



TOWN OF PORTOLA VALLEY

7:00 PM – Special Meeting of the Planning Commission
Wednesday, November 30, 2022

SPECIAL MEETING AGENDA

HYBRID MEETING- IN PERSON AND VIA ZOOM

HISTORIC SCHOOLHOUSE - 765 Portola Road, Portola Valley, CA 94028

Remote Public Comments: Meeting participants are encouraged to submit public comments in writing in advance of the meeting. Please send an email to tgeisler@portolavalley.net by 12:00 PM on the day of the meeting. All comments received by that time will be distributed to Commissioners prior to the meeting. All comments received are included in the public record.

We encourage anyone who has the ability to join the meeting online to do so. You will have access to any presentations that will be shown on your screen and can easily ask questions using the “raise your hand” feature when the Chair calls for them.

VIRTUAL PARTICIPATION VIA ZOOM

Please select this link to join the meeting:

<https://us06web.zoom.us/j/88506521238?pwd=M111ZmY5aG52eGJEV1U3eG9NSkNKUT09>

Or: Go to Zoom.com – Click Join a Meeting – Enter the Meeting ID

Meeting ID: 885 0652 1238 **Passcode:** 960084

Or Telephone:

1.669.444.9171

1.877.853.5247 (toll-free) Enter same Meeting ID

*6 - Toggle mute/unmute.

*9 - Raise hand.

Residents have asked to see the number of attendees in Zoom webinar-meetings. You can visit the site at <https://pv-zooms.rungie.com/> which will show a list of meetings. Clicking on a meeting will then display all participants and attendees in the meeting, as well as those who had been in the meeting but have left. The site will only show meetings once they have started, and the first participant has joined.

7:00 PM - CALL TO ORDER AND ROLL CALL

Commissioners Hasko, Targ, Taylor, Vice-Chair Goulden, Chair Kopf-Sill

ORAL COMMUNICATIONS

Persons wishing to address the Planning Commission on any subject not on the agenda may do so now. Please note, however, that the Planning Commission is not able to undertake extended discussion or action tonight on items not on the agenda. Comments will be limited to three minutes.

Study Session

1. Housing Element Update and Implementing Actions—General Plan Conformance, Voluntary Upzoning Program, Housing Element Programs, Density Bonus Law
2. Implementation of the Housing Element—Draft Zoning Code Amendments Part 3

COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

3. Commission Reports
4. Staff Reports

APPROVAL OF MINUTES

5. Minutes of November 16, 2022
~~Verbatim minutes are being prepared and will be added to the packet when they are available.~~

ADJOURNMENT

COMMUNICATIONS DIGEST

6. Public Comments received

ASSISTANCE FOR PEOPLE WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (650) 851-1700. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

AVAILABILITY OF INFORMATION

Any writing or documents provided to a majority of the Town Council or Commissions regarding any item on this agenda will be made available for public inspection at Town Hall located 765 Portola Road, Portola Valley, CA during normal business hours. Copies of all agenda reports and supporting data are available for viewing and inspection at Town Hall and at the Portola Valley Library located adjacent to Town Hall.

PUBLIC HEARINGS

Public Hearings provide the general public and interested parties an opportunity to provide testimony on these items. If you challenge any proposed action(s) in court, you may be limited to raising only issues you or someone else raised at the Public Hearing(s) described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing(s).



TOWN OF PORTOLA VALLEY STAFF REPORT

TO: Planning Commission

FROM: Laura Russell, Planning & Building Director
Adrienne Smith, Senior Planner

DATE: November 30, 2022

RE: Housing Element Update and Implementing Actions – General Plan Conformance, Voluntary Upzoning Program, Housing Element Programs, Density Bonus Law

RECOMMENDATION

Staff recommends that the Planning Commission receive a report, take public comment and provide additional feedback and direction to staff.

MEETING PURPOSE

The purpose of this meeting is to bring to the Planning Commission all Housing Element implementation work completed since previous meetings. This work includes conforming General Plan amendments, Voluntary Upzoning, program language, and the applicability of Density Bonus Law on the Housing Element implementation process. This work is reflective of Planning Commission feedback and direction provided to staff over the course of the Commission's last three meetings held in October and November 2022. Staff are seeking varying levels of recommendation, feedback and/or review depending on the topic, which is further detailed below.

BACKGROUND

This background section assumes readers are generally familiar with the progression of the Planning Commission's discussion of the Housing Element implementation process. To review previous Planning Commission discussion of the implementation process, refer to its [October 19, 2022](#) and [November 2, 2022](#) meetings. For Planning Commission discussion of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared to meet environmental review required by the California Environmental Quality Act (CEQA), refer to the

Commission's [November 16, 2022](#) meeting. Additional information on the Housing Element and overall update process is available at www.portolavalley.net/housing.

