went down to the creek. Stagnant water and mud created problems everywhere. In the worst of the paddocks horses stood up to their knees or hocks in mud and manure for months on end, without a hope of dry feet.



Photo 5. Deep mud and standing water were widespread in the horse enclosures.

4. Lack of Facilities.

There was no area or facility suitable for the exercising of horses. Horses are large and athletic animals who need to exercise regularly to maintain their mental and physical health. Riding on pasture already exposed to the conditions described above was not only treacherous due to poor footing, but it also damaged the land. Access to the range land of Piers Ranch south of the property provided riding and exercising in summer, but is impractical during the rainy season when the creek can not be forded or the pedestrian bridge crossed. Even in summer there was no area on the property where horses and riders could be trained in any rigorous fashion. (See Photo 13, page12.)

Other basic facilities were wanting. Horses require periodic bathing as well as dry grooming. The wash stall at Brandywine was placed just feet from the creek, into which it drained directly.



Photo 6 . The only area for washing and grooming horses was located adjacent to and drained into the creek. The wash rack has been moved but the delay in getting the new “conditional use permit” has prevented new grooming and handling areas, with their improved grey water drainage, from being constructed. .

5. Degraded landscape.

The potentially beautiful site was degraded both esthetically and environmentally. Bare and compacted manure, broken by patches of weeds, composed the paddocks and pastures. There was little or no remaining forage grass. The horse paddocks and storage areas encroached upon the banks of the Los Trancos Creek in the central areas of the property. Numerous piles of debris of all types were prominent features of the landscape. Non-native plants were plentiful, including noxious plants such as hemlock, thistle and non-native bramble. European grasses were widespread. The non-native plants were often the dominant plants present.



Photo 7. Hemlock and thistle and European grasses were often the dominant plants.

Actions:

The challenge presented by these problems was daunting. Over the years Brandywine had become a warren of closely packed and dilapidated wooden paddocks which required extensive repair. Several enclosures were so poorly placed that demolition was the only responsible step. It was difficult to know where to begin....

Eastern Paddocks

On taking over the property, all existing facilities were occupied. If we were to remove horses from the mud holes some of them were living in, our first task was to create new facilities to which these horses could be moved. The land housing 3 large existing paddocks to the east of the drive near the entrance gate was chosen. This was some of the highest ground on the property, had the best soil composition, was well away from the creek in most places, and was an ideal shape for subdividing into more paddocks.

The larger mini-pastures were broken into smaller pipe paddocks arranged along a central service path. Collections of mud and manure were removed, and drainage using the natural slope of the area was developed, so that surface water was directed around the paddocks and into vegetated areas some distance from the creek. To further protect the creek from run-off, a silt fence was placed along the side of the three paddocks most closely approximated to the creek. These three paddocks are used only for short (1 to 2 hour) turn-outs for stabled horses, and are not used at all in wet weather. Leaking bath tubs and hoses were replaced by automatic waterers to further decrease the volume of runoff contributed by the paddocks themselves.



Photo 8. There were three large paddocks made largely of wire and steel posts. Where wood existed there were bare nails and broken boards. Leaking hoses and bath tubs were a constant source of water



Photo 9. The new paddocks were built along a central lane to facilitate feeding and cleaning. Steel pipe panels were used to prevent chewing and the eliminate the need for nails that could hurt the animals, as well as for their strength and durability.

Drive and Central Paddocks

With paddocks available to accept the horses, the line of paddocks further along the drive, backing on to the creek, were emptied. Those that lay directly on the banks of the creek were unsalvageable and permanently abandoned. The layout of the two remaining paddocks was altered, resulting in smaller paddocks that now had good separation from the creek, but could still be used for 2 stalls in the area. These paddocks will be removed when the planned stable block is constructed.

To the west of the entrance the tangle of fencing and old building materials was cleared and a program of gradual replacement of the most rotten wooden fences with the safer and more durable pipe sections was begun. Shelters were repaired and, if necessary, replaced with steel panel sheds.

As elsewhere, large amounts of manure were removed from the paddocks and the surface grade improved to foster orderly drainage. As this area is one which is to be altered upon approval of the 'conditional use permit,' more permanent improvements such as piped water have not been pursued.



Photo 10. These paddocks which extended down to the creek to the east of the drive were removed.



Photo 11. To the west of the entrance the tangle of fencing and old building materials was cleared.



Photo 12. A broad open strip of land now borders the drive, opening up the view from the gate.

Western Pasture

The large expanse of open land which extended west from a line drawn from the western border of the barn paddocks to Alpine road had been kept as a multi-horse pasture.



Photo 13. The pasture as we found it in August of 1998. The land was covered with manure up to 2 feet in places, dumped from the stables and from the 16 horses living in this area. Horses were also exercised in this area.

Due to the influx of run-off from the north side of Alpine Rd into the area, and the very large amount of manure over the area, it was not deemed usable in the fall of 1998. The 16 horses were removed from the pasture at that time, and clean-up begun. The manure lay several feet deep across the pasture and was first pushed into large heaps of debris before being removed by Peninsula Sanitary Service, Inc. A service road had to be installed along the Alpine Rd boundary to the west of the drive to allow the machinery access to the area. This road however, was undermined by the drainage from north of Alpine Rd causing the clean-up in the winter of 1998-1999 to cease until dry weather returned and the road could be repaired.

During the hiatus, the large piles of manure had to be covered and surrounded by silt fences to minimize contaminated run-off to the creek. In the spring, when conditions allowed, the road was rebuilt and the removal of manure completed.



Photo 14. A new service road was installed in the spring of 1999, to the west of the entrance drive along the Alpine Road boundary

At that time a permanent surface arena was completed in the northern part of the pasture under temporary permit. This surface allowed the work of the stable to continue in adverse weather without impact on the land. The remaining area was graded to restore the gentle fall to the creek, and returned to turf.

This large open area serves to accept and absorb the run-off from the north-western portion of the property. A heavily vegetated “delta” will be established to accept the water from the culvert and drain system and provide a biologic filter prior to its entrance to the creek. The recreated meadow will also, in the future, be the site of a leach field to absorb gray water from the horse activities (barn, wash stall.)



Photo 15. A permanent surface area was installed in the northern part of the pasture.



Photo 16. The remaining pasture was returned to turf.

The Barn Area

The center of activity at the facility is the barn and stable yard, with its parking lot and storage areas.

The Barn

The barn and stable court were built around 1940. Of great charm, and long a local landmark to Peninsula equestrians, the complex had received little attention in recent years and had fallen into disrepair. The roofs, walls and doors were in poor condition, foundations collapsing, wooden surfaces untreated and rot widespread.

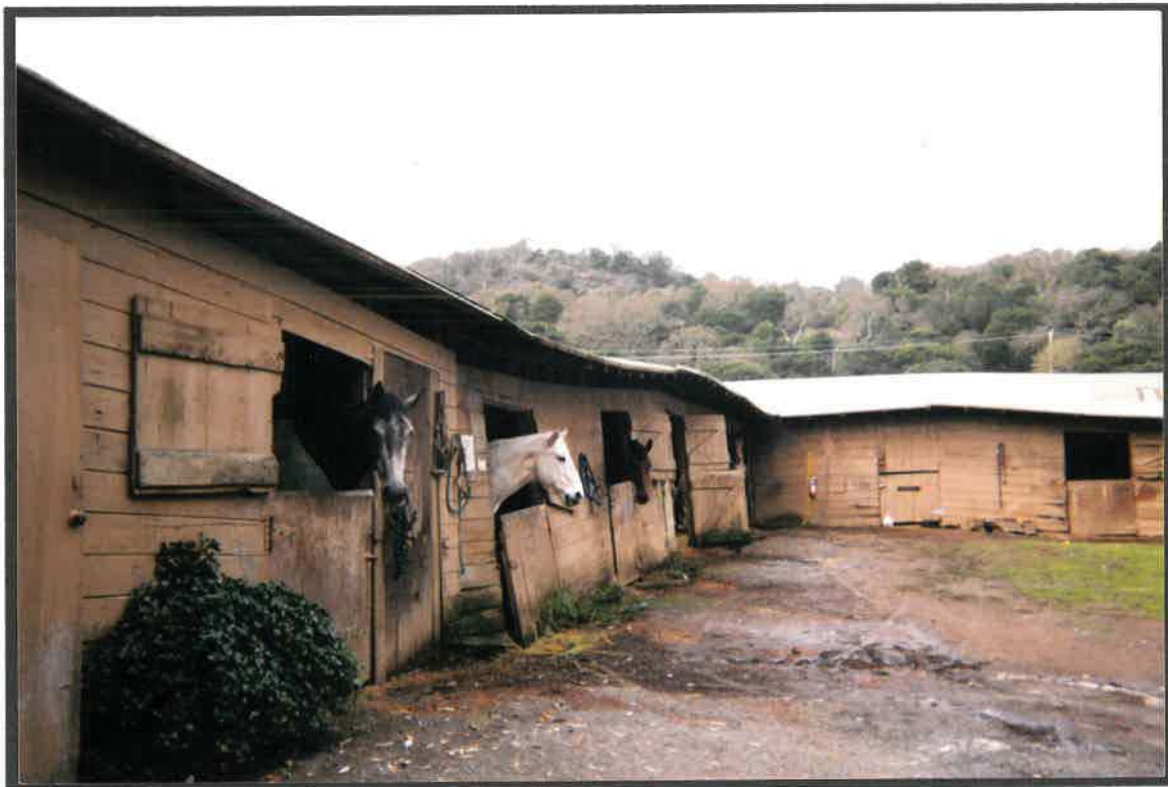


Photo 17. The Barn, like the rest of the property, had received little attention. Foundations were collapsing and support timbers either were rotted or eaten by horses or insects.

The drainage both in stalls and their adjacent paddocks was poor. Manure had built up in the stalls so some horses had to step up more than a foot into their stalls. The paddocks surrounding the barn held some of the worst conditions for the horses and were abandoned as soon as the new paddocks to the east of the entrance were constructed in Spring 1999.

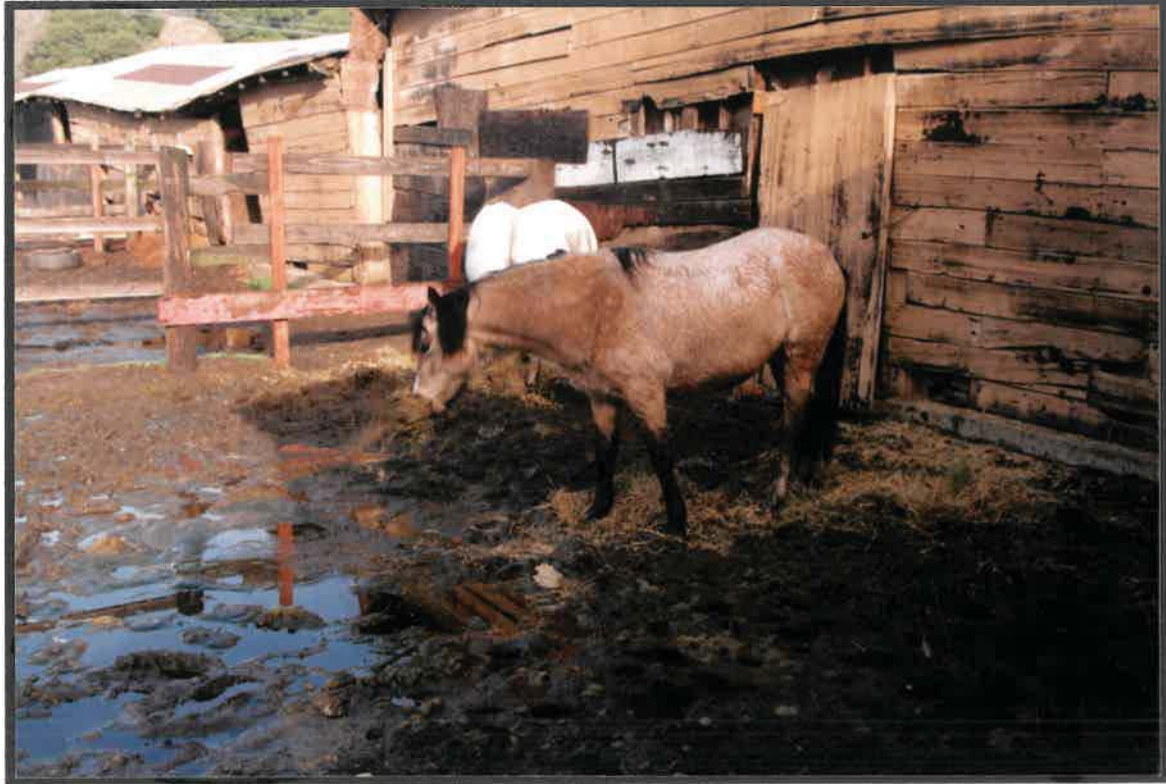


Photo 18. The paddocks surrounding the Barn held some of the worst conditions and were abandoned.



Photo 19. Drainage in the stalls was bad to non-existent. Some stalls had streams of water running through them.

A drain was placed along the north side of the building to divert run-off from the paddocks to the north. In the summer of 1999 a large perennial flower bed was installed on the north and east sides of the barn, both to help gather roof water and run-off and to restore a country feeling to the building.

The barn required immediate work to winterize it in the fall of 1998. The roof was repaired, weak structural members reinforced or replaced and doors rehung or replaced. The inner yard walls were refaced and exposed wood surfaces painted. The soggy footing from the stalls was removed and replaced with new footing and rubber matting introduced beneath the bedding. The wash stall, originally placed just feet from the creek bank, was relocated to the far northwest corner of the barn, far from the creek. As previously mentioned, it will be relocated again upon completion of the stable block and its water dispersed through the leach field under the western turf area.



Photo 20. The roof was repaired, doors repaired or replaced. The inner yard walls were refaced and painted. A large perennial bed was established to organize traffic patterns.

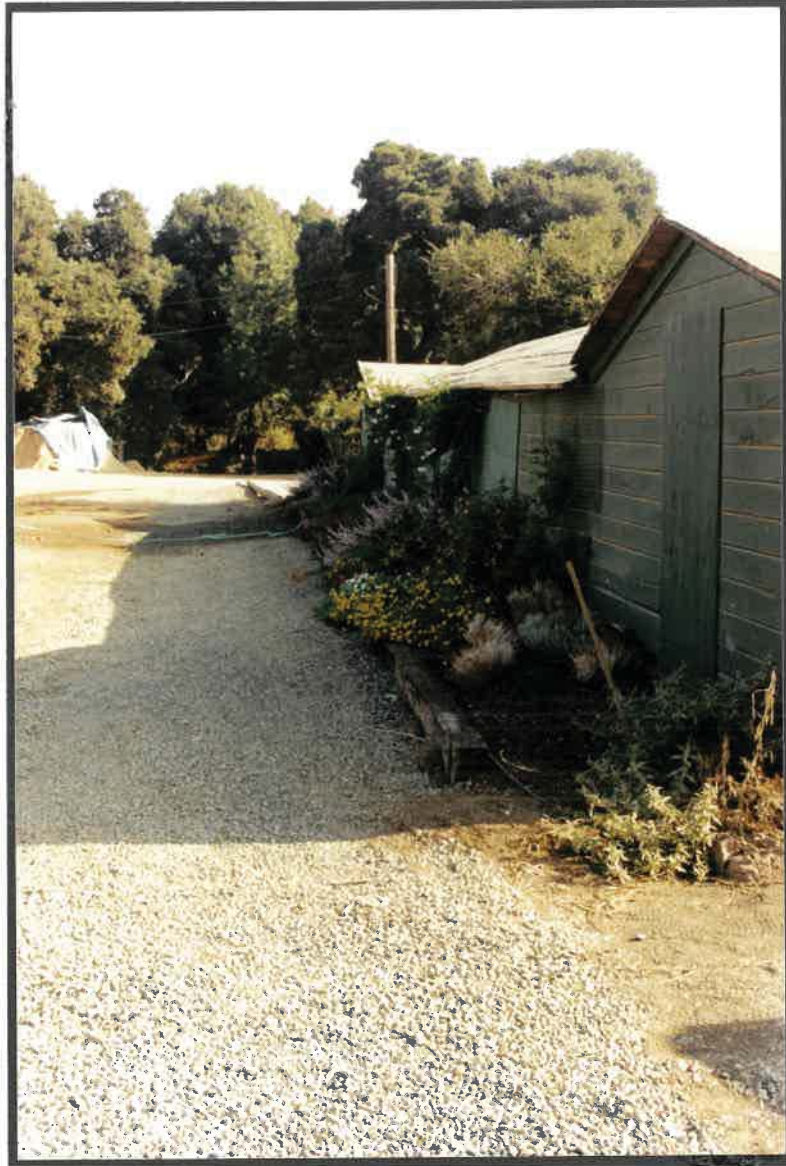


Photo 21. The perennial flower bed on the north side of the barn.

The Parking lot

Originally stretching east from the barn to the creek banks, the parking lot was a dusty expanse of dirt in the summer and a sea of mud in the winter.

The area was used for storage of food and bedding, trailers and other vehicles, and as a dumping ground for debris of all sorts. Although piles of refuse were common in all areas of the property, they were concentrated around the parking area. Composed of building and fencing materials, tires, broken tools and machinery, old refrigerators, and containers of all sorts (some containing toxic liquids), as well as trash of the usual sort, the garbage was thickly placed on the north and west banks of the creek.

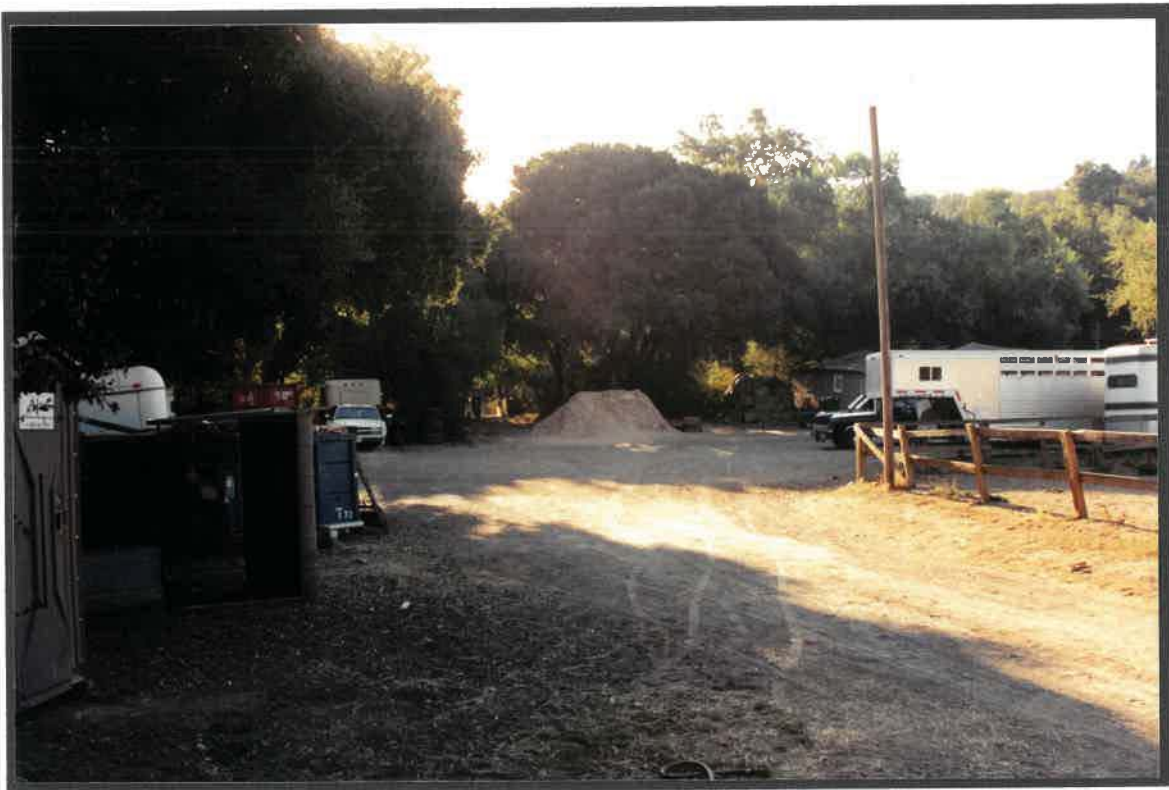


Photo 22. The parking lot to the east of the Barn was used for storage of food, bedding and trailers.

