

**Special Teleconference Meeting**

**Meeting recording:**

[https://us06web.zoom.us/rec/share/N0qztYqLv2RaF7UXDpBIUHPIlBT6TgooK\\_TiZS0VcQTN\\_EkRBc9Rb1dhAVZQ62nV3\\_byZXGG5uBvKDKjK?startTime=1660606010000](https://us06web.zoom.us/rec/share/N0qztYqLv2RaF7UXDpBIUHPIlBT6TgooK_TiZS0VcQTN_EkRBc9Rb1dhAVZQ62nV3_byZXGG5uBvKDKjK?startTime=1660606010000)

Passcode: BNp&=X8.

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

**CALL TO ORDER AND ROLL CALL (0min:18sec)**

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

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

Absent: None

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

**NOTE FROM CHAIR McARTHUR:**

18 community participants.

**ORAL COMMUNICATIONS (2min:44sec)**

Oral communication received from:

- Kristi Corley: Comments on San Rafael SB9 parking requirements. What are Portola Valley's parking requirements?

**PRESENTATION (4min:40sec)**

1. **Initial HCD Draft Housing Element** – Building & Planning Director Laura Russell presenting. Providing information items on the housing element in its current state. Reviews meeting format, meeting purpose and meeting updates. Other items include draft housing element key issues, revisions to the initial HCD draft housing element, the next steps, and an updated timeline.

**Committee Comments/Questions:**

- Aalfs: Thank you for all the work that has gone into this project. We have more ahead of us. Clarification on the baseball field: nothing is being built on the baseball field is not being built on; it may only be moved slightly.
- Kopf-Sill: Thank you to Laura and staff. Hopeful the plan will get far with HCD. Happy there is still a possibility of savings the oak trees. Can we use any of the \$4 million affordable housing fund to help save the trees? As our buffer is down to 16%, are we likely to get a lot of pushback? Director Russell answers and notes the committee should be done by November.

- Turcott: The draft that was sent to HCD included a Cal Fire map. After this map was created, Ray Moritz created a more detailed map. Why does our current analysis put forward the Cal Fire map, when it has been deemed as outdated by several sources and our own fire district agrees that the Moritz map was more accurate? If the Moritz map is used, would that affect the plan we have put forward? Director Russell answers.
- Wernikoff: Kudos to Director Russell and the staff. 94% of what was recommended has been included in the HCD draft. Notes that once new fire map has been received from Woodside Fire, it will be updated in the draft. Director Russell will be receiving an update on that map tomorrow in her meeting with Woodside Fire. On the ADU incentive program, do we have the ability to create more of a rental subsidy? Director Russell provides information.
- Chair McArthur: Questions regarding fundraising for the gateway approach. Director Russell discusses.

Public Questions/Comments:

- Dave Cardinal: Comments on the fire maps; most of the ADU's proposed will be in hire-fire danger areas.
- Dale Pfau: Thanks Bob Turcot for pointing out the different maps. The EPC recommended the Moritz map be used in the safety element.
- Majda Jones: Concerned about timing on when the new fire maps come out and then having to relook at the entire plan. This could become very complicated and would need more community feedback. How will the community handle this new information? Many people aren't concerning themselves with fire issues.
- Leslie Kruse: Does the state require us to monitor ADU rentals or provide subsidies?
- Peter Lipman: If the workers at the horse facilities can live there, how can this be consistent with reducing the density to 4 units per acre? How to we save Ford field if we can't find low-income housing elsewhere? How does Ford field qualify as vacant land?
- Judith Murphy: Feels it does not make sense to delay outreach ease permitting criteria and incentives; these items should be prioritized. Otherwise, it makes use of Ford field inevitable. Encourages not using the housing fund right now, instead holding off until it is better needed in another RHNA cycle.
- Kristi Corley: Why is the Ford field space not considered a conservation easement? Feels the open space committee should be looking at all titles and deeds to see how they are written. How would the town raise the \$6 million? Where did the money for the open space parcel go in previous years? Is it correct that if you have 20 units per acre, that you get an 80% increase? Will there be a comprehensive study done for traffic?
- Betsy Morgenthaler: Regarding ADU campaign, are there any efforts statewide to remedy any tax relief that we can offer homeowners?
- Caroline Vertongen: Concerned about vague and unsubstantiated assumptions in the initial draft housing element, specifically road requirements, utilities, water quality, building codes. Feels there is a more realistic concept needed. Very concerned about building new housing before addressing the concerns previously mentioned.

- Director Russell addressed questions and concerns from the public

Committee Discussion:

- Turcott: Loves the idea of ADU ambassadors. Comment on keeping the opt-in up zoning; notes that most of the community was against it. The new fire map is most likely to resemble Moritz's fire map. Portola Valley used to be a leader in fire safety, but we have fallen behind. It is important that we get up to date.
- Chair McArthur: Asks Turcott to define concern.
- Turcott: Surprised the 2008 map was used.
- Director Russell explains and answers concerns.
- Kopf-Sill: To Turcott, what specific sites would you take off the list, and which would you add back? Turcott responds.
- Armsby: The map in the housing element is a placeholder; the new maps will be used to make any necessary changes. We spent a lot of time talking about something that isn't concerning at this time.
- Chair McArthur: Zeke Ludner recommended building on the corridors.

**STAFF UPDATES:**

- Director Russell provides staff updates. There are zoning consultants coming on board. Planner Smith will be returning from maternity leave in the fall. Staff is continuing to work on communications with the public.

Public Comment on Staff Report:

- Kristi Corley: Would like to know when zoning is to be completed on each site. Also, would like to know the answer on conservation easement and open space and why that wasn't done with Ford Field. Director Russell answers.

**APPROVAL OF MINUTES (1hr:57min)**

1. **Ad Hoc Committee of Housing Element** – June 20th, 2022 meeting. Motion to approve minutes carried by Anne Kopf-Sill and seconded by Sarah Wernikoff. All voted in favor of adopting the minutes.

Public Comments on the Minutes:

- None

Roll Call Vote:

- Sill: Yes
- Kopf-Sill: Yes
- Turcott: Yes
- Pierce: Yes
- Ward: Yes
- Wernikoff: Yes
- Targ: Yes
- Aalfs: Yes
- Armsby: Abstain
- McArthur: Yes

Final Remarks

- None

**ADJOURNMENT (1hr:59min)**

Chair McArthur adjourned the meeting.