



TOWN of PORTOLA VALLEY

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Summary of Updates to Draft Housing Element August 12, 2022

The Town released the “Public Review Draft” Housing Element in early June for review and comment from the public, Ad Hoc Housing Element Committee, Planning Commission and Town Council. The Town Council formed a Subcommittee to make final changes to the Draft Housing Element and submit it to the State Department of Housing and Community Development (HCD) for their review. The latest version of the Draft Housing Element is titled “Initial HCD Draft” to differentiate it from the previous version. The Initial HCD Draft Housing Element is available on the Town’s website at www.portolavalley.net/housingelement.

The changes between the Public Review Draft and the Initial HCD Draft are outlined below.

Staff made minor changes such as correcting typos throughout the document. Table 1 below highlights additional changes made to the Initial HCD Draft Housing Element by section.

Table 1: Changes to Draft Housing Element

Section	Changes
1. Introduction	<ul style="list-style-type: none"> Added more detail to Community Engagement summary
2. Housing Needs Assessment	<ul style="list-style-type: none"> Added summary of key facts to Introduction Updated San Mateo County unsheltered homeless survey data from 2022
3. AFFH Summary	<ul style="list-style-type: none"> Added Background section highlighting Portola Valley’s past and current efforts to affirmatively further fair housing Updated Program 1-1 to include new “Gateway” land use designation in Fair Housing Action Plan
4. Constraints	<ul style="list-style-type: none"> Added more detail to Environmental Constraints, including hazards maps with proposed housing sites
5. Resources	<ul style="list-style-type: none"> No changes
6. Adequate Sites	<ul style="list-style-type: none"> Updated the Sites Inventory to reduce the number of AMI units for the Glen Oaks site which reduced the overall total from 29 to 16 unitsⁱ Reduced the density of the new Multi-Family Zoning District that will apply to Glen Oaks from 8 units per acre to 4 units per acre Reduced overall RHNA buffer from 21% to 16% Expanded Realistic Capacity discussion with additional justification for Town’s Housing Sites Inventory Updated Opt-in Single-Family Rezoning to have a maximum of four dwelling units per acre or four units per site, whichever is more restrictive

	<ul style="list-style-type: none"> • Moved Dorothy Ford Field and Open Space Housing site to non-vacant category (to better fit HCD categories) • Added more detail on the feasibility analyses for the Non-Vacant Sites
<p>7. Goals, Policies, and Programs</p>	<ul style="list-style-type: none"> • Updated the quantified objective/metric for Programs 1-1 and 1-2 with revised number of units. • Updated Policy 1 with new “Gateway” land use classification • Updated Program 1-1 to: <ul style="list-style-type: none"> ○ Include Dorothy Ford Field and Open Space site and Ladera Church site in new “Gateway” land use classification ○ Reduce one of the new Multi-Family Zoning Districts to allow up to 4 du/ac (instead of 8) • Updated Policy 3-1 with: <ul style="list-style-type: none"> ○ Initiate a site planning process for the sites in the new “Gateway” land use classification ○ Consider improvements to baseball field as part of site planning process ○ Consider collaborating with Ladera Church to integrate their site into Town’s affordable housing project ○ Begin site planning process in Jan 2024 and issue RFP by Sept. 2024 • Updated Program 6-4 to reevaluate sites to determine if any new ones are needed or if new fire prevention measures are needed (once new fire hazard maps available) • Updated Program 6-5 to evaluate ADU and Senate Bill 9 ordinances to determine if any new fire prevention measures are needed (once new fire hazard maps available) • Updated Program 7-1 to: <ul style="list-style-type: none"> ○ Create new informational materials on JADUs ○ Track ADUs and JADUs separately to help analyze how well each program is working
<p>Appendix A. Community Engagement</p>	<ul style="list-style-type: none"> • Updated with additional Ad Hoc Housing Element, Planning Commission, and Town Council meetings • Added more detail and images of Town’s Housing Element Update website, Town-wide postcard/mailers sent • Highlighted Town’s efforts to reach out to local employers and employees • Added demographic detail from two Community Meetings • Added Public Review Draft Comments Summary and how feedback was incorporated into the Initial HCD Draft • Attached results from Town’s Housing Preferences and Priorities Survey
<p>Appendix B. ABAG Housing Needs Data Report</p>	<ul style="list-style-type: none"> • Updated San Mateo County unsheltered homeless survey data from 2022

Appendix C. AFFH Report and Fair Housing Action Plan	<ul style="list-style-type: none"> • Updated Program 1-1 to include new “Gateway” land use designation in Fair Housing Action Plan
Appendix D. Evaluation of Past Performance	<ul style="list-style-type: none"> • No Changes
Appendix E. Sites Inventory Spreadsheet	<ul style="list-style-type: none"> • New Appendix required by HCD

ⁱ Based on concerns from the community and from Council Members, the full Council asked the Council Subcommittee to explore whether it would be feasible to preserve the horse operation at the Glen Oaks site and develop a portion of the site with housing for workers of the existing business. The Mayor and staff met with Stanford representatives and with the equestrian center owner. Based on those conversations, the Council Subcommittee directed staff to keep the site on the inventory but reduce the density and resulting number of units from 29 to 16. Those changes are included in the Initial HCD Draft Housing Element. The Town encourages continued discussion between Stanford and the business operator about the long term use of the site.