The area beneath the large oaks on the banks of the creek was used to store trailers and other vehicles, often within 10 feet of the bank. Wood chips were stored under another creek side oak by the base of the bridge. As a result, the banks bore heavy foot traffic.



Photo 23. The trash encroached on Los Trancos creek.



Photo 24. Building and fencing materials, tires, old machinery, furniture etc were strewn along the creek bank.

*Glenoaks Equestrian Center, 1998 - 2000
October 30, 2000*

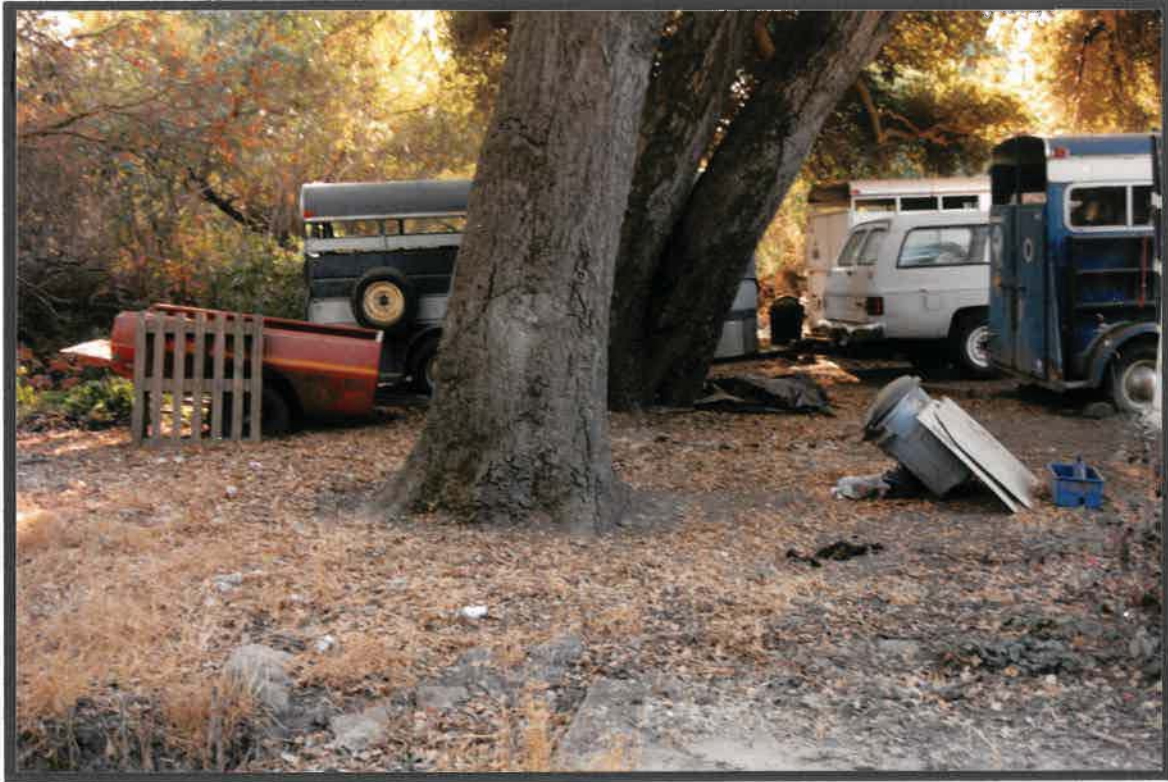


Photo 25. Vehicles and railers were parked in close proximity to the creek (10').



Photo 26. A 50 foot perimeter fence has been installed to define and protect the creek zone

The margins of the parking area have been pulled in and now lie outside a 50 foot buffer zone established along the creek. In the spring and summer of 2000, a perimeter fence was erected at the 50 foot line to further define and protect this zone. The surface of the lot was improved. The piles of refuse were removed in multiple debris boxes and disposed of appropriately. Hazardous waste services were used when needed. Trailers were moved from the creek bank immediately in the fall of 1998, and now lie along the back side of the barn away from the creek, in an inconspicuous spot. Storage of wood shavings has been moved away from the creek as far as possible pending approval of a permanent and covered storage building by the Town of Portola Valley and Stanford University.

The South Side of the Creek

On taking over the property, most of the horse activity was concentrated on the developed areas to the north of Los Trancos Creek. However, the situation on the south of the creek was quite similar, with horses standing knee deep in mud, leaking bath tubs and years of accumulated manure. There were several paddocks holding a number of horses located near the foot of the bridge and in the area of the existing dirt ring. The ring was in a dangerous state. Its railing was in poor repair, with boards down, and nails and bits of wire scattered on the ground. The ring was paved in dirt and old stable manure. A source of dust in the dry months, it became waterlogged, polluted and unusable in winter. There was no organized drainage system.



Photo 27. The situation on the south side of the Creek was similar to that on the more developed north.
Glenoaks Equestrian Center, 1998 - 2000
October 30, 2000

The area on the north-east end of the arena, located adjacent to the creek, had been used as a major manure dump for the rest of the property. It had become a solid thicket of thistle and hemlock.



Photo 28. The dirt ring and adjacent paddocks before clean-up.

Soon after the assumption of the lease in the winter of 1998-99 horses were removed from the paddocks on the south side of Los Trancos Creek. With the only access for trucks and large vehicles being through Boething Tree Farm and then through the back field, nothing could be done to improve the area until the following summer.

In the summer of 1999 the paddocks were rebuilt in the vicinity of the ring. The ring was improved with new footing. The piles of manure were removed, and the beginning of a drainage plan established.

This area is now the location of a small children's riding school, and is been used during the summer and holidays for day camps. A portable tack room to hold the children's program materials, and 2 grooming stalls have been set up near the ring.



Photo 39. This area is now the location of a small children's riding school.

The southern portion of the property is now regularly mowed to control the hemlock and thistle that had overrun the pasture grasses. On a smaller scale, the margins of the willow thickets which guard the creek near the barn and dirt ring are being rid of hemlock and thistle by hand pulling. The rubbish piles which are also to be found on the south side of the creek are being removed as they are discovered.

Respectfully Submitted,

David R. Murdoch
Glenoaks Equestrian Center, LLC
Manager and Member
October 30, 2000

*Glenoaks Equestrian Center, 1998 - 2000
October 30, 2000*

Margot Guis

Member

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 WU. 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:c1f0:899b: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”?

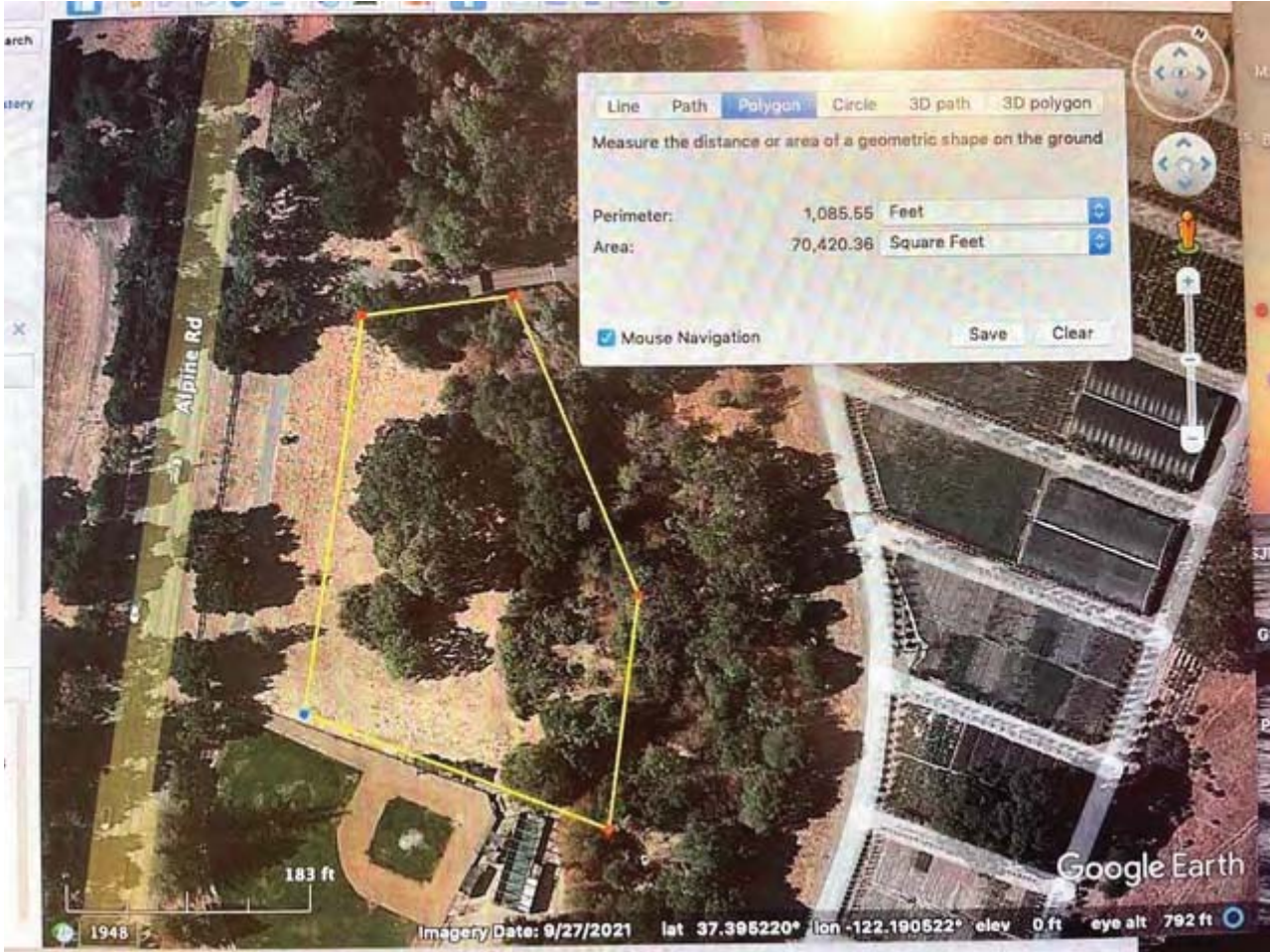
And if the spectacular live oaks that are the signature of this site and the scenic corridor of the town master plan are to be preserved as urged by several committee members, the developable area becomes further reduced to less than 1.2 acres of disconnected space. The canopy area of just two majestic 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:

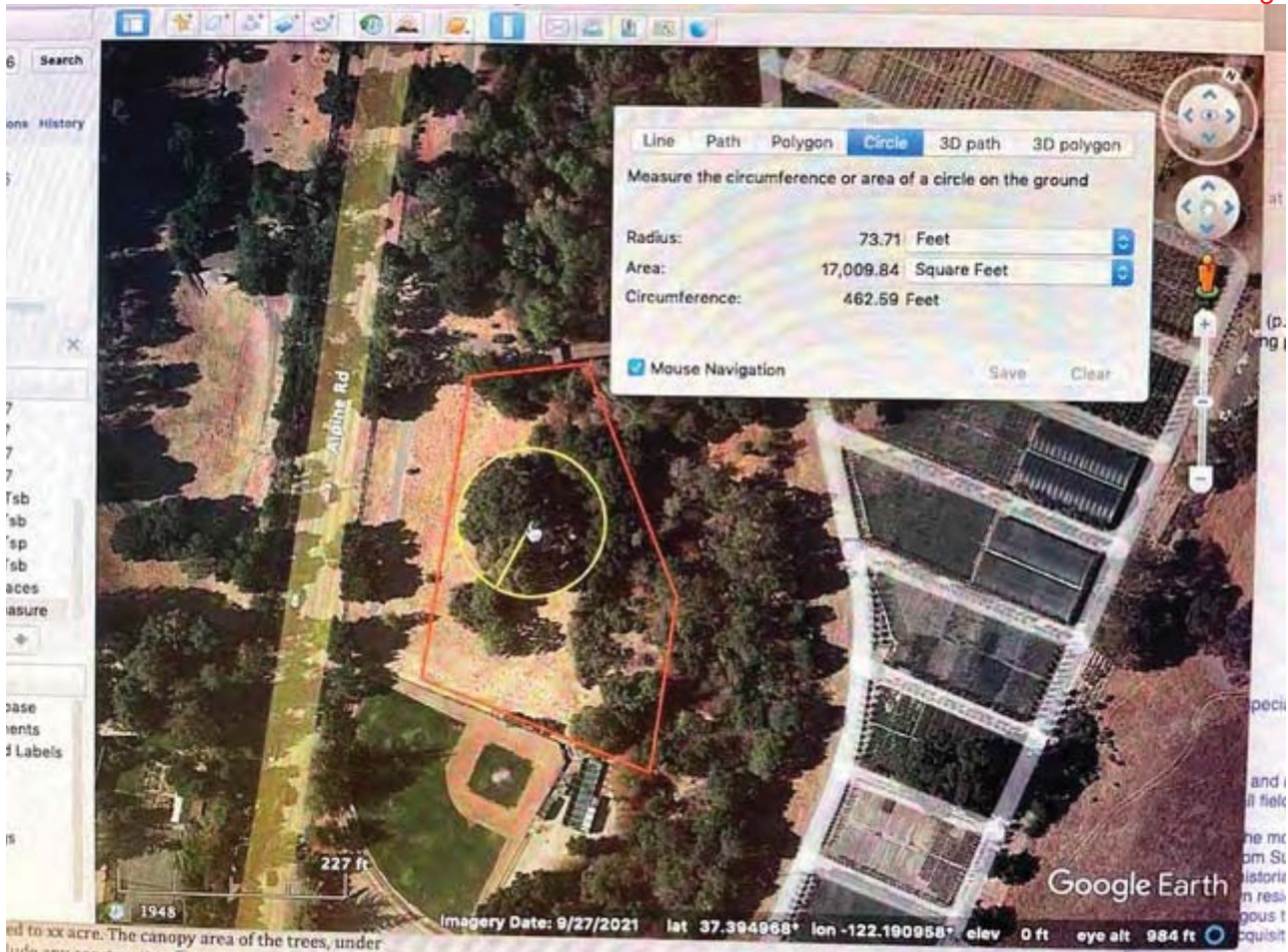
In addition to several possible alternatives along Alpine Road mentioned during the June 20 meeting (additional sites in the Nathorst area, Alpine road remnant; what about the Town Center soccer field, or use of the PV Inclusionary Housing Fund to support a new land acquisition? I deplore having even 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?

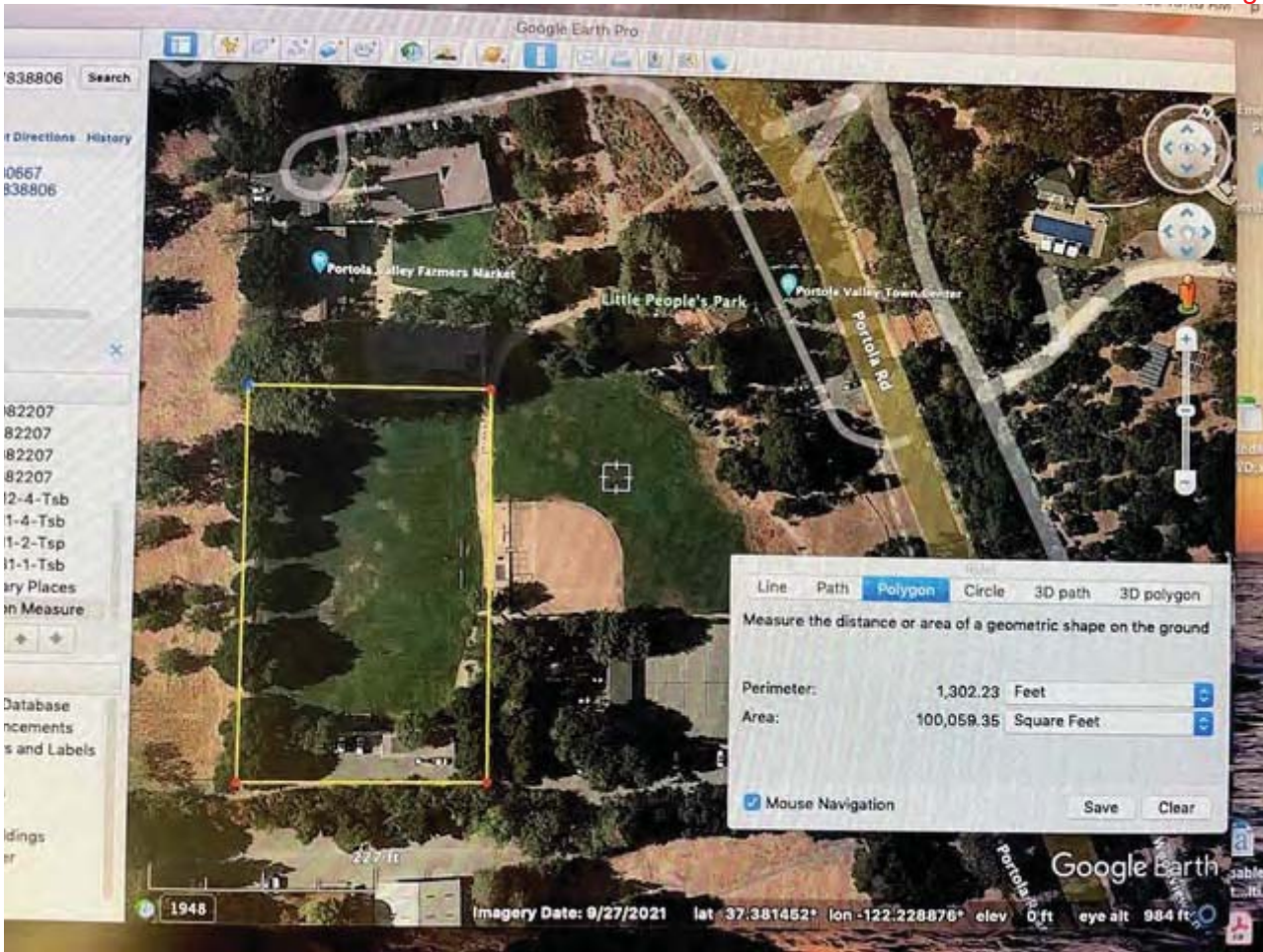
*By a research geologist, with >65 years professional experience



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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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.