DISCUSSION

General Plan Amendments Required to Conform with the Housing Element

The Town's General Plan sets forth policies for conservation and development and outlines specific programs or actions for implementing these policies. Each element (sometimes called chapters) in the General Plan must be consistent, so when one chapter is updated, it may trigger minor conforming amendments to other chapters as is the case with the Housing Element update.

The General Plan is sometimes referred to as the Town's Constitution and to many it is representative of the Town's ethos. Some community members have expressed concerns about the General Plan amendment process and scope. It is worth noting that the proposed changes are limited solely to addressing inconsistencies with new policies in the Housing Element, which have undergone an extensive public process through the Ad Hoc Housing Element Committee since August 2021.

Materials related to the conforming General Plan Amendments were released to the community with a cover memo in advance of this Planning Commission staff report to allow additional time for review and consideration. Attachment 1 includes that staff memo, a table with a summary of proposed changes, and the redline strikeout changes to the General Plan Elements. The Gateway land use classification has not been integrated yet. The updates to the Comprehensive Plan Diagram (General Plan Map) are not yet complete as of the publication of this report.

On this topic, staff recommends Planning Commission undertake discussion and provide feedback to staff.

Discussion Points for Planning Commission:

- *General approach to amendments: Address only things that are inconsistent with the Housing Element. Do not change other things, even typos or numbering issues.*
- *Approach to Gateway land use classification: On page 7 of Land Use Element, include a new land use intensity category (for a total of eight) that would specify the permitted uses of affordable housing, recreation and open space with an envisioned density of 60 units across two sites.*
- *Specific comments on the proposed amendments.*

Voluntary Upzoning Program (Opt-In)

At its November 2, 2022, meeting, the Planning Commission supported an overall approach for the Voluntary Upzoning Program, including classification as a pilot program and locating it in the Housing Element Programs section. This approach was selected over codification of the program in the Zoning Code because the program will reach an end once twelve units are constructed.

At its November 10, 2022, meeting, the AHHEC heard the Planning Commission's feedback on the program and discussed program specifics. Committee member feedback varied, but those supportive of the Voluntary Upzoning Program felt it should be distinguished from the Town's SB9 ordinance by creating additional land use incentives via increased floor area and similar development standards. Committee members also suggested the review process be limited so that the process itself would not be a disincentive. There were several Committee members that did not support a Conditional Use Permit (CUP) process. A CUP requirement would likely be viewed by the HCD as a constraint to successful program implementation.

Throughout the development of the Housing Element, this program has undergone substantial discussion and alterations. Based on the culmination of all the discussion so far, staff has developed a revised approach to this program, which is described in Attachment 2. The latest proposal would streamline the initial step of evaluating the safety criteria into a ministerial action, followed by ASCC review according to the Town's typical procedure and subject to the existing findings.

On this topic, staff recommends Planning Commission undertake discussion and provide feedback to staff.

Discussion Points for Planning Commission:

- *Does this proposal have the appropriate level of level of Town review?*
- *Would the Commission prefer to see a "first-come-first-served" approach or a competition for applicants?*
- *Other comments*

Housing Element Programs

The Town received a [comment letter](#) from the Department of Housing and Community Development (HCD) on its initial review of the Draft Housing Element submitted in August. The HCD placed particular emphasis on the Housing Element Programs section, stating that programs "must demonstrate that they will have a beneficial impact within the planning period" and must include "meaningful and specific actions and objectives." To meet the HCD's expectations, staff immediately began to update the programs identified by HCD as needing revision to augment the level of detail and clarify comprehensive actions, timelines, and objectives. Staff discussed the requirement for revision with the Ad Hoc Housing Element Committee (AHHEC) at its [November 10, 2022](#), meeting and presented an updated version of the relevant programs. The majority of the updates add detail and clarity but do not substantially change the policies. The Committee supported staff's approach to the program updates.

Staff has begun to update the Programs section to address HCD's comments that all programs must include specific actions, timelines, objectives, and identify responsible agencies and officials. Staff's approach is to augment program details and provide more precise timelines while retaining the general intent and scope of the programs. For example, Program 3-2 – Provide technical assistance to nonprofits/religious institutions to develop their

sites with affordable housing – is updated to clearly state the steps necessary to successful implementation. See Attachment 3 to view the redlined changes thus far, including explanatory staff notes as well as a clean version for easier reading.

On this topic, staff recommends Planning Commission undertake limited discussion and provide feedback to staff.