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/20/2022 14:47:45	azzure79@gmail.com	I agree	andrea Young
6/20/2022 14:56:48	lundymicron@gmail.com	I agree	Lori Young
6/20/2022 15:20:38	Sammi@dwmproperties.com	I agree	Sammi
6/20/2022 15:20:46	hilarymaroney@gmail.com	I agree	Hilary Maroney
6/20/2022 15:20:47	emily.copperud@gmail.com	I agree	Emily Copperud
6/20/2022 15:21:36	sasha.tingyun@gmail.com	I agree	Ting-Yun Sasha Huang
6/20/2022 15:21:50	alanamarzoev@gmail.com		Alana Marzoev
6/20/2022 15:22:52	anne.m.fazioli@gmail.com	I agree	Anne Fazioli-Khiari
6/20/2022 15:24:07	irin.gurevich@gmail.com	I agree	Irina Gurevich
6/20/2022 15:24:33	tinapocock@gmail.com	I agree	Tina Pocock
6/20/2022 15:24:42	mandy7749@gmail.com	I agree	Mandy-Tanita Brinkmann
6/20/2022 15:25:41	cinszeto@yahoo.com	I agree	CINDY SZETO
6/20/2022 15:25:44	jessicarae12@gmail.com	I agree	Jessica McDonell
6/20/2022 15:26:00	cdm@killerstuff.net	I agree	Chris McKillop
6/20/2022 15:26:00	MATTHEW.SAKAI@YAHOO.COM	I agree	MATTHEW SAKAI
6/20/2022 15:26:16	jbrodt@stanford.edu	I agree	
6/20/2022 15:26:51	123.jonathan@gmail.com	I agree	Jonathan Beaulieu
6/20/2022 15:27:22	laurenariko4@hotmail.com	I agree	Lauren and Gianluigi Mascolo
6/20/2022 15:27:56	elryansmyth@hotmail.com	I agree	
6/20/2022 15:28:43	tessc84@gmail.com	I agree	Tess Calladine
6/20/2022 15:29:00	dido149@gmail.com	I agree	Julia Samachisa
6/20/2022 15:30:20	alison_steel@yahoo.com	I agree	Alison Steel
6/20/2022 15:31:26	christaenns1@gmail.com	I agree	
6/20/2022 15:31:26	veronique.mossuz@gmail.com	I agree	Veronique
6/20/2022 15:33:16	yanaward2@gmail.com	I agree	Yana ward
6/20/2022 15:34:17	nicole.roschke2705@gmail.com	I agree	Nicole
6/20/2022 15:35:44	vivtan@gmail.com	I agree	Vivian Lum
6/20/2022 15:35:52	zoe.clipp@gmail.com	I agree	Zoe Harris
6/20/2022 15:36:03	sbrown04@gmail.com	I agree	Stacy Brown-Philpot
6/20/2022 15:37:07	jonschild@yahoo.com	I agree	Jonathan Schild
6/20/2022 15:37:35	narguesm@yahoo.com	I agree	Nargues Eder

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/20/2022 15:37:49	leah.a.solivan@gmail.com	I agree	Leah Solivan
6/20/2022 15:39:34	solonat7@gmail.com	I agree	Natalia Solomon
6/20/2022 15:40:24	omalley@stanford.edu	I agree	Maria O'Malley, MD
6/20/2022 15:40:30	katrinehusumjensen@gmail.com	I agree	Katrine Jensen
6/20/2022 15:40:44	marialisakunz@yahoo.com	I agree	Lisa Kunz
6/20/2022 15:40:51	amyvoedisch@gmail.com	I agree	
6/20/2022 15:41:03	katmcdonell@gmail.com	I agree	Kathryn Mcdonell
6/20/2022 15:42:27	britam@me.com	I agree	Brita Sieve
6/20/2022 15:42:46	brittneygibson1@yahoo.com	I agree	Brittney Gibson
6/20/2022 15:44:43	susan@techmarket.com	I agree	Susan D'Elia
6/20/2022 15:47:09	Ashleymcbroom@gmail.com	I agree	Ashley Mcbroom
6/20/2022 15:47:15	caryatid@gmail.com	I agree	Sarah Fama
6/20/2022 15:47:27	aaditi.palavalasa@gmail.com	I agree	Aaditi
6/20/2022 15:50:04	vilborg.anna@gmail.com	I agree	Anna Hartwig
6/20/2022 15:50:30	janehkim7@gmail.com	I agree	jane kim
6/20/2022 15:51:41	willasong.ray@gmail.com	I agree	Willa
6/20/2022 15:53:19	alex@lopez-massa.net	I agree	Alexandra Lopez
6/20/2022 15:53:45	mike@lopez-massa.net	I agree	Michael V Lopez
6/20/2022 15:54:22	gorov@mac.com	I agree	Valerie Montalvo
6/20/2022 15:55:17	dondelfranco@gmail.com	I agree	Don DeFranco
6/20/2022 15:55:38	sarahheben@gmail.com	I agree	Sarah Hebenstreit
6/20/2022 15:56:18	lucamanyc@gmail.com	I agree	Luca
6/20/2022 15:56:39	kathy.decoursey@gmail.com	I agree	Kathy DeCoursey
6/20/2022 15:57:19	srebria@yahoo.com	I agree	Tatiana Srebrodolskaya
6/20/2022 15:59:14	odevoy.art@gmail.com	I agree	Olivia Devoy
6/20/2022 15:59:16	ballinger.barbara@gmail.com	I agree	Barbara Ballinger
6/20/2022 16:01:08	andreexm@aol.com	I agree	Mathia Lam
6/20/2022 16:01:09	lasteinberger@gmail.com	I agree	Linda
6/20/2022 16:01:18	jessicawilliams978@gmail.com	I agree	Jessica Williams
6/20/2022 16:01:41	anngan@stanford.edu	I agree	Ann Ganesan

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/20/2022 16:01:54	yzhao1225@gmail.com	I agree	Yue Zhao
6/20/2022 16:02:03	klarendt@stanford.edu	I agree	Kristin Arendt
6/20/2022 16:02:32	annika.ahonala@gmail.com	I agree	Annika Ahonala
6/20/2022 16:02:38	juliana.wu@gmail.com	I agree	Juliana Wu
6/20/2022 16:03:22	megan.e.gage@gmail.com	I agree	
6/20/2022 16:04:40	dgh9@yahoo.com	I agree	Greg Hintz
6/20/2022 16:05:02	keriyen@yahoo.com	I agree	Keri Ng
6/20/2022 16:07:15	erika.everingham@gmail.com	I agree	Erika everingham
6/20/2022 16:07:31	ravrita@gmail.com	I agree	Rita Comes Whitney
6/20/2022 16:08:18	cynthiasun30@yahoo.com	I agree	Cynthia Sun
6/20/2022 16:10:37	vanessa.larco@gmail.com	I agree	Vanessa Larco
6/20/2022 16:10:46	hdsleiman@gmail.com	I agree	Heidi Sleiman
6/20/2022 16:11:19	yuenlindas@gmail.com	I agree	Linda Yuen
6/20/2022 16:11:55	christy.stratos@gmail.com	I agree	Christy Greene
6/20/2022 16:19:14	alexaj77@gmail.com	I agree	Alejandra Quiroz (Gerzso)
6/20/2022 16:20:05	vy.d.nguyen@gmail.com	I agree	Vy Nguyen
6/20/2022 16:21:29	lockbouvier@gmail.com	I agree	Connie Lock-Bouvier
6/20/2022 16:22:10	lizeid88@gmail.com	I agree	Liz Gavin
6/20/2022 16:23:04	drabovich.olga@gmail.com	I agree	Volha Drabovich
6/20/2022 16:24:41	dorotheesaddier@gmail.com	I agree	Dorothee Axe
6/20/2022 16:25:54	vberson22@gmail.com	I agree	Valerie Schwartz
6/20/2022 16:28:17	sierra.valencia@yahoo.com	I agree	Sierra Valencia
6/20/2022 16:29:51	gdilday@gmail.com	I agree	Gwyn Dilday
6/20/2022 16:32:28	jbaptiste.ray@gmail.com	I agree	Jean-Baptiste Ray
6/20/2022 16:32:32	jodi.geniesse@gmail.com	I agree	Jodi Geniesse
6/20/2022 16:32:53	tdeesign@msn.com	I agree	Thomas Denney
6/20/2022 16:33:16	calandon@sbcglobal.net	I agree	Carol Landon
6/20/2022 16:35:14	lcrockett527@icloud.com	I agree	Lauren Crockett
6/20/2022 16:36:22	gabriella.d.suarez@gmail.com	I agree	
6/20/2022 16:37:21	rebecca.leylek@gmail.com	I agree	Rebecca Leylek

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/20/2022 16:37:46	lesliedvm2@gmail.com	I agree	Leslie Coleman
6/20/2022 16:37:47	noor.mendez@gmail.com	I agree	Noor Mendez
6/20/2022 16:38:27	mary32kelly@yahoo.com	I agree	Mary Kelly
6/20/2022 16:40:16	aminaaahsan76@gmail.com	I agree	Amina Ahsan
6/20/2022 16:40:54	donnellykellym@gmail.com	I agree	Kely Donnelly
6/20/2022 16:46:24	anniealves1@gmail.com	I agree	Andrea Alves
6/20/2022 16:47:03	vanvk9@gmail.com	I agree	Kristien Van Vlasselaeler
6/20/2022 16:47:40	nalbatros773@gmail.com	I agree	Nanami Michitaka
6/20/2022 16:48:10	jfuersch@stanford.edu	I agree	Janene Fuerch
6/20/2022 16:48:49	Leeolivia04@gmail.com	I agree	Olivia Lee
6/20/2022 16:48:50	jerriewelch4@sbcglobal.net	I agree	Kevin and Jerrie Welch
6/20/2022 16:51:15	matthew.a.smith@biola.edu	I agree	Matt Smith
6/20/2022 16:51:23	kristin@kristinhardin.com	I agree	Kristin Hardin
6/20/2022 16:52:00	cadylaird@gmail.com	I agree	Cadence Laird
6/20/2022 16:52:20	alirazi@gmail.com	I agree	Ali Razi
6/20/2022 16:53:57	torie.dye86@gmail.com	I agree	Victoria Dye
6/20/2022 16:56:16	ayatansecond@gmail.com	I agree	Ayako
6/20/2022 16:57:06	familyofmalkins@gmail.com	I agree	Rachel Malkin
6/20/2022 16:58:09	goudyceline@gmail.com	I agree	Céline Goudy
6/20/2022 16:58:21	blcohen@sbcglobal.net	I agree	Elisabeth Patricia Cohen
6/20/2022 16:58:57	sierraaaamist@aol.com	I agree	Sierra
6/20/2022 16:59:26	scsnowdon@aol.com	I agree	Cameo
6/20/2022 17:00:43	kimberleyemanuel@gmail.com	I agree	Kimberley Emanuel
6/20/2022 17:00:52	smichitaka@gmail.com	I agree	Sachihiko Michitaka
6/20/2022 17:01:49	kandace.bender@gmail.com	I agree	Kandace bender
6/20/2022 17:01:55	kathleengleason@gmail.com	I agree	Kathleen Gleason
6/20/2022 17:03:51	marypatton.eisen@gmail.com	I agree	MP Eisen
6/20/2022 17:03:53	bethyle@gmail.com	I agree	
6/20/2022 17:04:52	aleksandra.m.kozielska@gmail.com	I agree	Aleksandra Kozielska
6/20/2022 17:05:14	clubsnow@yahoo.com	I agree	Les Snow

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/20/2022 17:07:48	tang.chihwei@gmail.com	I agree	Chih-Wei Tang
6/20/2022 17:13:42	maureen.mcenroe@fulbrightmail.org	I agree	Maureen McEnroe
6/20/2022 17:13:59	lucia.steinhilber@gmail.com	I agree	Lucia Steinhilber
6/20/2022 17:14:42	hillary.c.martin@gmail.com	I agree	Hillary Martin
6/20/2022 17:17:27	andrews_erin@hotmail.com	I agree	Erin Andrews
6/20/2022 17:20:15	cpettijohn84@gmail.com	I agree	Celeste pettijohn
6/20/2022 17:20:42	dermskates@aol.com	I agree	Molly Johnson
6/20/2022 17:21:38	ymusicmuse@aol.com	I agree	
6/20/2022 17:24:49	zhanna.abuel@gmail.com	I agree	Zhanna Abuel
6/20/2022 17:29:31	jimfhoward@gmail.com	I agree	Jim Howard
6/20/2022 17:31:36	09crosser_savers@icloud.com	I agree	
6/20/2022 17:36:15	athaler1.dvm@gmail.com	I agree	Amanda Thaler
6/20/2022 17:43:52	justine.scott@yahoo.com	I agree	Justine Scott
6/20/2022 17:45:12	kimberlycastaneda2006@yahoo.com	I agree	Kimberly
6/20/2022 17:45:26	rebeccarefaee@icloud.com	I agree	Rebecca Refaee
6/20/2022 17:52:28	dougbytes14@gmail.com	I agree	Doug Laird
6/20/2022 18:00:26	rita.terdiman@gmail.com	I agree	rita terdiman
6/20/2022 18:01:43	rita.terdiman@gmail.com	I agree	rita terdiman
6/20/2022 18:01:52	eeepindar@gmail.com	I agree	Erin Pindar
6/20/2022 18:02:30	ktchen@stanford.edu	I agree	
6/20/2022 18:14:55	isko@sbcbglobal.net	I agree	
6/20/2022 18:18:08	rbesser2@gmail.com	I agree	Rachael Besser
6/20/2022 18:18:22	laneywen@gmail.com	I agree	Elaine Wen
6/20/2022 18:19:14	pstickland@gmail.com	I agree	Paul B. Stickland
6/20/2022 18:25:18	allisonmtorstensen@gmail.com	I agree	allison torstensen
6/20/2022 18:27:09	karineck@stanford.edu	I agree	
6/20/2022 18:29:10	debbie.fisher@gmail.com	I agree	Debbie Fisher
6/20/2022 18:36:48	klinpv@gmail.com	I agree	Kevin Lanigan
6/20/2022 18:43:04	slt9@comcast.net	I agree	Sara
6/20/2022 18:50:37	zumbageek@gmail.com	I agree	Anastacia Anishchenko, Psy.D., Ph.D.

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/20/2022 18:51:41	abigailrwenz@gmail.com	I agree	Abigail Wenz
6/20/2022 18:56:02	svickershj@gmail.com	I agree	Sarah Morgan
6/20/2022 18:56:18	aditi.telang@gmail.com	I agree	Aditi Telang
6/20/2022 18:57:17	anne.pearson@me.com	I agree	Anne Pearson
6/20/2022 19:00:11	dereksnape@gmail.com	I agree	Derek Snape
6/20/2022 19:08:11	sarialum@gmail.com	I agree	Saria Lum
6/20/2022 19:08:30	vivtan@gmail.com	I agree	Vivian Lum
6/20/2022 19:09:00	lumryan@gmail.com	I agree	Ryan Lum
6/20/2022 19:12:34	bob_cohen_ccm@yahoo.com	I agree	Bob Cohen
6/20/2022 19:12:39	monadeldar1@gmail.com	I agree	Mona Cienfuegos
6/20/2022 19:15:39	perle.deutsch@gmail.com	I agree	perle deutsch
6/20/2022 19:15:52	lplisa01@gmail.com	I agree	Lisa
6/20/2022 19:18:08	lisachanel@hotmail.de	I agree	Lisa p
6/20/2022 19:19:31	lisa@lisaholzhauser.com	I agree	Lisa Holzhauser
6/20/2022 19:23:35	barnatclj@gmail.com	I agree	Joanne Joye-Francesconi
6/20/2022 19:27:29	sarabrooks203@yahoo.com	I agree	Sara Brooks
6/20/2022 19:32:07	aradins@wgu.edu	I agree	
6/20/2022 19:32:16	alinecrettaz@hotmail.com	I agree	Aline Crettaz
6/20/2022 19:34:07	mickeysymommy715@gmail.com	I agree	Molly McKendry
6/20/2022 19:34:27	fast350pumped@gmail.com	I agree	Mariano Ceccato
6/20/2022 19:34:35	cioimo@gmail.com	I agree	Courtney E Kiel
6/20/2022 19:34:41	lillianfraserr@gmail.com	I agree	Lillian Fraser
6/20/2022 19:35:05	lisacfriedman1@gmail.com	I agree	Lisa Friedman
6/20/2022 19:41:48	madhu7@gmail.com	I agree	Madhura Kumar
6/20/2022 19:43:37	wendyyhh17@gmail.com	I agree	Wendy Hafkenschiel
6/20/2022 19:43:44	rachelandjesse09@yahoo.com	I agree	Sierra
6/20/2022 19:43:57	billdevaney14@gmail.com	I agree	Bill Devaney
6/20/2022 19:47:28	lksickafoose@gmail.com	I agree	Laura Fuller
6/20/2022 19:48:39	bkcbs2@gmail.com	I agree	Barb
6/20/2022 19:54:46	bluerain_2406@hotmail.com	I agree	Zhou Xiao

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/20/2022 19:58:42	svenja.lohner@gmail.com	I agree	Svenja Lohner
6/20/2022 20:01:49	daninesummers@yahoo.com	I agree	
6/20/2022 20:11:19	dirk.koehler@gmail.com	I agree	Dirk Koehler
6/20/2022 20:12:42	sc_mars@yahoo.com	I agree	Sigrid Close
6/20/2022 20:15:05	ghanning@sbcglobal.net	I agree	Gary Hanning
6/20/2022 20:16:18	anya.chernykh@gmail.com	I agree	Anna Chernykh
6/20/2022 20:20:02	sabine.eq@gmail.com	I agree	Sabine close
6/20/2022 20:21:02	olskoocbrown2@gmail.com	I agree	Christina Brown
6/20/2022 20:24:49	eslocum25@ndhsb.org	I agree	Emma Slocum
6/20/2022 20:27:36	a.burg.1@iclod.com	I agree	
6/20/2022 20:29:01	cmameesh425@gmail.com	I agree	Caroline M
6/20/2022 20:29:58	xpeggy@gmail.com	I agree	Peggy
6/20/2022 20:32:39	rzandstra@sbcglobal.net	I agree	Ruth Zandstra
6/20/2022 20:33:37	nstra19@gmail.com	I agree	Nick Zandstra
6/20/2022 20:34:12	starbaird@hotmail.com	I agree	Haley
6/20/2022 20:35:27	pfrangbree332@gmail.com	I agree	
6/20/2022 20:37:52	milobean23@gmail.com	I agree	Charlotte Campopiano
6/20/2022 20:42:47	missywags444@gmail.com	I agree	Melissa Wagner
6/20/2022 20:43:54	averymahon5@gmail.com	I agree	Avery
6/20/2022 20:44:59	julia@juliawinterart.com	I agree	Julia Winter
6/20/2022 20:48:15	stefan.unnasch@gmail.com	I agree	Stefan Unnasch
6/20/2022 20:49:46	saskia@remsberg.org	I agree	
6/20/2022 20:50:21	annevancamp2@gmail.com	I agree	Anne Van Camp
6/20/2022 20:57:38	elizabethjordandevaney@gmail.com	I agree	Elizabeth Jordan Devaney
6/20/2022 20:58:33	lyssabits@gmail.com	I agree	Alyssa Louie
6/20/2022 20:59:30	julia.queck@gmail.com	I agree	Julia Queck
6/20/2022 21:01:04	asowski@gmail.com	I agree	Alexandra
6/20/2022 21:02:18	nova.helin@gmail.com	I agree	Nova
6/20/2022 21:04:46	karendelaney26@gmail.com	I agree	Karen
6/20/2022 21:05:01	chloeliliang@gmail.com	I agree	Chloe Huffman

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/20/2022 21:06:17	lumryan@gmail.com	I agree	Ryan Scott Lum
6/20/2022 21:07:33	stacey_low@hotmail.com	I agree	Stacey Low
6/20/2022 21:07:47	chsmiley9@gmail.com	I agree	
6/20/2022 21:09:02	taress.hsu@gmail.com	I agree	
6/20/2022 21:10:33	alalex@webbranchinc.com	I agree	Alex Naeve
6/20/2022 21:10:45	taylor@eqwellness.org	I agree	Taylor
6/20/2022 21:14:51	gpowers2008@icloud.com	I agree	Grace
6/20/2022 21:16:52	kimberlyv@isls.net	I agree	Kim Vine
6/20/2022 21:19:41	mehdy_shahaby@yahoo.com	I agree	Mehdi Shahabi
6/20/2022 21:24:19	laurenkowitzko4@gmail.com	I agree	Lauren kowitzko
6/20/2022 21:28:36	johanna_g@yahoo.com	I agree	Johanna Katz
6/20/2022 21:40:13	greencardigan55@gmail.com	I agree	Roddy
6/20/2022 21:42:15	acrostar06@icloud.com	I agree	Madilynn Lo Porto
6/20/2022 21:55:19	ashelchuk@gmail.com	I agree	
6/20/2022 22:00:50	artiphycial@gmail.com	I agree	Weijia Wang
6/20/2022 22:03:02	21winterburnj@suesd.org	I agree	Jillian
6/20/2022 22:03:31	sacred_flame@hotmail.com	I agree	Megan Beachler
6/20/2022 22:06:51	horseback788@gmail.com	I agree	Sophie
6/20/2022 22:10:01	ttraube27@yahoo.com	I agree	Tori Traube
6/20/2022 22:12:14	emmons ruthie@gmail.com	I agree	Ruthie
6/20/2022 22:13:12	eltanin@earthlink.net	I agree	Karen Slocm
6/20/2022 22:17:45	mnhors rider13@gmail.com	I agree	Morgan Neumann
6/20/2022 22:35:23	palves.yale@gmail.com	I agree	Pedro Alves
6/20/2022 22:37:48	novia98004@gmail.com	I agree	Novia Liu
6/20/2022 22:42:34	aleenapk@yahoo.com	I agree	Aleena Moulds
6/20/2022 22:44:16	ktvery@gmail.com	I agree	kendall very
6/20/2022 22:50:39	kristen.alire@gmail.com	I agree	Kristen Alire
6/20/2022 23:10:38	oyvindysand@hotmail.com	I agree	Øyvind Dybsand
6/20/2022 23:11:36	camillahambro@hotmail.com	I agree	Camilla Hambro
6/20/2022 23:15:56	natty2xu@gmail.com	I agree	Cameron Refae

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/20/2022 23:28:03	stuntguys@gmail.com	I agree	Adam Sewell
6/20/2022 23:31:33	cowgirlup2us@aol.com	I agree	
6/20/2022 23:35:39	kristinoleung@gmail.com	I agree	Kristin Leung
6/21/2022 0:23:21	jmills54@gmail.com	I agree	Julie Mills
6/21/2022 0:42:52	merlynthecat@hotmail.com	I agree	Jamee Smith
6/21/2022 0:44:52	helenagbondolowski@gmail.com	I agree	Helena Gonzalez Bondolowski
6/21/2022 0:52:33	juliewyft@me.com	I agree	Julie White
6/21/2022 0:56:53	cgs.poot@gmail.com	I agree	Charlotte Poot
6/21/2022 3:00:46	aileen826@gmail.com	I agree	Aileen Tang
6/21/2022 3:35:01	ccwachtel23@gmail.com	I agree	Cathy Wachtel
6/21/2022 3:50:15	rmkenned@gmail.com	I agree	Dr. Regina Fulkerson
6/21/2022 4:45:48	natasha.ty@gmail.com	I agree	Natasha Huang
6/21/2022 5:44:26	donna@liveworld.com	I agree	Donna Sullivan
6/21/2022 6:01:06	s_manashi@yahoo.com	I agree	MANASHI MATHUR
6/21/2022 6:01:41	paloaltokatie@gmail.com	I agree	Katie Bramlett
6/21/2022 6:02:46	caceres.bryan@gmail.com	I agree	Bryan A Caceres
6/21/2022 6:05:33	kitcolman@hotmail.com	I agree	Kit Colman
6/21/2022 6:35:28	pc.guzman4@gmail.com	I agree	Patricia Cruz-Guzman
6/21/2022 6:37:07	dadwal.kartik@gmail.com	I agree	Kartik
6/21/2022 6:45:16	sarah.crawford@yahoo.com	I agree	
6/21/2022 6:46:31	ronanjeffrey@gmail.com	I agree	Jeff Ronan
6/21/2022 7:13:35	yulia.pantyukhova@gmail.com	I agree	Yulia Pantyukhova
6/21/2022 7:16:03	tlollis2001@yahoo.com	I agree	Tami Thompson
6/21/2022 7:23:17	ccchorsetraining@yahoo.com	I agree	Sue Landaiche
6/21/2022 7:40:09	tsassoubre@gmail.com	I agree	
6/21/2022 7:49:14	elena.herrera1@icloud.com	I agree	Elena Herrera
6/21/2022 7:54:33	jacobslayne@gmail.com	I agree	
6/21/2022 7:56:22	kristilcorley@gmail.com	I agree	Kristi
6/21/2022 7:59:28	denise.ellestad@gmail.com	I agree	Denise D Ellestad
6/21/2022 8:01:25	sandystar125@sbcglobal.net	I agree	Sandra Staricha

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/21/2022 8:02:47	lisafret@blancks.com	I agree	Lisa Frey
6/21/2022 8:05:54	davel180@gmail.com	I agree	David Luce
6/21/2022 8:07:28	aa14231@hotmail.com	I agree	Coco yu
6/21/2022 8:11:25	lisavanbuhler@yahoo.com	I agree	Lisa VanBuhler
6/21/2022 8:12:16	d2knits@gmail.com	I agree	Deb Doyle
6/21/2022 8:15:17	jayme0143@gmail.com	I agree	
6/21/2022 8:20:23	alidacher@yahoo.com	I agree	Ali dacher
6/21/2022 8:21:06	xinru1414@gmail.com	I agree	Xinru Yan
6/21/2022 8:22:36	heidi1954@gmail.com	I agree	Heidi Curto
6/21/2022 8:36:28	nfeirman@gmail.com	I agree	Natalie
6/21/2022 8:37:35	verdere.philpot@gmail.com	I agree	Chris Philpot
6/21/2022 8:42:55	emmafbailey@icloud.com	I agree	Emma Bailey
6/21/2022 8:43:21	trbe2010@gmail.com	I agree	Bettina
6/21/2022 8:44:02	sl_barreihorses@yahoo.com	I agree	Sarah Luke
6/21/2022 8:55:41	gilivanilla@gmail.com	I agree	Yurun Liu
6/21/2022 9:15:53	danielle_wellness@protonmail.com	I agree	Danielle Siniard
6/21/2022 9:50:18	artpages@earthlink.net	I agree	Elizabeth Parashis
6/21/2022 9:51:06	catcelebrity@gmail.com	I agree	Lia Alves
6/21/2022 9:56:05	elizabetho@outlook.com	I agree	Elizabeth Ouellette
6/21/2022 9:56:19	ahooofprint4@aol.com	I agree	
6/21/2022 10:14:47	stephntoby@gmail.com	I agree	Stephanie Ross
6/21/2022 10:22:27	percyfq@gmail.com	I agree	Percy Fischel
6/21/2022 10:26:19	joanna.sletten@gmail.com	I agree	Joanna Sletten
6/21/2022 10:27:01	gabfann@gmail.com	I agree	gabi fann
6/21/2022 10:40:08	gabylun7@yahoo.com	I agree	Gabriela Luna
6/21/2022 10:45:43	careydalessandro@gmail.com	I agree	Carey Dalessandro
6/21/2022 10:50:51	jamie@windyhillpv.com	I agree	Jamie D'Alessandro
6/21/2022 11:06:24	lovebeans666@gmail.com	I agree	
6/21/2022 11:07:44	rkozielski@questus.pl	I agree	Robert
6/21/2022 11:10:39	martakozielskawk@gmail.com	I agree	Marta

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/21/2022 11:21:12	lianzenjli@gmail.com	I agree	Qingzhou Li
6/21/2022 11:29:42	sulliz28@gmail.com	I agree	Mary Sullivan-White
6/21/2022 11:36:54	lucyyy1825@gmail.com	I agree	Luke
6/21/2022 12:27:15	megantaylor00@hotmail.com	I agree	Megan
6/21/2022 12:42:09	carmiendogmail.com	I agree	Carmen Jackson
6/21/2022 12:54:46	kathrynelizittle@gmail.com	I agree	Kathryn Little
6/21/2022 13:09:16	hlavelle08@gmail.com	I agree	
6/21/2022 13:14:05	mpquealey@gmail.com	I agree	Mike Quealey
6/21/2022 13:20:44	joanktom@gmail.com	I agree	Joan Tom
6/21/2022 13:26:39	victoriahraisergmail.com	I agree	Victoria Raiser
6/21/2022 13:32:26	jcolincahill@gmail.com	I agree	John Colin Cahill
6/21/2022 13:47:44	nichole.fisher33@gmail.com	I agree	Nichole Fisher
6/21/2022 13:48:28	jenparker13@gmail.com	I agree	Jennifer Parker
6/21/2022 14:01:16	cschwaab@att.net	I agree	Cindy Schwaab
6/21/2022 14:45:03	kennabear15@icloud.com	I agree	Makenna
6/21/2022 15:52:53	baileyevans1@yahoo.com	I agree	Bailey Evans
6/21/2022 16:12:39	sjohnjk@yahoo.com	I agree	Shelly Antony
6/21/2022 16:15:32	katelynlee999@gmail.com	I agree	Katelyn Lee
6/21/2022 16:57:51	cfdeasy@gmail.com	I agree	Caroline Deasy
6/21/2022 18:14:52	lupe.mar@icloud.com	I agree	lupe martinez
6/21/2022 19:12:30	noasjohnson@gmail.com	I agree	Noa Johnson
6/21/2022 19:19:38	gretamariezandstra@gmail.com	I agree	Greta Zandstra
6/21/2022 19:21:51	scottspeed@gmail.com	I agree	Michael. F
6/21/2022 19:24:59	TessaAlyse0@gmail.com	I agree	Tessa
6/21/2022 19:35:01	nicolebgreco@gmail.com	I agree	Nicole G
6/21/2022 19:49:30	jacksonk0521@gmail.com	I agree	Jackson Keane
6/21/2022 19:58:23	karaespurr@gmail.com	I agree	Kara Hwang
6/21/2022 20:33:52	tiny01_altars@icloud.com	I agree	
6/21/2022 20:44:28	brkmore@gmail.com	I agree	Brooke
6/21/2022 20:47:09	blanketlady@hotmail.com	I agree	Janet Graham

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/21/2022 20:59:14	vfox87@gmail.com	I agree	Valerie Robins-Fox
6/21/2022 21:32:47	felinephunk@gmail.com	I agree	
6/21/2022 22:42:10	christian.busch@hotmail.com	I agree	Chris Busch
6/21/2022 23:04:11	laia.esteban.pena@gmail.com	I agree	
6/21/2022 23:07:57	bananaboat4567@hotmail.com	I agree	Rachel McSwain
6/21/2022 23:22:10	saisuraj.palavalasa@gmail.com	I agree	Sai
6/21/2022 23:49:41	mjyothinaidu@gmail.com	I agree	Jyothi
6/22/2022 0:03:01	jayakanth2003@gmail.com	I agree	Jayakanth Chintakunta
6/22/2022 0:41:14	ajit.kld@gmail.com	I agree	Ajit Sahu
6/22/2022 1:33:22	luguamieri@yahoo.com	I agree	Luciana
6/22/2022 2:09:00	francoise.louw@gmail.com	I agree	Francoise Foley-Fisher
6/22/2022 3:36:53	swarhivadi@yahoo.com	I agree	Swathi Vadi
6/22/2022 3:57:20	lathunair@yahoo.co.in	I agree	Latha Nair
6/22/2022 6:03:29	charmadorr@gmail.com	I agree	Sam Graham
6/22/2022 6:17:36	mariobevilacqua@gmail.com	I agree	Mario Bevilacqua von Gunderrode
6/22/2022 6:23:50	Snoopdoggrohit@gmail.com	I agree	Rohit Vadi
6/22/2022 6:30:49	mollyjordan2@gmail.com	I agree	Molly Kaster
6/22/2022 7:10:13	kcarides@gmail.com	I agree	Katherine Adams
6/22/2022 7:18:38	bbpaperandink@gmail.com	I agree	Brenna Berger
6/22/2022 7:25:35	wengler70@yahoo.de	I agree	Petra Wengler
6/22/2022 7:41:35	wiktorrozwalka@gmail.com	I agree	Wiktor Rozwalka
6/22/2022 7:56:21	vaibavkotagiri@gmail.com	I agree	RUDRA GANU SAI VAIBAV KOTAGIRI
6/22/2022 7:58:33	vadirishika50@gmail.com	I agree	
6/22/2022 8:01:59	kellyvlam@gmail.com	I agree	kelly :)
6/22/2022 8:16:46	kotagirisajtej92@gmail.com	I agree	Prajeeth
6/22/2022 8:40:12	deepthi.dreddy@gmail.com	I agree	
6/22/2022 8:41:03	vjen@1derful.com	I agree	Violet Jen
6/22/2022 9:10:35	mw1_petition@wiedmann.org	I agree	Marina
6/22/2022 11:18:34	prishapradhan24@gmail.com	I agree	Prisha Pradhan
6/22/2022 11:44:42	kirakp@icloud.com	I agree	Kira

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/22/2022 12:00:49	nmmehan@yahoo.com	I agree	Nan Mehan
6/22/2022 13:17:44	kalyssa325@gmail.com	I agree	kylo
6/22/2022 13:19:22	srbooker1309@gmail.com	I agree	Stephanie R Booker
6/22/2022 13:23:20	thelastsolareclipse@gmail.com	I agree	Kalyssa Lee
6/22/2022 14:49:18	kirsten.o.cahill@gmail.com	I agree	Kirsten Cahill
6/22/2022 16:25:59	spotted.westfalen@gmail.com	I agree	
6/22/2022 18:25:27	debbie@pencomsf.com	I agree	Deborah Gardiner
6/22/2022 19:21:28	kellymaddox5@aol.com	I agree	Kelly Maddox
6/22/2022 20:40:13	kaedevaney@gmail.com	I agree	Kae
6/22/2022 20:45:33	a.mounimounika@gmail.com	I agree	
6/22/2022 21:08:36	zshaikh24@ndhsb.org	I agree	Zoe Shaikh
6/22/2022 21:08:37	carrouye@alumni.scu.edu	I agree	Charlotte Arrouye
6/22/2022 21:08:41	mbecking@gmail.com	I agree	Mary Anne Fann
6/22/2022 21:09:07	jocelyn.chan@gmail.com	I agree	Jocelyn Chan
6/22/2022 21:09:43	cjlj06@mac.com	I agree	Catherine Licht
6/22/2022 21:10:51	lucas.a.lum@gmail.com	I agree	Lucas Lum
6/22/2022 21:11:05	elissaluzriedy@hotmail.com	I agree	Elissa Riedy
6/22/2022 21:11:30	jolly4heather@gmail.com	I agree	Heather Jolly
6/22/2022 21:11:39	jingyi8918@gmail.com	I agree	Joy
6/22/2022 21:11:56	annalynmchacon@gmail.com	I agree	Annalyn Chacon
6/22/2022 21:13:14	piffeejao@gmail.com	I agree	Piffee Jao
6/22/2022 21:13:43	xliuhelen2@gmail.com	I agree	Xi Liu
6/22/2022 21:14:28	kkim0411@gmail.com	I agree	Kyuhee K Voorhies
6/22/2022 21:14:57	jzmajeti@gmail.com	I agree	Jen
6/22/2022 21:16:06	katherine.andruha@gmail.com	I agree	Katherine andruha
6/22/2022 21:18:29	danny.lai@gmail.com	I agree	Danny
6/22/2022 21:19:28	pam@collinsgeorge.com	I agree	Pamela collins
6/22/2022 21:20:20	kelleymcclanahan@gmail.com	I agree	Kelley Gallaher
6/22/2022 21:20:48	jason.chan@gmail.com	I agree	Jason Chan
6/22/2022 21:21:39	rajat72@gmail.com	I agree	Rajat Bhatnagar

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/22/2022 21:21:57	nbudelli@gmail.com	I agree	
6/22/2022 21:22:08	naomi@lsvp.com	I agree	
6/22/2022 21:22:24	tiffanypan1028@gmail.com	I agree	Tiffany
6/22/2022 21:22:24	cbudelli@gmail.com	I agree	
6/22/2022 21:22:52	chris.budelli@compass.com	I agree	
6/22/2022 21:23:10	ssyu18@gmail.com	I agree	Sandra Cheung
6/22/2022 21:23:12	jsandidge@gmail.com	I agree	Jamie Sandidge
6/22/2022 21:23:14	susanlongworth@yahoo.com	I agree	
6/22/2022 21:23:33	johnfc@gmail.com	I agree	
6/22/2022 21:23:54	littlevmarket@gmail.com	I agree	
6/22/2022 21:24:10	cozyhinteriors@gmail.com	I agree	
6/22/2022 21:24:43	lea-walter@gmx.net	I agree	
6/22/2022 21:24:46	m.olgaru@yahoo.com	I agree	Olga rubchinskaya
6/22/2022 21:26:36	michelle.marie.parsons@gmail.com	I agree	Michelle Parsons
6/22/2022 21:28:18	zhang.wenwen11@gmail.com	I agree	Wendy zhang
6/22/2022 21:28:48	vinita.venkatesh@gmail.com	I agree	Vinita Venkatesh
6/22/2022 21:29:05	ajay.narasimha@gmail.com	I agree	Ajay Narasimha
6/22/2022 21:29:11	isabeltallam@gmail.com	I agree	Isabel Tallam
6/22/2022 21:32:45	kelly.moredock@me.com	I agree	
6/22/2022 21:33:14	kelly.moredock@me.com	I agree	Kelly Agosta
6/22/2022 21:33:46	sarahrobert@gmail.com	I agree	Sarah sperry
6/22/2022 21:34:26	kelly.moredock@me.com	I agree	Sarah moredock
6/22/2022 21:36:29	chrisleung88@yahoo.com	I agree	Christine Ko
6/22/2022 21:37:02	zsofiatrey@yahoo.com	I agree	Zsofia
6/22/2022 21:38:04	jennifergrosser@yahoo.com	I agree	Jennifer Carroll
6/22/2022 21:40:21	szmiku@gmail.com	I agree	Miku Tanaka
6/22/2022 21:43:51	kchien@equinix.com	I agree	Kyle Chien
6/22/2022 21:46:33	lanafelton37@gmail.com	I agree	Lana Felton
6/22/2022 21:46:55	amiec1688@gmail.com	I agree	Amie Chang
6/22/2022 21:47:11	greeninfinity88@icloud.com	I agree	Neilson Chien