Discussion Points for Planning Commission:

- The Ad Hoc Housing Element Committee concurred with staff's recommendation for staff to implement changes to the program language along the lines outlined in Attachment 3. Staff would identify changes with policy implications for discussion. Does the Planning Commission agree with this approach?*

State Density Bonus Law

The Commission requested additional materials related to State Density Bonus Law to clarify how the law could impact the course of the housing development planned for in the Housing Element. Attachment 4 includes a summary of Density Bonus Law with local scenarios and a summary of key points is included below. Government Code Sections 65915 – 65918 state that if a developer includes affordable housing units, they are entitled to certain benefits including density bonus, incentives or concessions, waivers or reductions, and reduced parking ratios.

a. Density Bonus

A density bonus entitles a developer to build *more* units than would otherwise be allowed by zone. In its simplest terms, the law states that to qualify for *any* density bonus the project must be:

- At least 5 units
- Affordable rental units are deed restricted for at least 55 years
- Affordable for-sale units must be sold to income-qualified owners and subject to an equity sharing agreement

The law uses a sliding scale represented in a density bonus chart to calculate the density bonus for the many possible unit quantity/affordability-level scenarios. Development projects can qualify for a density bonus ranging from 20% to 50% depending on the proposed project; only projects that are actually proposed as 100% affordable may qualify for the 80% density bonus.

b. Incentives or Concessions and Waivers or Reductions

Incentives or concessions reduce or eliminate the applicable development standards, including height limitations and setbacks, and other zoning code or architectural design requirements. Waivers or reductions waive or reduce any development standards that physically preclude the construction of a project at the permitted density and with the granted concessions. For example, this could be a standard associated with an overlay district, a general site standard

that applies to all zones, like a parking design or landscaping requirement, or any other local regulation.

c. Reduced Parking Ratios

A development project may qualify for reduced parking ratios based on the number of affordable units with the following applicable ratios:

- i. Studio and one bedroom – 1 space
- ii. Two and 3 bedrooms – 1.5 spaces
- iii. Four bedrooms – 2.5 spaces

The project may also qualify for further parking reductions based on proximity to public transit and 100% affordability of units.

Density bonus law includes very limited exceptions to its requirements and places the burden on a town to establish an exception applies. The town may refuse a concession or incentive if it can establish it would not result in identifiable and actual cost reduces to provide for affordable housing costs. The only other exceptions to the requirement to grant incentives and concessions or waivers require the town to provide, based on substantial evidence, that doing so (1) would have a “specific, adverse impact ... upon public health and safety,” (2) would have an adverse impact on any historic resource, or (3) would be contrary to state or federal law.¹

On this topic, staff recommends Planning Commission receive the report, ask any clarifying questions of staff and refer to this information when zoning amendments are discussed at upcoming meetings.

UPCOMING MEETINGS AND STAFF WORK

Upcoming Meetings on Draft Housing Element and related materials (dates are tentative):

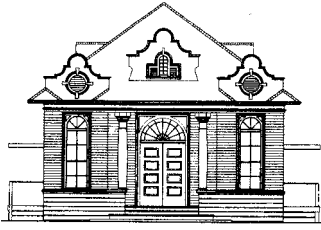
- December 7 – Planning Commission reviews materials related to Housing Element Update with emphasis on zoning code amendments and Housing Element updates in response to HCD comments
- December 13 – Planning Commission reviews all materials and makes formal recommendation to Town Council
- January 2023 – Town Council review of Housing Element and all associated materials for adoption
- Upon adoption, Housing Element will be sent to the HCD for a second review
- Early 2023 staff and consultants will prepare more detailed design standards for the new zoning districts and return to Planning Commission for review.

¹ Government Code Section 65915 (d)(1)(B)-(C), e(1).

ATTACHMENTS

1. General Plan Conforming Changes Required by the Housing Element (includes staff memo, table, and proposed changes to language)
2. Voluntary Upzoning (Opt-In) Proposed Approach
3. Revisions to Housing Element Programs (redline strikeout and clean version)
4. State Density Bonus Summary and Table

Draft Housing Element Available online at www.portolavalley.net/housing



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Mayor and Town Council
Planning Commission
Members of the Public

CC: Ad Hoc Housing Element Committee
Town Committees and Commissions

FROM: Laura Russell, Planning and Building Director

DATE: November 21, 2022

RE: Public Release of Draft General Plan Amendments Required to Conform with the Housing Element

BACKGROUND

The Town's General Plan was first adopted in 1964 and has been amended and updated over the years. The General Plan is sometimes referred to as the Town's Constitution. Portola Valley's General Plan serves as the blueprint for the Town's future growth and development. It addresses issues of importance to the community, sets forth policies for conservation and development, and outlines specific programs or actions for implementing these policies.