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/22/2022 21:47:39	silverkitty35789@icloud.com	I agree	Audrey Bo-En Chien
6/22/2022 21:49:42	dadwal.kartik@gmail.com	I agree	Kartik
6/22/2022 21:50:04	nervier_meadows.0s@icloud.com	I agree	Adi
6/22/2022 21:53:22	prakashshobna@yahoo.com	I agree	Shobna prakash
6/22/2022 21:54:36	wendyrosegap@gmail.com	I agree	Wendy Gapastone
6/22/2022 21:55:08	mvimaria@gmail.com	I agree	Maria Ivanova
6/22/2022 21:55:35	ivanova@berkeley.edu	I agree	Maria Ivanova
6/22/2022 21:57:10	vanessa_zhang21@yahoo.com	I agree	
6/22/2022 22:00:22	lovinda@gmail.com	I agree	Lovinda Beal
6/22/2022 22:02:39	08-prize-caliper@icloud.com	I agree	Blohm
6/22/2022 22:03:07	garamova@gmail.com	I agree	Yulia Garamova
6/22/2022 22:08:27	suskuo@gmail.com	I agree	
6/22/2022 22:08:40	suskuo@gmail.com	I agree	Susan Kuo
6/22/2022 22:14:52	ctitus2003@gmail.com	I agree	Carrol Titus
6/22/2022 22:18:05	wendyadelman@gmail.com	I agree	Wendy Adelman
6/22/2022 22:20:37	wendy.hartogenesis@gmail.com	I agree	Wendy Hartogenesis Lloyd
6/22/2022 22:22:38	traevassallo@gmail.com	I agree	Trae Vassallo
6/22/2022 22:29:53	ksanchez@smuhsd.org	I agree	Kristin Sánchez
6/22/2022 22:36:58	hshjsjakjd7288282@yahoo.com	I agree	Joanne
6/22/2022 22:38:48	bluechips1337@yahoo.com	I agree	Edward
6/22/2022 22:43:17	hnfleming@me.com	I agree	Holly Fleming
6/22/2022 22:44:02	darius.silingas@gmail.com	I agree	Darius Silingas
6/22/2022 22:48:51	anamikag@gmail.com	I agree	Anamika Gupta
6/22/2022 22:54:52	craiglistseller650@gmail.com	I agree	Mrs Lorber
6/22/2022 22:55:12	skyobs@yahoo.com	I agree	san chang
6/22/2022 23:00:52	jqb6340@icloud.com	I agree	Jaime Barker
6/22/2022 23:11:59	info@ponowellnesspa.com	I agree	
6/22/2022 23:12:41	joanogb@sbcglobal.net	I agree	Joan Barada
6/22/2022 23:13:21	ahbarada@gmail.com	I agree	Drew Barada
6/22/2022 23:20:02	yanhouqiang@gmail.com	I agree	Houqiang Yan

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/22/2022 23:24:40	birgit_greschner@yahoo.com	I agree	Birgit Greschner
6/22/2022 23:28:39	dengxinyue0420@gmail.com	I agree	Xinyue Deng
6/23/2022 0:08:26	donna.rosberg@gmail.com	I agree	Donna Rosberg
6/23/2022 0:21:35	sgbeauchamps@yahoo.com	I agree	Stephanie Beauchamps
6/23/2022 0:40:04	rbritocebrarian@gmail.com	I agree	Raquel Brito
6/23/2022 0:42:25	ahu11@u.rochester.edu	I agree	Amber Hu
6/23/2022 0:44:24	emily.lopez@gmail.com	I agree	Emily Lopez
6/23/2022 0:46:53	elodie.laplacegrangier@gmail.com	I agree	Élodie Laplace-Grangier
6/23/2022 0:49:04	wang.xiaofang@gmail.com	I agree	Sophia
6/23/2022 0:52:57	vivek.kulkarni@att.net	I agree	Vivekanand Kulkarni
6/23/2022 0:56:59	litallevy72@gmail.com	I agree	
6/23/2022 0:59:06	vivek.kulkarni@att.net	I agree	Vivekanand Kulkarni
6/23/2022 1:02:12	oh.valentina.valentina@gmail.com	I agree	Valentina Poliashova
6/23/2022 1:02:54	jeffreyhan@gmail.com	I agree	Jeffrey Han
6/23/2022 1:14:18	eritami@gmail.com	I agree	Eri Itami-Wolf
6/23/2022 1:34:20	charlesblee@gmail.com	I agree	Charles Lee
6/23/2022 1:37:05	warren.meggitt@gmail.com	I agree	Warren Meggitt
6/23/2022 3:30:27	baglanrhymes@gmail.com	I agree	Baglan Rhymes
6/23/2022 3:33:52	duckpie@zoho.com	I agree	
6/23/2022 3:46:39	jssegre@stanford.edu	I agree	Julien Segre
6/23/2022 4:33:56	rlwoodson2004@yahoo.com	I agree	Rebecca Woodson
6/23/2022 5:16:26	cathy.brewer@gmail.com	I agree	Cathy Brewer
6/23/2022 5:48:32	tiffianigirl@gmail.com	I agree	Tiffany Hiam
6/23/2022 5:52:09	wdunaway@hotmail.com	I agree	Wendy Wall
6/23/2022 6:46:12	YMMICHEL@COMCAST.NET	I agree	YVETTE M MICHEL
6/23/2022 6:54:25	kate@matthewsconsulting.com	I agree	Kate Chasanoff
6/23/2022 6:55:49	mathildecaron94@gmail.com	I agree	Mathilde Caron
6/23/2022 6:57:09	mehdy_shahaby@yahoo.com	I agree	Mehdi Shahabi
6/23/2022 7:12:41	beekmailbox@gmail.com	I agree	
6/23/2022 7:22:17	lalanierobins@gmail.com	I agree	Lalanie Robins

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/23/2022 7:29:34	dsslcc88@gmail.com	I agree	Jackie
6/23/2022 7:34:59	olivia.mayer@gmail.com	I agree	Olivia Mayer
6/23/2022 7:35:18	emily.b.fishman@gmail.com	I agree	Emily McDonough
6/23/2022 7:40:05	julierandau@hotmail.com	I agree	Julie Carr
6/23/2022 7:51:24	staeci@gmail.com	I agree	S Morita
6/23/2022 7:52:04	zhang.w.miao@gmail.com	I agree	Miao Zhang
6/23/2022 7:58:15	vgray20@att.net	I agree	valerie G gray
6/23/2022 7:59:18	rpickart1@yahoo.com	I agree	Rebecca Pickart
6/23/2022 8:01:04	uhlulius@gmail.com	I agree	
6/23/2022 8:02:12	gina.kdci@gmail.com	I agree	Gina jackman
6/23/2022 8:02:25	jscottpr@aol.com	I agree	
6/23/2022 8:05:24	navywife_92006@yahoo.com	I agree	Tami
6/23/2022 8:15:07	chadjbooker@gmail.com	I agree	Chadwick J Booker
6/23/2022 8:19:03	stefania.giardino@gmail.com	I agree	Stefania Giardino
6/23/2022 8:21:08	gladysgreco@comcast.net	I agree	Gladys Greco
6/23/2022 8:22:34	tina.kijewski@gmail.com	I agree	Tina Kijewski
6/23/2022 8:44:51	elbra.beitsayad@gmail.com	I agree	Elbra Beitsayad
6/23/2022 8:45:34	taylorkiel@gmail.com	I agree	Taylor Kiel
6/23/2022 9:12:16	nishad.naik@gmail.com	I agree	Nishad Naik
6/23/2022 9:13:24	vimelo97@gmail.com	I agree	
6/23/2022 9:15:58	guzman44@icloud.com		Isis Cleo Guzman
6/23/2022 9:25:20	bri-bri@pacbell.net	I agree	Briana Fortnam
6/23/2022 9:26:45	lisanadigo@gmail.com	I agree	Lisa Sandigo
6/23/2022 9:37:38	rachtaylor76@gmail.com	I agree	Rachel Elizabeth Taylor
6/23/2022 9:44:55	allison.jagtiani@gmail.com	I agree	Allison Jagtiani
6/23/2022 9:45:19	ava.jagtiani@gmail.com	I agree	Ava Jagtiani
6/23/2022 9:50:47	james.gottlieb@sony.com	I agree	James Gottlieb
6/23/2022 9:57:13	victoriahaiser@gmail.com	I agree	Victoria Raiser
6/23/2022 10:07:11	louiserathjendvm@gmail.com	I agree	Louise Rathjen
6/23/2022 10:15:01	sarah16@me.com	I agree	Sarah Silva

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/23/2022 10:34:58	karen.bradshaw2021@gmail.com	I agree	Karen Bradshaw
6/23/2022 11:34:34	carrillo.gaby@gmail.com	I agree	Gabriela Carrillo
6/23/2022 12:14:23	janetchartier@gmail.com	I agree	Janet Chartier
6/23/2022 12:36:00	karina.abuel@gmail.com	I agree	Karina Abuel
6/23/2022 12:46:49	michellekimsnape@gmail.com	I agree	Michelle S Snape
6/23/2022 12:59:01	elizabethjkerin@gmail.com	I agree	Elizabeth Kerin
6/23/2022 13:21:20	lianaweng@gmail.com	I agree	Liana Weng
6/23/2022 13:57:06	shirleyhuchen@gmail.com	I agree	Shirley Hu
6/23/2022 14:05:11	matthew.muffly@gmail.com	I agree	Matthew Muffly
6/23/2022 15:15:22	chandra_amita@yahoo.com	I agree	Amita Chandra
6/23/2022 16:01:38	wildmysticalrose@yahoo.com	I agree	Rose
6/23/2022 16:53:40	cmorrill@gtcgroup.com	I agree	Chloe Morrill
6/23/2022 19:22:42	sportillo79@yahoo.com	I agree	Siglinda
6/23/2022 20:07:14	dancinglilyrose@gmail.com	I agree	Lily Lucas
6/23/2022 20:45:57	kerrybratton@icloud.com	I agree	Kerry Bratton
6/23/2022 20:59:56	kathryncardullo@gmail.com	I agree	
6/23/2022 22:50:34	bibichu.goosie@gmail.com	I agree	Amy
6/23/2022 22:51:07	buta2@hotmail.com	I agree	Amy Chan
6/24/2022 7:08:36	mlinnert@hotmail.com	I agree	Michael Linnert
6/24/2022 7:40:19	burgess07@gmail.com	I agree	Shirley Burgess
6/24/2022 8:03:42	cecilia.ty.mackay@gmail.com	I agree	Cecilia Ty-Mackay
6/24/2022 8:16:57	atammi76@yahoo.com	I agree	abigail mariani
6/24/2022 8:17:22	damianmariani@icloud.com	I agree	damian mariani
6/24/2022 8:31:28	elizabethjrubin@gmail.com	I agree	Elizabeth J Rubin
6/24/2022 8:58:49	mia.uhl88@gmail.com	I agree	Mia
6/24/2022 11:08:18	margauxtolmasoff@icloud.com	I agree	Margaux
6/24/2022 12:18:41	aldenc1@aol.com	I agree	Alden Corrigan
6/24/2022 13:38:13	lgillett@stanford.edu	I agree	Louisa Gillett
6/24/2022 14:50:21	sophieleguen@gmail.com	I agree	Sophie Le Guen
6/24/2022 15:25:06	beckyrudd@gmail.com	I agree	

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/24/2022 17:14:02	mzancell@aol.com	I agree	M Ancell
6/24/2022 17:43:02	mikecmarino@gmail.com	I agree	Michael Marino
6/24/2022 20:08:45	kathy_waddell@yahoo.com	I agree	Kathy Waddell
6/24/2022 21:35:57	kaialauramay@icloud.com	I agree	Kaia May
6/25/2022 0:25:43	casrir@gmail.com	I agree	Cindy Asrir
6/25/2022 6:53:48	olesen50@yahoo.com	I agree	
6/25/2022 7:13:33	olesen50@yahoo.com	I agree	Karen Olesen
6/25/2022 8:19:35	fabian.sixl@gmail.com	I agree	Fabian Sixl
6/25/2022 10:12:30	mrozentstvayg@gmail.com	I agree	Mikhail Rozentsvayg
6/25/2022 13:56:21	taylormpress@gmail.com	I agree	Taylor Mopress
6/25/2022 14:15:33	alexisbrenner777@gmail.com	I agree	Alexis Brenner
6/25/2022 14:16:26	beth@thebrenners.us	I agree	Elizabeth A Brenner
6/25/2022 14:16:49	senechalclea@gmail.com	I agree	Clea Senechal
6/25/2022 14:20:58	30lorib@gmail.com	I agree	Lori Brand
6/25/2022 14:36:51	MorganRoci@gmail.com	I agree	Morgan Roci
6/25/2022 15:25:24	rachelsatterfield@gmail.com	I agree	Rachel Masen
6/25/2022 16:26:56	mara.sackman@yahoo.com	I agree	
6/25/2022 16:28:01	amyparker1026@gmail.com	I agree	Amy Parker
6/25/2022 17:27:11	kirt_iverson@yahoo.com	I agree	Kirt Iverson
6/25/2022 19:12:48	aruna.nathan@gmail.com	I agree	Aruna Nathan
6/25/2022 20:10:56	mmunroe32@gmail.com	I agree	Matthew Munroe
6/25/2022 20:15:45	munroe06@gmail.com	I agree	Stop building on beautiful land
6/25/2022 20:21:18	mike.cecchi@gmail.com	I agree	Mike Cecchi
6/25/2022 20:22:06	jgro650@yahoo.com	I agree	Jason G
6/25/2022 20:24:48	kellysika@gmail.com	I agree	
6/25/2022 20:26:06	rjdeschler@yahoo.com	I agree	
6/25/2022 20:28:48	ginobongi7@yahoo.com	I agree	
6/25/2022 20:29:15	seansmith650@gmail.com	I agree	Sean Smith
6/25/2022 20:58:57	james.n.brenner@gmail.com	I agree	
6/25/2022 22:44:12	Hmarchman@icloud.com	I agree	Heather Marchman

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/26/2022 5:42:18	dougsdrywall@gmail.com	I agree	Douglas Booth
6/26/2022 5:59:02	kellyjellybeans@gmail.com	I agree	Kelly Munroe
6/26/2022 6:58:49	suelinholt@gmail.com	I agree	Sue Lin Holt
6/26/2022 11:37:12	myrthevannoetsele@gmail.com	I agree	Myrthe van Noetsele
6/26/2022 14:10:28	julie@healthyhorse.co	I agree	Julie McCarthy
6/26/2022 14:49:41	wynnebecker@gmail.com	I agree	Wynne Becker
6/26/2022 16:36:59	nikita.shulga@gmail.com	I agree	Nikita
6/26/2022 19:43:46	ejaehnichen@msn.com	I agree	
6/26/2022 19:47:30	danicatays@gmail.com	I agree	Danica Schmidtke
6/26/2022 19:59:12	bgoldstein@scusd.net	I agree	Brenda Goldstein
6/26/2022 20:00:56	dpgoldstein98@gmail.com	I agree	David Goldstein
6/26/2022 20:09:03	angerzbby@gmail.com	I agree	Angie
6/26/2022 20:23:02	rebecca@sereno.com	I agree	Rebecca Smith
6/26/2022 20:41:19	alisacclairret@hotmail.com	I agree	Alisa Clairret
6/26/2022 20:41:56	clairretmichel@hotmail.com	I agree	Michel Clairret
6/26/2022 20:56:39	mattea.curtis@gmail.com	I agree	Mattea Curtis
6/26/2022 21:00:19	glebius3@gmail.com	I agree	Gleb
6/26/2022 21:34:19	christine.e.cordeiro@gmail.com	I agree	Christy Cordeiro
6/26/2022 22:10:51	kermitclaytor3@yahoo.com	I agree	
6/26/2022 22:50:46	budchase77@gmail.com	I agree	Bryan Chase
6/27/2022 6:26:35	lpp_65@hotmail.com	I agree	Linda Patch
6/27/2022 6:47:54	susanporter1@live.com	I agree	Susan Porter
6/27/2022 7:22:40	nanzo@me.com	I agree	Nancy Reyrering
6/27/2022 8:31:05	vanvlk9@gmail.com	I agree	Kristien Van Vlasselaeer
6/27/2022 9:09:57	allisoncoyledvm@gmail.com	I agree	Allison Coyle
6/27/2022 9:12:27	graef.sa@gmail.com	I agree	
6/27/2022 9:13:24	lindsaylouie@gmail.com	I agree	Lindsay & Ting Louie
6/27/2022 9:15:16	djbrocato@gmail.com	I agree	Dominic Brocato
6/27/2022 9:18:14	green.sg@gmail.com	I agree	Suzanne Green
6/27/2022 9:19:47	cleverkrispy1@gmail.com	I agree	Kris Moriarty

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/27/2022 9:25:17	cemanuel@gmail.com	I agree	Chris Emanuel
6/27/2022 9:28:23	amanda.gurtis@gmail.com	I agree	Amanda Gurtis Davis
6/27/2022 9:30:43	cytokine77@yahoo.com	I agree	Pamela Piacente
6/27/2022 9:31:40	dmackay@gmail.com	I agree	Doug MacKay
6/27/2022 9:32:16	dmpiacente@yahoo.com	I agree	Diane Piacente
6/27/2022 9:33:08	zhongj@alumni.stanford.edu	I agree	Jian Zhong
6/27/2022 9:34:41	emmacaplan@hotmail.com	I agree	Emma Caplan
6/27/2022 9:35:51	ruggero.gramatica@yahoo.com	I agree	Ruggero Gramatica
6/27/2022 9:44:24	kamcarpiofamily@gmail.com	I agree	Eva Kam
6/27/2022 9:47:19	gigi.florin@gmail.com	I agree	Gigi Florin
6/27/2022 9:48:52	ballinger.barbara@gmail.com	I agree	Barbara Ballinger
6/27/2022 9:49:21	shawna2011.sr@gmail.com	I agree	Shawna Ragan
6/27/2022 9:52:51	mv.6272722@gmail.com	I agree	Marc Vongsvangiri
6/27/2022 9:52:59	davis.jeremya@gmail.com	I agree	Jeremy Davis
6/27/2022 9:53:40	TaylorNicole41397@gmail.com	I agree	Taylor Todd
6/27/2022 9:54:31	chankayen@gmail.com	I agree	Stephanie Chan
6/27/2022 9:59:33	munns.riley@gmail.com	I agree	Riley Munns
6/27/2022 10:10:48	annevancamp2@gmail.com	I agree	Anne Van Camp
6/27/2022 10:13:20	mayaseely@yahoo.com	I agree	Maya Seely
6/27/2022 10:17:28	rragan143@gmail.com	I agree	Rayana Ragan
6/27/2022 10:28:11	nemaziem@gmail.com	I agree	Maryam Nemazie
6/27/2022 10:33:07	ca.sararose@gmail.com	I agree	Sara Green
6/27/2022 11:04:53	alisa.kletchikova@gmail.com	I agree	Alisa K. Nguyen
6/27/2022 11:18:44	Lunncafe@gmail.com	I agree	Steve Lunn
6/27/2022 11:26:17	charlottebruzaud@gmail.com	I agree	charlotte bruzaud grille
6/27/2022 11:32:14	holland.camelia@gmail.com	I agree	Camelia Holland
6/27/2022 11:34:02	karenflores@me.com	I agree	Karen Flores
6/27/2022 11:38:46	mirandaolson68@gmail.com	I agree	Miranda olson
6/27/2022 11:47:32	anikaparade@gmail.com	I agree	Anika Parade
6/27/2022 11:59:41	zoeyzhu0902@gmail.com	I agree	

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/27/2022 12:00:02	zoeyzhu0902@gmail.com	I agree	
6/27/2022 12:05:21	imredrobin@hotmail.com	I agree	Robin Murdoch
6/27/2022 12:24:34	annburns@comcast.net	I agree	Ann burns
6/27/2022 12:41:51	emma@mikkoschoice.ceom	I agree	Emma
6/27/2022 12:42:15	brayfieldemma@gmail.com	I agree	Emma
6/27/2022 12:42:57	mhpolkinhorne@gmail.com	I agree	Max
6/27/2022 12:48:15	nessacoss@gmail.com	I agree	Nessa C
6/27/2022 12:48:54	krichardsca@yahoo.com	I agree	Kelly Richards
6/27/2022 13:07:52	jkyoshida2018@gmail.com	I agree	Jenni Y. S.
6/27/2022 13:15:20	jdeslich@yahoo.com	I agree	Jeffery (Optional) Deslich
6/27/2022 13:22:44	mcdonaldmar@gmail.com	I agree	Mary McDonald
6/27/2022 13:34:05	saramooser@gmail.com	I agree	Sara Brannin-Mooser
6/27/2022 14:09:40	jessicagilhooley@yahoo.com	I agree	Jessica Gilhooley
6/27/2022 14:03:45	park.christine11@gmail.com	I agree	Christine Park
6/27/2022 14:27:30	joiedelle@yahoo.com	I agree	elle williams
6/27/2022 14:45:43	jenzweben@gmail.com	I agree	Jen Zweben
6/27/2022 15:22:18	theresa.mcdermitt@gmail.com	I agree	Theresa McDermit
6/27/2022 15:49:43	vctaylor3@gmail.com	I agree	Vanessa Taylor
6/27/2022 16:17:08	manonrauxmoriwaki@gmail.com	I agree	Manon Raux-Moriwaki
6/27/2022 16:27:01	hallie@halliebigliardi.com	I agree	Hallie Bigliardi
6/27/2022 16:46:05	wpunches@yahoo.com	I agree	Wendy Punches
6/27/2022 18:44:27	dermskates@aol.com	I agree	Molly Johnson
6/27/2022 20:04:31	Judy@sipr.com	I agree	Judy Joy
6/27/2022 20:20:47	melfardy@gmail.com	I agree	Melissa Fardy
6/27/2022 22:15:57	bischuld@yahoo.com	I agree	
6/28/2022 2:50:03	nancymfemandez@hotmail.com	I agree	Nancy Fernandez-Freitas
6/28/2022 6:28:13	fangh@hotmail.com	I agree	Hong Fang
6/28/2022 7:04:11	tara.moeller@gmail.com	I agree	
6/28/2022 7:04:26	addymoeller@gmail.com	I agree	
6/28/2022 7:04:47	jon.moeller1@gmail.com	I agree	

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/28/2022 9:18:37	juliaachampion@gmail.com	I agree	Julia Champion
6/28/2022 9:38:23	drkansarinia@gmail.com	I agree	Kathy Ansarinia
6/28/2022 10:25:44	jon.moeller1@gmail.com	I agree	Jon Moeller
6/28/2022 14:23:32	maxamoore92@gmail.com	I agree	Max Moore
6/28/2022 15:31:02	jwhang76@gmail.com	I agree	Jihye Whang
6/28/2022 16:18:57	oxidativelystressed@gmail.com	I agree	
6/28/2022 16:44:56	mango@hamachi.us	I agree	Amy Ihde
6/28/2022 17:08:05	isolastables@gmail.com	I agree	David R. Murdoch
6/28/2022 17:10:40	brookeelaine1527@gmail.com	I agree	Brooke Murdoch
6/28/2022 18:01:07	allegraterry@icloud.com	I agree	Allegra Terry
6/28/2022 18:14:33	zrodowskizoe@gmail.com	I agree	
6/28/2022 20:09:30	jakob@codedrift.com	I agree	Rudolph J. Heuser
6/28/2022 20:39:52	jayleigh21@yahoo.com	I agree	Jamie Southerland
6/28/2022 20:43:00	bjdales8@gmail.com	I agree	Bonnie Dales
6/28/2022 20:46:16	miazizvi96@gmail.com	I agree	Mia
6/28/2022 20:48:28	nazhyder@gmail.com	I agree	Naz Hyder
6/28/2022 20:49:00	miabudelli8@gmail.com	I agree	Mia
6/28/2022 20:49:09	wradford16@gmail.com	I agree	Wilson Radford
6/28/2022 20:50:08	espinozamazon0903@gmail.com	I agree	Mason espinoza
6/28/2022 20:50:56	mrizvo2000@gmail.com	I agree	Mehreen Rizvi
6/28/2022 20:53:40	larsonjohanna7@gmail.com	I agree	Johanna Larson
6/28/2022 20:54:38	ralphycruz@live.com	I agree	Omar Cruz
6/28/2022 20:54:48	tyronethebeast21@gmail.com	I agree	Rob rodrigues
6/28/2022 20:55:03	duckr9g@gmail.com	I agree	Zee Rott
6/28/2022 20:55:06	anthonymichael0211@gmail.com	I agree	Anthony Herbert
6/28/2022 20:55:15	marialisakunz@gmail.com	I agree	Lisa Kunz
6/28/2022 20:55:17	skullboy066@gmail.com	I agree	Bryan vazquez
6/28/2022 20:55:30	daxcon03@yahoo.com	I agree	Dax Constantin
6/28/2022 20:56:06	sadafrzv94@gmail.com	I agree	
6/28/2022 20:57:16	bingusdinguspog@gmail.com	I agree	Jose Sanchez

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/28/2022 21:00:21	felytoast01@gmail.com	I agree	Joe Hunt
6/28/2022 21:02:00	jordan@triveniinsttite.org	I agree	Jordan Parker
6/28/2022 21:02:03	kaprie.mcgee@gmail.com	I agree	
6/28/2022 21:02:18	faltinsonr@gmail.com	I agree	Rob Faltinson
6/28/2022 21:02:42	sloanesnape@gmail.com	I agree	Sloane Snape
6/28/2022 21:02:53	emma.abuel@gmail.com	I agree	Emma Abuel
6/28/2022 21:04:00	brianericon@gmail.com	I agree	Brian ericon
6/28/2022 21:08:45	laurel@laurelshepard.com	I agree	Laurel Shepard
6/28/2022 21:09:33	Kausarj@hotmail.com	I agree	Kausar Ahsan
6/28/2022 21:09:49	blakerobinsonsinger1@gmail.com	I agree	Blake Robinson-Singer
6/28/2022 21:11:52	agdilday@gmail.com	I agree	Alice Dilday
6/28/2022 21:12:56	jennsamayoa11@gmail.com	I agree	Jennifer Samayoa
6/28/2022 21:13:20	bertie09shanono@gmail.com	I agree	Bertie
6/28/2022 21:15:15	ms.aatsai@gmail.com	I agree	Anna Tsai
6/28/2022 21:15:55	dana.flamingo.davis@gmail.com	I agree	Dana Davis
6/28/2022 21:23:03	higecko@gmail.com	I agree	Leonid Ashkinaziy
6/28/2022 21:25:17	ahsan340@yahoo.com	I agree	Agha Ahsan
6/28/2022 21:32:35	shiruken@gmail.com	I agree	Andres Mendez
6/28/2022 21:36:09	zoekimnguyen@gmail.com	I agree	Zoe Nguyen
6/28/2022 21:36:20	nv15385@gmail.com	I agree	Néstor Vargas
6/28/2022 21:36:26	jock524@gmail.com	I agree	Joe A
6/28/2022 21:38:55	hurtkimberly5370@gmail.com	I agree	Kimberly Hurt
6/28/2022 21:41:15	Calisttalove123@gmail.com	I agree	Caroline Lee
6/28/2022 21:41:19	miabudelli3@gmail.com	I agree	Mia
6/28/2022 21:41:39	trefury20@gmail.com	I agree	Tanisha
6/28/2022 21:41:47	mb37370@pausd.us	I agree	Mia
6/28/2022 21:49:55	antonina.gloria@gmail.com	I agree	Antonina Ashkinaziy
6/28/2022 21:50:27	cratax@aol.com	I agree	Carolyn Amster
6/28/2022 21:50:55	susanfaltinson@gmail.com	I agree	Susan Faltinson
6/28/2022 21:52:46	jengajate@gmail.com	I agree	Jen Gajate

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/28/2022 21:58:13	jdstalley@gmail.com	I agree	Jennifer Stalley
6/28/2022 22:03:50	songarbor@sbcglobal.net	I agree	Lisa Cohen
6/28/2022 22:05:07	Djmail303@gmail.com	I agree	Daniel Rosenband
6/28/2022 22:05:12	carlostartelo20@gmail.com	I agree	
6/28/2022 22:05:22	jwhang76@gmail.com	I agree	Jihye Whang
6/28/2022 22:10:18	vpnhia@gmail.com	I agree	
6/28/2022 22:11:44	oscar.ashan@gmail.com	I agree	Oscar
6/28/2022 22:34:04	reemadhillon@gmail.com	I agree	Reema Dhillon
6/28/2022 22:45:35	theteardropchild@gmail.com	I agree	Emma
6/28/2022 23:08:44	onedogtrail@yahoo.com	I agree	Lisa
6/28/2022 23:25:31	elaineashkinaziy@gmail.com	I agree	Elaine Ashkinaziy
6/28/2022 23:41:39	mj@erhaan.com	I agree	Marie-José Eijking
6/28/2022 23:54:54	jackattack6878@gmail.com	I agree	Jack
6/29/2022 0:04:23	jamiebakes@yahoo.com	I agree	Jamie Kubota
6/29/2022 0:18:56	nausheenhali@gmail.com	I agree	Nausheen Ali
6/29/2022 0:38:49	ivansalcap@gmail.com	I agree	Ivan Salazar
6/29/2022 0:45:04	faltinson@spu.edu	I agree	Emi Faltinson
6/29/2022 4:59:26	paintedsplashes@yahoo.com	I agree	Jeanne Clark
6/29/2022 5:04:54	kvhardy@hotmail.com	I agree	Kate Buser
6/29/2022 5:27:42	sharronseaaol.com	I agree	Sharron Jordan
6/29/2022 6:18:54	valerieschluger@gmail.com	I agree	Valerie Lui
6/29/2022 6:36:58	courtneykrueger@gmail.com	I agree	Courtney Krueger
6/29/2022 6:44:02	cassieeee.dizon@yahoo.com	I agree	Cassie
6/29/2022 6:53:34	zavalamonica317@gmail.com	I agree	
6/29/2022 7:05:58	julia.geeting@yahoo.com	I agree	Jay Geeting
6/29/2022 7:16:23	scmesak@gmail.com	I agree	Sue Mesak
6/29/2022 7:29:09	dfussy@gmail.com	I agree	Diane Fussy
6/29/2022 7:30:26	mail@erhaan.com	I agree	Erhaan Shaikh
6/29/2022 8:40:00	mransom119@gmail.com	I agree	Michelle Ransom
6/29/2022 8:51:00	mtang2012@gmail.com	I agree	Megan Tang

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/29/2022 9:07:52	cutlercandice@hotmail.com	I agree	Candice Cutler Gray
6/29/2022 9:10:59	samantha.m.sikorski@gmail.com	I agree	Sam
6/29/2022 9:12:38	gutierrezclara9987@students.esuhds.c	I agree	Clara
6/29/2022 9:13:32	lisafuellenbach3@gmail.com	I agree	Lisa Füllenbach
6/29/2022 9:20:06	leslie.magtanong@gmail.com	I agree	Leslie M.
6/29/2022 9:31:30	miapaulina05@icloud.com	I agree	mia
6/29/2022 9:45:22	druandersn@aol.com	I agree	Dru Anderson
6/29/2022 10:03:39	dimitzim@gmail.com	I agree	Dimitra Tzimopoulos
6/29/2022 10:20:04	volosciuc.anton@gmail.com	I agree	Anton Volosciuc
6/29/2022 11:13:02	sue@suebennett.net	I agree	Sue Bennett
6/29/2022 11:16:41	michaeldomingo2006@gmail.com	I agree	Michael Domingo
6/29/2022 11:19:39	Babesgaza@gmail.com	I agree	Benedicta S. Gaza
6/29/2022 11:22:35	normiegirl1@sbcglobal.net	I agree	
6/29/2022 11:23:23	fluxflow50@gmail.com	I agree	Tervel Redansky
6/29/2022 11:26:37	Gazadj@gmail.com	I agree	Danielle Gaza
6/29/2022 11:36:25	zanub.rizvi@gmail.com	I agree	Zanub Rizvi
6/29/2022 11:41:18	brandonjgaza@gmail.com	I agree	Brandon Gaza
6/29/2022 11:51:35	jjeventing@gmail.com	I agree	Jaymi Garrett
6/29/2022 11:56:18	goldiedor@gmail.com	I agree	
6/29/2022 12:20:38	specialyear@hotmail.com	I agree	Denise Del Carlo
6/29/2022 12:37:45	peggyauthier@outlook.com	I agree	Peggy Authier
6/29/2022 13:16:50	john.wookey@gmail.com	I agree	John Wookey
6/29/2022 13:38:06	Michael.Henshaw@marcusmillichap.cc	I agree	michael henshaw
6/29/2022 13:38:08	trudy.grieco@gmail.com	I agree	trudy grieco
6/29/2022 13:39:04	carly.grieco@gmail.com	I agree	Carly Grieco
6/29/2022 13:40:50	derrickbritt@yahoo.com	I agree	Derrick Britt
6/29/2022 13:41:42	heatherdrake727@gmail.com	I agree	
6/29/2022 13:43:09	dndonovan206@gmail.com	I agree	Diane Donovan
6/29/2022 13:44:25	david_j_sawyer@yahoo.com	I agree	David Sawyer
6/29/2022 13:54:40	kristyynvu@gmail.com	I agree	kristy vu

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/29/2022 14:01:44	grieco.luke@gmail.com	I agree	Luke Grieco
6/29/2022 14:02:35	courtneymizerak@gmail.com	I agree	Courtney Mizerak Eskay
6/29/2022 14:07:29	vishal@alumni.iastate.edu	I agree	Vishal
6/29/2022 14:11:12	flimbiker@aol.com	I agree	duncan mcquarrie
6/29/2022 14:20:01	bngemini@aol.com	I agree	Bonnie Novesky
6/29/2022 14:35:28	RNOVES@AOL.COM	I agree	Roger Novesky
6/29/2022 14:36:03	scott_a_trainor@hotmail.com	I agree	Scott Trainor
6/29/2022 14:36:53	jordan.nystrom@gmail.com	I agree	Jordan Nystrom
6/29/2022 14:46:18	bkl78001@gmail.com	I agree	Barbara K Lewis
6/29/2022 14:46:23	byronahu@gmail.com	I agree	Byron Hu
6/29/2022 14:55:51	aashkinaziy@gmail.com	I agree	Alexander Ashkinaziy
6/29/2022 15:12:22	gav@bu.edu	I agree	Greg Gavalakis
6/29/2022 15:15:53	ginamsmith@gmail.com	I agree	Gina Smith
6/29/2022 15:22:08	deliom234@gmail.com	I agree	Elena Mane
6/29/2022 15:33:48	anovesky@me.com	I agree	Amy Novesky
6/29/2022 15:34:34	bngemini@aol.com	I agree	Bonny Novesky
6/29/2022 15:35:10	noves@aol.com	I agree	Roger Novesky
6/29/2022 16:02:38	anthonymbruno@yahoo.com	I agree	Anthony Bruno
6/29/2022 16:23:08	kamizerak11@gmail.com	I agree	KAM
6/29/2022 16:41:09	ivers.rachel@gmail.com	I agree	Rachel Ivers
6/29/2022 16:47:48	f_bremautz@hotmail.com	I agree	Francia Maily
6/29/2022 16:56:32	fexbra@yahoo.com	I agree	Christian Fex
6/29/2022 17:14:43	madmontalvo@icloud.com	I agree	Madison Montalvo
6/29/2022 17:16:01	bzdvnu@gmail.com	I agree	Mark Uhrich
6/29/2022 17:17:01	lgracehenry@gmail.com	I agree	Linda Henry
6/29/2022 17:18:12	ivy_y_iverson@yahoo.com	I agree	Ivy Iverson
6/29/2022 17:18:15	chelyn.brackney@gmail.com	I agree	Chelyn brackney
6/29/2022 17:20:35	zviasp@gmail.com	I agree	Zvia Polak
6/29/2022 17:21:01	pamroths@aol.com	I agree	Pamela R Rothstein
6/29/2022 17:24:41	hpaintal@yahoo.com	I agree	Harman Paintal

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/29/2022 17:28:12	ccellis@aol.com	I agree	
6/29/2022 17:29:22	Sepeavey@gmail.com	I agree	Shannon E Peavey
6/29/2022 17:30:28	akhilmadhani@gmail.com	I agree	Akhil Madhani
6/29/2022 17:37:17	scott.wierstra@gmail.com	I agree	Scott Wierstra
6/29/2022 17:38:53	tsonyu@gmail.com	I agree	Teresa Ong
6/29/2022 17:40:47	jenmweir@gmail.com	I agree	Jennifer Weir
6/29/2022 17:41:33	lyssa.michelle6302@gmail.com	I agree	Alyssa Woolridge
6/29/2022 17:45:14	Asser.Fayed@gmail.com	I agree	Asser Fayed
6/29/2022 17:45:57	130susan@gmail.com	I agree	Susan Russell
6/29/2022 17:48:02	emlewu@yahoo.com	I agree	Emily Wu
6/29/2022 17:48:27	angelacowan2004@yahoo.com	I agree	
6/29/2022 17:50:18	smmawson@gmail.com	I agree	Sheena M Mawson
6/29/2022 17:50:54	cmybrooks@yahoo.com	I agree	Courtney Brooks
6/29/2022 17:59:39	pritica@gmail.com	I agree	Pritica Hogg
6/29/2022 18:01:30	lijuez@yahoo.com	I agree	Lijue zhong
6/29/2022 18:09:38	angelina.so@gmail.com	I agree	Angelina Le Grix
6/29/2022 18:15:48	danflores79@icloud.com	I agree	dan flores
6/29/2022 18:18:29	gmattericksen@gmail.com	I agree	
6/29/2022 18:34:38	shandabahles@gmail.com	I agree	shanda bahles
6/29/2022 18:38:01	pinksky3@icloud.com	I agree	Skyler Lee
6/29/2022 18:57:42	andreaagwolf@gmail.com	I agree	Andrea Wolf
6/29/2022 19:17:59	seerofkell78@gmail.com	I agree	Sharon Craig
6/29/2022 19:18:34	liz@lizstinson.com	I agree	Elizabeth Stinson
6/29/2022 19:41:33	ksdouglass11@gmail.com		Kat garcia
6/29/2022 19:58:35	dancezwithdogz@gmail.com	I agree	Tammy Caston
6/29/2022 21:08:31	lydiakarengreen@gmail.com	I agree	Lydia Green
6/29/2022 21:10:30	rosabacchetta@gmail.com	I agree	Rosa Bacchetta
6/29/2022 21:12:03	alessandro.bulfone@gmail.com	I agree	Alessandro Bulfone
6/29/2022 21:13:00	emilia.bulfone@gmail.com	I agree	Emilia Bulfone
6/29/2022 21:21:12	berms.bolts.0i@icloud.com	I agree	Katie

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/29/2022 21:25:39	catriona.cairns@gmail.com	I agree	Catriona Cairns
6/29/2022 21:30:54	susanhlovesboxerdogs@gmail.com	I agree	Susan Hall
6/29/2022 21:38:25	amtglavin@gmail.com	I agree	Saoirse O'Malley
6/29/2022 21:38:47	firefrog@gmail.com	I agree	Sean O'Malley
6/29/2022 21:47:16	susanaleonard@gmail.com	I agree	Susan Leonard
6/29/2022 21:55:20	janelouisedaniels@gmail.com	I agree	Jane Pejcha
6/29/2022 22:19:38	lopina.stephanie@gmail.com	I agree	stephanie lopina
6/29/2022 22:25:06	serenaesqueda@gmail.com	I agree	Serena
6/29/2022 23:05:57	tanya_myas@yahoo.com	I agree	Tatyana Myastkovetskaya
6/30/2022 3:42:40	edit.f.varga@gmail.com	I agree	Edit Varga
6/30/2022 4:05:34	richamic@gmail.com	I agree	Michelle Richards
6/30/2022 4:58:23	Princessodonnell@gmail.com	I agree	Princess O'Donnell
6/30/2022 4:59:07	keithodonnell71@gmail.com	I agree	Keith O'Donnell
6/30/2022 6:39:56	amycole24@gmail.com	I agree	Amy Cole
6/30/2022 6:53:27	babydollz1011@gmail.com	I agree	Maribel Garcia
6/30/2022 7:40:12	lisa.s.reid@gmail.com	I agree	Lisa Reid
6/30/2022 7:40:46	cpreid@gmail.com	I agree	Craig Reid
6/30/2022 7:42:14	alexac.reid@gmail.com	I agree	Alexa Reid
6/30/2022 7:43:49	ava.carlisle@gmail.com	I agree	Ava Auffret
6/30/2022 7:44:32	aarti.johri@gmail.com	I agree	Aarti Johri
6/30/2022 7:48:53	megmthatcher@gmail.com	I agree	Margaret Thatcher
6/30/2022 8:07:46	grmri@mac.com	I agree	Geoff Riley
6/30/2022 8:32:47	michelle74782@gmail.com	I agree	michelle
6/30/2022 9:35:37	joyce.pascal@gmail.com	I agree	Joyce Levy
6/30/2022 9:40:59	joyce.pascal@gmail.com	I agree	joyce levy
6/30/2022 11:06:27	suzvah@gmail.com	I agree	Suzanne Vahdat
6/30/2022 11:13:34	jennifer.sawdey@gmail.com	I agree	Jennifer Sawdey
6/30/2022 13:14:24	jamie.jgbates@gmail.com	I agree	Jamie Bates
6/30/2022 14:24:16	wpmizerak@outlook.com	I agree	Bill Mizerak
6/30/2022 19:45:39	wilsongrantt@gmail.com	I agree	Grant Wilson

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
6/30/2022 21:24:31	noor.mendez@gmail.com	I agree	Noor Agha Mendez
6/30/2022 21:30:47	alankchan92@gmail.com	I agree	Alan
7/1/2022 7:48:23	wasi.sarah@gmail.com	I agree	Sarah wasi
7/1/2022 9:17:41	kkperez14@gmail.com	I agree	Kim Perez
7/1/2022 10:14:40	amykeohane@hotmail.com	I agree	Amy Keohane
7/1/2022 11:54:29	Zaidkarajeh@gmail.com	I agree	Zaid Karajeh
7/1/2022 14:15:33	lesleenriley@gmail.com	I agree	lesleen riley
7/1/2022 16:04:25	nora.ritchey@icloud.com	I agree	Nora Ritchey
7/1/2022 18:40:47	jacob.abuel@gmail.com	I agree	Jacob Abuel
7/2/2022 0:49:47	Safsquatch@icloud.com	I agree	Safiya
7/2/2022 0:58:58	gordana.neskovic@gmail.com	I agree	Gordana Neskovic
7/2/2022 8:27:46	mindy@childswork.org	I agree	Mindy Novesky
7/2/2022 9:12:17	lechakerian@gmail.com	I agree	Laura Chakerian
7/2/2022 13:34:32	sharif_sleiman@hotmail.com	I agree	Sharif Sleiman
7/2/2022 15:58:56	bobrobinson25@comcast.net	I agree	Roberta E Robinson
7/2/2022 18:03:29	lasherfamily3@gmail.com	I agree	Elizabeth Lasher
7/3/2022 0:44:20	pastor@wvchurch.org	I agree	Ama Zenya
7/3/2022 18:40:06	ines@steinhauer.info	I agree	INES STEINHAUER
7/3/2022 18:52:36	historicalteacher77@gmail.com	I agree	Chris Eggert
7/3/2022 20:29:09	judygrote@gmail.com	I agree	Judith Grote
7/4/2022 7:41:24	tinnakan@gmail.com	I agree	Tin-Na Kan
7/4/2022 8:24:39	nkuo@comcast.net	I agree	Nancy kuo
7/4/2022 12:24:49	dhankerson@ymail.com	I agree	Desiree Hankerson
7/4/2022 12:25:38	pvasay@aol.com	I agree	Peter Vasay
7/5/2022 10:35:54	guitars.swan0g@icloud.com	I agree	Queenie
7/5/2022 13:31:32	keribhintz@gmail.com	I agree	Keri Hintz
7/6/2022 11:52:07	Carol@obriennet.net	I agree	Carol OBrien
7/6/2022 20:23:57	bernard.moon@gmail.com	I agree	Bernard Moon
7/6/2022 20:24:20	taylorisprivate@gmail.com	I agree	taylor bengle
7/6/2022 20:26:13	schuka@rocketmail.com	I agree	Katja

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
7/6/2022 20:29:33	apotischman@me.com	I agree	Andrea Potischman
7/6/2022 20:31:22	kkatz33@gmail.com	I agree	Kristen Katz
7/6/2022 20:33:13	bilges.forks-00@icloud.com	I agree	
7/6/2022 20:34:50	vgray20@att.net	I agree	valerie G gray
7/6/2022 20:41:55	kyraivanoff@gmail.com	I agree	Kyra Ivanoff
7/6/2022 20:43:39	shakila_x@hotmail.com	I agree	Shakila Xavier
7/6/2022 20:44:09	pbramji@gmail.com	I agree	Ramji Pilapakam
7/6/2022 20:46:28	ymichel@comcast.net	I agree	
7/6/2022 20:47:20	pritis@gmail.com	I agree	Preeti Sharma
7/6/2022 20:47:50	ymichel@comcast.net	I agree	Yvette Michel
7/6/2022 20:49:30	calandon@sbcglobal.net	I agree	Carol Landon
7/6/2022 20:50:25	ALDENC1@AOL.COM	I agree	Alden A Corrigan
7/6/2022 20:55:11	tianz927@gmail.com	I agree	tian zhang
7/6/2022 20:55:40	Godspeedchu@gmail.com	I agree	Di Zhu
7/6/2022 20:57:44	brittanarum@me.com	I agree	Britta Narum
7/6/2022 21:00:12	sulliz28@gmail.com	I agree	Mary Sullivan-White
7/6/2022 21:01:39	hailey.roake@icloud.com	I agree	Hailey roake
7/6/2022 21:01:57	chantalferrini@gmail.com	I agree	Chantal Ferrini
7/6/2022 21:02:16	cocofreeman@gmail.com	I agree	
7/6/2022 21:02:24	yime024@gmail.com	I agree	emily
7/6/2022 21:02:37	matthew.muffly@gmail.com	I agree	matthew muffly
7/6/2022 21:04:09	rosemarymayer1@yahoo.com	I agree	
7/6/2022 21:05:46	jillianwalshrosoff@gmail.com	I agree	Jillian Rosoff
7/6/2022 21:07:17	slibertyf@yahoo.com	I agree	Stephanie Zheng
7/6/2022 21:10:57	xinru1414@gmail.com	I agree	Xinru Yan
7/6/2022 21:22:09	makenawhims99@gmail.com	I agree	Makena Whims
7/6/2022 21:26:11	ghaliafarzat@gmail.com	I agree	Ghalia
7/6/2022 21:27:30	wendyyhh17@gmail.com	I agree	Wendy Hafkenschiel
7/6/2022 21:31:27	stuntguys@gmail.com	I agree	Adam Sewell
7/6/2022 21:32:50	tyler.abe@gmail.com	I agree	

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
7/6/2022 21:34:29	shirley.531.sc@gmail.com	I agree	Shirley Chan
7/6/2022 21:52:53	baglanrhymes@gmail.com	I agree	Baglan Rhymes
7/6/2022 21:53:39	sheryl_ehrlich@hotmail.com	I agree	Sheryl Ehrlich
7/6/2022 21:56:13	brandi_gaudet@yahoo.com	I agree	
7/6/2022 21:56:32	leeza.eren@gmail.com	I agree	Leeza Eren
7/6/2022 21:58:50	emily.lopez@gmail.com	I agree	Emily Lopez
7/6/2022 22:03:38	kstead@ualberta.ca	I agree	kiersten stead
7/6/2022 22:06:07	taylorssingmaster@gmail.com	I agree	Taylor Singmaster
7/6/2022 22:09:32	jfuersch@stanford.edu	I agree	
7/6/2022 22:15:34	andrea_gahl@hotmail.com	I agree	Andrea
7/6/2022 22:18:37	bossmomdccc@mac.com	I agree	Sandra Welch
7/6/2022 22:19:07	druandersn@aol.com	I agree	Dru Anderson
7/6/2022 22:21:38	prashanthdonepudi@hotmail.com	I agree	
7/6/2022 22:30:39	fischerlennard@yahoo.com	I agree	Lenny Fischer
7/6/2022 22:41:52	shreya.mill@gmail.com	I agree	Sreyasi Vinjamuri
7/6/2022 22:42:01	valifrank@yahoo.com	I agree	Vali Frank
7/6/2022 22:59:36	velichko.sarah.e@comcast.net	I agree	Sarah Velichko
7/6/2022 23:39:04	joewolfva@gmail.com	I agree	Joseph Michael Wolf
7/7/2022 0:17:17	annevancamp2@gmail.com	I agree	Anne Van Camp
7/7/2022 4:08:07	nicole.dragonfly@gmail.com	I agree	Nicole thomas
7/7/2022 5:43:23	angeladuerr@hotmail.com	I agree	Angela Duerr
7/7/2022 6:11:12	michellebaca000@gmail.com	I agree	Michelle Baca
7/7/2022 6:31:27	dblucher@gmail.com	I agree	Debbie Blucher
7/7/2022 6:58:32	heather@hrcgaitedhorses.com	I agree	Heather Lomax
7/7/2022 7:42:23	nova.helin@gmail.com	I agree	Nova Helin
7/7/2022 7:43:02	linda.m.helin@gmail.com	I agree	Linda Helin
7/7/2022 7:48:59	jscottpr@aol.com	I agree	Joan Scott
7/7/2022 7:55:48	serenaheppes@icloud.com	I agree	Serena Heppes
7/7/2022 8:14:03	laurenjanes@gmail.com	I agree	Lauren Janes
7/7/2022 8:26:19	mzancell@aol.com	I agree	Mary A

Timestamp	Email Address	No to housing on the Gler	Let us know your name Please!
7/7/2022 8:35:01	sumitm@hotmail.com	I agree	
7/7/2022 8:38:26	Ashley.ruiter1016@gmail.com	I agree	Ashley Bradspies
7/7/2022 8:38:40	rzandstra87@gmail.com	I agree	Ruth Zandstra
7/7/2022 8:59:39	kristin@kristin-gray.com	I agree	Kristin Gray
7/7/2022 9:20:26	pasobypaso@earthlink.net	I agree	Debbie Tibbetts
7/7/2022 9:58:56	mollyglennen@gmail.com	I agree	Molly Glennen
7/7/2022 10:47:14	lumryan@gmail.com	I agree	Ryan Lum
7/7/2022 11:35:53	adamamon@gmail.com	I agree	Adam Arnon
7/7/2022 12:45:00	jim@mountaincampwoodside.com	I agree	Jim Politis
7/7/2022 12:45:16	jdpolitis@yahoo.com	I agree	James Politis
7/7/2022 16:07:54	kristinalin@gmail.com	I agree	KRISTINA LO
7/7/2022 16:14:40	kitcolman@gmail.com	I agree	Kit Colman
7/7/2022 16:15:11	m2linnert@gmail.com	I agree	Maeson Linnert
7/7/2022 16:40:36	historicalteacher77@gmail.com	I agree	Chris Eggert
7/7/2022 18:34:46	seaweedangie@yahoo.com	I agree	
7/8/2022 4:33:20	flomzgr@gmail.com	I agree	Florian Mezger
7/8/2022 8:37:19	swethasushma20@gmail.com	I agree	
7/8/2022 8:40:46	suryarahul@gmail.com	I agree	Rahul
7/8/2022 9:00:27	meikeher@gmail.com	I agree	Meike Herget
7/8/2022 9:33:00	sire.kathryn@gmail.com	I agree	Kathryn Sire
7/8/2022 10:15:47	divya.tamada@gmail.com	I agree	DIVYA TAMADA

Dylan Parker

From: Town Center
Sent: Friday, July 8, 2022 11:26 AM
To: housing
Subject: FW: PV and California Open Space

From: Maria Cristina
Sent: Thursday, July 7, 2022 4:46 PM
To: Town Center <TownCenter@portolavalley.net>; housing <housing@portolavalley.net>; Craig Hughes <chughes@portolavalley.net>
Cc: Maria Cristina <msouthgate@aol.com>
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**

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

- **9-24.010 - Purpose of Chapter**

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

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**

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

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?nodet=TIT9DECOSIVAMUCO_CH9-24REOPSPZODI#:~:text=Open%20space%20zoning%20districts%20maintain,preserving%20community%20land%20use%20options.

Dylan Parker

From: Robin Murdoch
Sent: Friday, July 8, 2022 11:58 AM
To: housing
Subject: Please Save Glenoaks!

Recently I went through a life-changing event. My mother had brainwashed me and illegally taken me. I had been changed into a blind, aggressive machine.

When I was rescued, cops had to put handcuffs on me from the amount of fighting I did. Months after that, putting my hands behind my back was near impossible from the fear of restraints. Despite what I went through, I realized what was real and what was fake.

My dad did everything he could to help me and one way was with horses. I found happiness and passion in riding like never before.

I don't usually dream, but when I sleep, I think of horses and Glenoaks Stables. Glenoaks is a place of success, passion, stability, and discipline. Horses are such a vital part of the world and how people deal with it. Horses have saved lives including mine.

What some people don't understand is the meaning of these experiences, maybe from the outside you can't see, but there are changes happening all around us. In some places, it's from horses.

Brooke Murdoch
Portola Valley
94028

Dylan Parker

From: Tin-Na Kan
Sent: Friday, July 8, 2022 3:05 PM
To: housing
Subject: KEEP GLEN OAKS AND ISOLA RIDING ACADEMY!

Dear Portola Valley Planning Committee,

My daughter Elisa and I are writing to you today in hopes of sharing the impact, inspiration, and importance of the horse facility at Glen Oaks for our family. Although we live in San Bruno, we consider Isola to be our “second horse-home”. We have taken regular lessons with the excellent trainers at Isola Riding Academy, are proud members of this stable’s US Pony Club, and spent the last 2 summers at camp learning horsemanship, animal care, and important life skills. And, on a personal note, re-connecting to horses helped me to recover both mentally and physically after a traumatic brain injury sustained at work in 2015.

We also now consider the city and wonderful tight-knit community of Portola Valley to be part of our greater family, regularly buying bagels from Konditorei, boots and breeches at Carousel Saddlery, and fresh produce from Bianchini’s Market.

Elisa and I hope to continue “growing up” together with the horses and ponies that reside at Glen Oaks for many years to come. Please preserve this special place and the caring community whose heart and soul belong there.

Please feel free to contact me for further information.

Sincerely yours,

Tin-Na Kan MD and Elisa Karnavy (11 yrs old)

Dylan Parker

From: Robin Murdoch
Sent: Friday, July 8, 2022 3:33 PM
To: housing
Subject: Save Glenoaks Equestrian Center
Attachments: pvadhohousing.pdf

Please find attached my submission for consideration to the Ad Hoc Housing Element Commission.

Thank you,
David Murdoch

GLENOAKS STABLES
3639 Alpine Road
Portola Valley, CA
94028

July 7, 2022

PORTOLA VALLEY AD HOC PLANNING ELEMENT COMMISSION

NEXT YEAR, 2023 WILL BE THE 25TH ANNIVERSARY OF GLENOAKS EQUESTRIAN CENTER

In 1998 David Murdoch assumed the lease of the property at 3639 Alpine Road in Portola Valley, property owned by Leland Stanford Junior University, with the intention of establishing a modern high quality horse facility on the site. Glenoaks site was previously known as Brandywine Farms, and prior to that as Lazy Day Ranch, the property has been a horse riding, training, and boarding stable for over 60 years.

Over the last 24 years and to date, it has been Glenoaks primary mission to create an inclusive equestrian center, unique to Portola Valley's founding principles by providing excellent care and training to horses and riders. Glenoaks serves and enhances the rural nature of Portola Valley and the surrounding community, while preserving the concern for the environment which characterizes this community.

GLENOAKS IS A PREMIER EQUESTRIAN FACILITY

- Glenoaks is one of the premier equestrian centers in northern California. Apart from its first-class facilities, it boasts 3 international riders/trainers.
 - David Murdoch: rode on the New Zealand team for 15 years with multiple grand prix victories.
 - Guy Thomas: Olympic representative at the 2004 Athens Olympics, multiple grand prix victories
 - Kristin Hardin: Multiple international grand prix victories.
- Glenoaks students compete all over the United States including Canada and Mexico. Students represent California in the Northern American Young Riders Championships.
- The wonderful thing about Glenoaks riding school and training programs is that riders can start as complete beginners and go all the way to international competition.

PUBLIC PARTICIPATION

- Glenoaks teaches more than 10,000 lessons per year. Glenoaks provides more than 300 riding and horse mastership camps for children. The riding academy currently has more than 40 students from the Portola Valley Community. Students in the riding program take up to 3 lessons per week and from there, move up to horse ownership, full training, and horse show participation.
- In the training barn, clients come and go as they move up, go off to college, etc. Over the last five years, approximately 30% of our clients are Portola Valley residents.
- Glenoaks also provides riding programs for the less privileged members of the community. We are an official Pony Club Riding Center where members have the opportunity to gain badges and certificates as they progress.
- Glenoaks is a participating member of IEA (Interscholastic Equestrian Association) where students learn to compete without having to own their own horse.

EMPLOYMENT

- Glenoaks provides employment for 38 people (full and part-time) either caring for horses or teaching lessons.

We are proud of what we have achieved and look forward to providing this service to the community for many years to come.

David Murdoch
July 7, 2022

Dylan Parker

From: Angela Hey
Sent: Friday, July 8, 2022 3:59 PM
To: housing
Subject: HousingElementComments.docx
Attachments: HousingElementComments.docx; PVHE_Draft_22_0608AMHEdits.pdf

Here are some comments on the housing element -Angela Hey, 4570 Alpine Road, Portola Valley, CA 94028

Angela Hey, 4570 Alpine Road, Portola Valley, CA 94028
amhey@heymash.com

+1 (650) 851-2542

Tuesday, July 12, 2022

To Whom It May Concern

Comments on the 2023-2031 Housing Element Update of the General Plan, prepared for review by the Town of Portola Valley

I have edited part of the document with comments when there are typos – see attached.

Page 20 – there are many cleaners and gardeners that commute to Portola Valley to work in residences – these need to be added to the list of people that might be accommodated to reduce commuting and vehicular traffic

Page 23

Senior Households – it would be interesting to know how many people have paid off their mortgages as seniors. There needs to be a discussion of equity held in homes – many are cash-poor, asset rich in Portola Valley. It would be good to have statistics here.

Persons with disabilities are likely to increase with aging and Jim White’s development for disabled adults. Forecast maybe too low.

Page 64

Delete “Town officials and developers can work to assuage these concerns by implementing objective design standards for multi-family development that help preserve the town’s rural environment and educating the public about the benefits of increasing affordable housing in the town to help reduce long commutes for workers.” –

Instead of the above you might want to say. “If residents oppose development, then the approach will be to have open public reviews with town staff, the Planning Commission members and developers. Developers can be encouraged to present alternative options for residents to consider.”

Page 58 – might elaborate in more detail

Infrastructure constraints – growth in the town is constrained by infrastructure for utilities.

1. Lack of water – the town has limited water towers and water is likely to become scarcer, so we can only build houses that can be supported by adequate water supply infrastructure

2. Weak electrical and fiber connections – homes rely mainly on infrastructure that enters Portola Valley above ground – putting it at risk. In addition, we do not have fiber to the home as a general feature, so for new homes, compared with what is available in other areas, our Internet speeds are slow, our power is unreliable.
3. Sewage capacity – many homes are on septic tanks, others rely on sewage to be pumped in pipes that are subject to clogging by tree roots, given the age of the pipes and tree coverage in Portola Valley.

P 90 – Credit Towards RHNA

You might add that with an aging population that other forms of residential care facilities for the elderly may be considered that include multi-unit dwellings.

P95 Ford Field area – take off the sites available

Although legally the Ford Field area is considered, morally the Ford Field area was intended as open space. The town should look at the morality above legality and take this off the open space.

Opt-in – increase the number to offset Ford Field

Allow people anywhere in Portola Valley to divide their home in 2 for multi-unit – it would not change the appearance of the home from the outside – and is the best solution for keeping the built area the same. The constraints would be to ensure cars can be parked off the street – average 3 per home.

Yours sincerely,



Dylan Parker

From: caroline Vertongen
Sent: Friday, July 8, 2022 4:53 PM
To: Dylan Parker; Laura Russell; housing
Subject: Comments regarding the Housing Element draft
Attachments: RHNA 5 and RHNA 6 comparison_draft.numbers; 2013 Housing Planning Gordon.pdf; 2013 Housing Planning #2.pdf
unable to download attached files - DP

A repeat of my comments regarding the draft housing element

1. The sites picked by staff confirms that they do not understand our values, do not understand our General Plan. We have asked Town Council, paid staff, and consultants over the years to provide us the data to substantiate the RHNA numbers for cycle 6 and we unfortunately all we have seen so far is data that is outdated and data that does not reflect the needs for Portola Valley.

2) We also have asked to provide any information and data showing the need for low income housing and who the employers are who need low income workers, but we have not received that information. As people can see the data is very outdated.

COVID has made a significant impact - people work now from home and want to keep working remotely. High density housing promoted the spread of COVID so if indeed COVID is here to stay, we should think of alternative housing trends.

Many offices and other workplaces are vacant. The RHNA inventory for cycle 5 also shows despite building many affordable housing they remain vacant for a variety of reasons.

The State needs to justify and prove there is in fact a need for additional housing.

3) As Lynn Jacobs, former Director of the State of California's Department of Housing and Community Development (HCD) explained the process to us during a Housing Element Committee meeting in 2013. Enclosed you will find a summary of that meeting. These documents have been submitted to Town Council, Planning Department Director Russell, and many others over the years.

RHNA numbers are not real numbers- they are projections upon projections and those projections tend to be higher. She also explained that you can reduce your RHNA numbers

In order to make housing work you also need transportation, infrastructure, jobs. Etc..

Portola Valley anticipated growth and therefore many volunteers and professionals put together a comprehensive plan - the Portola Valley General Plan. The current administration adopted the plan in 2015, but unfortunately did not follow the guidelines.

Portola Valley has serious issues around fire safety, evacuation routes, emergency center, reliable energy, reliable communication, outdated infrastructure for sewer and water system....etc.

4) We, PV residents, approved a utility tax to be used to purchase open space. If homeowners have the obligation to maintain their property, then the Town needs to maintain all acquired open space.

I do not approve the location near Ford Field for a variety of reasons which I will be happy to explain if you allow me to at a later time. But to build 50 units at that site is simply unacceptable

I also do not approve the Glen Oaks site also for a variety of reasons and the public has made that clear.

In regards to Multifamily housing: earlier this year our Fire Chief Bullard has confirmed that Station 8 is not equipped with a ladder tall enough in case a fire breaks out at the multi family housing built at the Priory.

We should not rush the Housing Element and as was confirmed last night at the Open Space Committee we need more time to address a variety of issues including the process that was used to draft this housing element.

Thank you,
Caroline Vertongen

Dylan Parker

From: Betsy Morgenthaler
Sent: Friday, July 8, 2022 5:00 PM
To: housing
Subject: "Draft Housing Element Comments"

Dear Mayor Hughes, Vice Mayor Wernikoff, Council Members Aalfs, Derwin, & Richards, Director Russell, and Planning Staff,

The Ad Hoc Housing Element Committee and Planning Commissioners supported by Town Staff have worked commendably hard and respectfully within the timeframe to adapt and meet complex requirements of state housing law. Each and everyone of them and you is deserving of thanks for their dedication in representing our Town.

My comments on the Draft Housing Element are focused on 2 provisions 8-2 and 8-3 (page 113), the "by-right" state entitlement aiming to place Low Barrier Navigation Centers (aka homeless shelters) in Mixed Use and Multi-Family zones.

8-2: Due to clarifications of California law relative to transitional and supportive housing, the Town's municipal code needs to be amended so that it is fully compliant. In order to comply, the new multi-family and mixed-use zoning districts need to allow supportive housing by-right in zones where multi-family and mixed uses are permitted, pursuant to Government Code Section 65651 (SB 745 and AB 2162).

Time Frame: December 2022

8-3: Update the Municipal Code to comply with State law to allow a Low Barrier Navigation Center by-right in zones where mixed uses are permitted, pursuant to Government Code Section 65660 (SB 48 (2019)).

Portola Valley's homeless population is nonexistent. Per the recent counts of 2015, 2017, 2019, a single person was identified in 2017. Portola Valley has no public transportation that could connect homeless residents with job training and jobs, it has no homeless services (appropriately enough since we have no homeless). Nonetheless in the Draft Housing Element, the Town agrees to provide Mixed Use and MultiFamily Zoning in Portola Valley (1-1 and 1-2), which in turn brings the state entitlement clause to add Low Barrier Navigation Centers.

We are a small town with a small budget. We do not have a homeless population. We should not agree to build a homeless shelter. We should eliminate clauses 8-2 and 8-3 from our Draft Housing Element. And we should not agree to zone for MultiFamily and Mixed Use until we understand the ramifications.

Insight into what we're agreeing might include the limits of the State's "by-right" clause. Does it force the Town's design to accommodate yet more density on the same acreage, and if so how much more? Is the homeless shelter size a predetermined proportion of total land size, or a ratio of the number of units built? Is it a "one size fits all" assignment or is it discretionary? There are many more land use questions and financial ones too. Portola Valley is without the complex infrastructure and tax base of a larger city and would expect to see needs for coincident service and safety requirements we have not yet faced. This takes planning. It is too much to ask residents to sign a blank check.

Before we upzone to Multi-family or Mixed Use, grappling with the unknowns, assembling information, and making informed decisions is preferable to the alternative. For this reason, and others, I believe we should not agree to zone for MultiFamily Housing.

Within the time horizon proposed by HCD "3 years + 120 days from January 31, 2023" (Public Review Draft pg 32), Targ and Taylor propose a "Sunrise" alternative taking advantage of this time to further evaluate sites and conditions.

(see June 29, 2022 letter beginning Red page 21, particularly p. 25-
26 <https://www.portolavalley.net/home/showpublisheddocument/16296/637916793611430000>)

The Sunrise alternative would serve the residents of Portola Valley, allowing time to understand the land use impositions of a LBNC homeless shelter prior to making a commitment. Most importantly during this time Town Committees and resident volunteers will promote, gather information, and resident commitments for the addition of ADUs, JADUs, and SB-9 production. Reducing uncertainty is the fiscally prudent path.

Nothing worth doing is easy, and working together to create robust low income housing alternatives all the while reinvigorating our commitment to the Open Spaces will bring out the best in us. Count me in.

Sincerely and with respect,
Betsy Morgenthaler

Dylan Parker

From: Town Center
Sent: Monday, July 11, 2022 10:27 AM
To: housing
Subject: FW: Public Comment on Portola Valley Draft Housing Element for July 13 City Council Meeting
Attachments: 7.8.22 Portola Valley Housing Element Letter.pdf

From: Jeremy Levine
Sent: Friday, July 8, 2022 4:45 PM
To: Melissa Thurman <mthurman@portolavalley.net>; Town Center <TownCenter@portolavalley.net>
Cc: 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>
Subject: Public Comment on Portola Valley Draft Housing Element for July 13 City Council Meeting

I am submitting the attached comment on behalf of the Housing Leadership Council in regards to Portola Valley's draft housing element. Please share this comment with the entire city council and planning commission and distribute as public comment at the July 13 city council meeting.

If any member of the Portola Valley community would like to connect to discuss this letter, they can arrange a meeting with me at calendly.com/jlevine97.

Thank you for your consideration, and enjoy your weekends,
Jeremy

--

Jeremy Levine (he • him)
Policy Manager
Housing Leadership Council of San Mateo County
2905 El Camino Real
San Mateo, CA 94403
www.hlcsmc.org
650.242.1764

[Facebook](#) • [Twitter](#) • [LinkedIn](#) • [Instagram](#) • [Become A Member!](#)



Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

RE: Housing Element Public Comment

To the honorable Portola Valley Town Council,

The Housing Leadership Council (HLC) appreciates this opportunity to comment on the Town of Portola Valley's housing element. HLC works with communities and their leaders to create and preserve quality affordable homes. We were founded by service providers and affordable housing professionals over 20 years ago to change the policies at the root cause of our housing shortage.

Portola Valley's June 8 draft housing element presents an exemplary plan for meeting housing needs at all levels of affordability over the next eight years. Over the past three months, HLC has reviewed every draft housing element released in San Mateo County. Portola Valley's draft presents the most credible proposal for both affordable and market rate housing we have yet seen.

In particular, Portola Valley deserves credits for identifying realistic sites for housing at all levels of affordability and committing to implement ambitious policies to promote housing on those sites. The dedication of the Ford Field site represents the town's commitment to promoting affordable housing using all resources at its disposal; other sites are made realistic by a combination of upzoning and other incentives for affordable housing. Most programs have clear deadlines and quantified objectives, using clear language to outline substantive policy commitments.

Portola Valley's housing plan meets the needs of the local community, whose most vulnerable residents struggle under the burden of high housing costs. According to the draft housing element's needs assessment, the price of owner-occupied units has risen from approximately \$1.5 million in 2003 to over \$4 million as of 2021.¹ Rents rose by approximately \$1,000 just between 2009 and 2019.² Due to these astronomical housing prices, the entire city of Portola Valley is "At risk of or Experiencing Exclusion," according to data from UC Berkeley.³

¹ [Draft Housing Element Housing Needs Data Report](#), p. 34

² Id p. 35

³ Id p. 25

Thus, by creating a realistic housing element, Portola Valley is not only complying with state law, but also planning for the housing needs of its own community. HLC applauds the town's efforts to meet its community's needs, and we want to help further Portola Valley's efforts. To that end, we have a handful of proposed adjustments to the housing element that will help ensure the city adequately plans for housing at all levels of affordability.

- **Maintain or increase allowed densities at the Ford Field site.** Density is a tradeoff for open space protection: Allowing at least 20 dwelling units per acre on the site will make it easier to preserve more open space for the public use. With good design and landscaping, these new units can be integrated seamlessly into Portola Valley's semi-rural environment regardless of project size. HLC supports efforts to allow housing at Ford Field while also preserving public uses to the extent possible.
- **Create a specific plan for the area around 4395 Alpine Road.** This site will be best integrated into the community at the planned density of 20 du/ac if the city concurrently plans for improved infrastructure and smaller changes to development intensities in the surrounding area as well.
- **Commit to studying opportunities to generate a local funding source for affordable housing subsidies, ideally with a vacancy tax or a property transfer tax.** By generating local funding, Portola Valley will have much more flexibility to decide where affordable housing gets built and what it looks like. Investing local funds will also give the city more ability to directly mitigate local concerns.

Upon submission of its draft housing element, the Housing Leadership Council suggests the town seek Prohousing Designation from the Department of Housing and Community Development. HCD's Prohousing Designation program makes local jurisdictions that create great housing elements more competitive for state transportation and affordable housing funding programs.⁴ These funds can help the city maintain its infrastructure to meet the needs of all residents. HLC believes that Portola Valley's draft housing element would merit the city pro-housing designation, and we would actively support an application to HCD.

Faced with a dramatic regional housing crisis, Portola Valley's draft housing element plans for housing accessible to all residents regardless of income or wealth. With minor changes as described above, we recommend HCD certify Portola Valley's housing element.

Thank you for your consideration,



Jeremy Levine

Policy Manager, Housing Leadership Council of San Mateo County

⁴ Learn about HCD's Prohousing Designation program at <https://www.hcd.ca.gov/prohousing-designation-program>.

Dylan Parker

From: Laura Russell
Sent: Monday, July 11, 2022 10:48 AM
To: housing
Subject: FW: PV resident letter to Town Council and Planning Commission re proposed zoning changes
Attachments: Kliman PV Town Council Letter.pdf

From: Kliman, Gil
Sent: Monday, July 4, 2022 10:41 AM
To: Laura Russell <lrussell@portolavalley.net>
Cc: Yasemin Kliman (ybesik@yahoo.com) <ybesik@yahoo.com>
Subject: PV resident letter to Town Council and Planning Commission re proposed zoning changes

Dear Laura-

Please see my attached letter in opposition to the proposed zoning changes for Portola Valley, and forward to our Town Council and Planning Commission for review.

Thank you.

Gil Kliman
128 Goya Road
Portola Valley, CA

June 21, 2022

Dear Town Council Members:

Like so many Portola Valley residents, I moved here specifically because of the rural character of the community. I have lived here since 2000 and our family built a home in 2009, with a specific design to have minimal environmental impact while allowing enjoyment of the natural views, open spaces, and abundant flora and fauna thriving in a low population density setting.

While I am supportive of finding ways to provide more affordable housing for residents of the Bay Area, I disagree vehemently with the current direction of Town Council planning which will irrevocably change the attributes of our unique Portola Valley community.

Opt-in up-zoning, as proposed on page 96 of the Housing Element Update Draft, creates powerful economic incentives to degrade the rural character of Portola Valley desired by its current residents. 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 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 strongly urge you to remove opt-in up-zoning from the proposed Housing Element Update so that Portola Valley can retain the unique character that motivates our longstanding commitment to it.

Sincerely yours,

A handwritten signature in blue ink that reads "Gil Kliman". The signature is fluid and cursive, with the first name "Gil" and last name "Kliman" clearly legible.

Gil Kliman
128 Goya Road
Portola Valley, CA

Dylan Parker

From: Laura Russell
Sent: Monday, July 11, 2022 11:55 AM
To: housing
Subject: FW: Policy recommendations for Housing Element Updates
Attachments: Housing Elements Letter .pdf

From: Jeremy Dennis <jdennis@portolavalley.net>
Sent: Monday, July 11, 2022 8:12 AM
To: Laura Russell <lrussell@portolavalley.net>
Subject: FW: Policy recommendations for Housing Element Updates

Jeremy
[Schedule a meeting with me](#)

Jeremy Dennis (he/him/his)
Town Manager
Town of Portola Valley
650-851-1700 Ext. 215
www.portolavalley.net

Follow us:



From: Christine Padilla
Sent: Tuesday, July 5, 2022 11:54 AM
To: Christine Padilla <cpadilla@sanmateo4cs.org>
Subject: Policy recommendations for Housing Element Updates

Dear City and County Leaders,

On behalf of the San Mateo County Child Care Partnership Council (CCPC), the publicly appointed, state-mandated local child care planning entity for San Mateo County, and our partner Build Up San Mateo County, **we are writing to encourage your city/county to include policies that support the development of child care facilities in your updated Housing Element.** For working families with young children, having accessible child care near their home reduces traffic and commute times, and generally improves the quality of life for these residents. Including policies that are supportive of child care in or near housing is a straightforward way for cities to contribute to creating sustainable communities where families with young children can thrive. Your city/county's Housing Element update provides an opportunity to address the housing and child care needs of all working families, while examining the housing and child care needs of special populations, such as single-parents and female-headed households, in particular.

High-quality child care is essential to families and to vibrant economic development, yet operators of potential new child care facilities face numerous barriers to opening new programs to meet community needs. While many of the challenges for child care facilities development are similar to housing, the child care sector lacks the mandates, financing sources or expertise that exist for housing developers. One of the biggest challenges is finding a location for a child care facility. Ideally, child care facilities are located in or near housing and close to family-friendly transportation options.

Housing affordability also affects the child care sector. In our high-cost area, family child care providers, those who provide licensed child care in their homes, may struggle to afford their rent or mortgage. As older providers retire, new providers cannot afford to buy homes in our communities. Those who rent a house or apartment often face business instability. In addition, child care programs across San Mateo County are struggling to hire enough workers – the child care workforce is predominantly low-income women of color. Many are struggling with their own housing needs.

In examining Housing Elements from throughout California, we have noted that a number of cities and counties have included goals and policies that support the development of child care in or near housing. We have compiled sample policies in the attached document in hopes that your city/county will include a number of them in your Housing Element update.

If you have questions or would like further support for connecting child care and housing in your city/county, please contact us: Sarah, 650-802-5647, skinahan@smcoe.org, or Christine, 650-517-1436, cpadilla@sanmateo4cs.org.

Sincerely,

Sarah Kinahan
Coordinator
San Mateo County Child Care Partnership Council

Christine Padilla
Director
Build Up San Mateo County

Attachments: [*Sample Housing Element Language to Support Child Care near Housing Partner Organizations that Support Including Child Care Policies in Housing*](#)

Christine Padilla
Director, Build Up for San Mateo County's Children
Sobrato Center for Nonprofits – Redwood Shores
p. 650-517-1436

An initiative designed to preserve, grow and improve the supply of child care and preschool facilities in San Mateo County.
Read our Case Study: [A Multi-Sector Approach: Childcare as an Infrastructure Priority](#)



June 30, 2022

RE: Policy recommendations for Housing Element Updates

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If you have questions or would like further support for connecting child care and housing in your city/county, please contact us: Sarah, 650-802-5647, skinahan@smcoe.org, or Christine, 650-517-1436, cpadilla@sanmateo4cs.org.

Sincerely,

A handwritten signature in cursive that reads "Sarah Kinahan".

Sarah Kinahan
Coordinator
San Mateo County Child Care Partnership Council

A handwritten signature in cursive that reads "Christine Padilla".

Christine Padilla
Director
Build Up San Mateo County

Attachments: [Sample Housing Element Language to Support Child Care near Housing Partner Organizations that Support Including Child Care Policies in Housing](#)