In California, general plans must include seven elements: Land Use, Transportation, Open Space, Conservation, Housing, Noise, and Safety. As well as the seven required elements, the Portola Valley General Plan includes a number of optional elements, including: Sustainability, Recreation, Historic Resources, Trails and Paths, and Scenic Roads and Highways. Finally, the Town's General Plan includes four sub-area plans for specific parts of town. These are the Nathhorst Triangle Area Plan, the Alpine Scenic Corridor Plan, the Town Center Area Plan, and the Portola Road Corridor Plan.

State law requires all cities/towns and counties in California to update their Housing Element every eight years. State law also requires cities/towns and counties to update their Safety Element when they update their Housing Element. State law does not specify time periods for updating other elements of the General Plan but advises that periodic updates are necessary.

A key principle of General Plan law is that each element (sometimes called chapter) in the General Plan must be consistent. Thus, when one chapter is updated, it may trigger minor conforming amendments to other chapters. Therefore, it is common to amend other elements of the general plan when one of the elements is updated.

When updating the Housing Element, it is oftentimes necessary to update the Zoning Ordinance. The Housing Element provides general guidance on how to distribute various types of land uses throughout Town and the Zoning Ordinance provides more specific guidance on how the buildings should be constructed and placed on the site.

Below is a summary of the key documents that the Town is updating at this time:

- **Housing Element Update.** Adoption and implementation of the Town’s Housing Element Update (2023-2031).
- **Safety Element Update.** Adoption and implementation of related updates to the Safety Element Update. These updates would ensure the Town complies with current State law and implements policies intended to minimize the negative impacts and risks of natural and human-made hazards such as fires, floods, droughts, earthquakes, landslides, and climate change.
- **General Plan Amendments.** General Plan Amendments include the creation of a new “Gateway” land use classification in the General Plan that allows affordable housing, recreation, and open space uses. The General Plan would also be amended to include the creation of new multi-family land use classifications allowing up to four and 20 dwelling units per acre, an opt-in overlay classification to allow for a “fourplex” development on approximately three single family lots (not to exceed a total of 12 units during the new housing element cycle), and a new mixed-use land use classification to allow for up to six dwelling units per acre as well as the uses currently permitted in the existing A-P Administrative Professional District.¹ The General Plan Land Use Map would be revised to include these new land use designations.
- **Zoning Amendments.** The Town proposes the creation and adoption of three new zoning districts including, 1) a new multi-family district allowing up to four dwelling units per acre; 2) a new multi-family district allowing 20 dwelling units per acre; and 3) a mixed-use district allowing residential uses up to six dwelling units per acre. It may also include zoning amendments to codify the Affiliated Housing program that is currently implemented through the Housing Element. The zoning map would also be revised to reflect these new districts.

¹ Note the original zoning proposal also included uses in the Community Commercial (C-C) zone, but based on input from the immediate residents, the Planning Commission directed staff to refine the proposal to include only A-P uses. For the purposes of environmental analysis both scenarios are analyzed, and the Planning Commission will make a final recommendation to the Town Council on whether the newly formed mixed use zone should include A-P or C-C uses together with residential.

DISCUSSION

As stated above, State law requires internal consistency between the elements of the General Plan. The Housing Element contains several new programs that require conforming amendments to other General Plan Elements. The proposed changes are the result of over 15 months of public discussion by the Ad Hoc Housing Element Committee, Planning Commission and Town Council. These programs include: the creation of a new “Gateway” district that allows affordable housing, recreation, and open space; the creation of two new multi-family land use classifications allowing up to four and 20 dwelling units per acre, respectively; an “opt-in” overlay provision permitting limited single family homes to voluntarily upzone to up to 4 units (not to exceed a townwide total of 12 units), and a new mixed-use land use classification to allow for up to six dwelling units per acre. These changes will require relatively minor conforming updates to the Land Use Element, and the Nathhorst Triangle Plan and corresponding maps/diagrams.

In addition, staff is recommending that the Alpine Scenic Corridor Plan be updated to clarify that any new development along the Alpine Scenic Corridor should be designed to respect the Plan’s scenic principles and provide sufficient setback for the use of Alpine Road as a major evacuation corridor. Finally, staff is recommending the Land Use Element be updated to remove outdated, impermissible limits on household composition.

Staff recognizes that other updates and revisions to the General Plan may also be needed. This particular update, however, is limited solely to amendments necessary to conform to the Housing Element update. Note that even typographical and numbering errors were not addressed in this update, except to incorporate necessary conforming updates.

Attached to this memo is a table summarizing the proposed amendments to the General Plan. The proposed language is included in Attachments 2-4 in redlined format. The Planning Commission will review the proposed amendments and associated actions at their meetings of November 30, December 7, and December 13, 2022. The Town Council will review the Housing Element, conforming General Plan Amendments, and all associated materials in January 2023. Given the heightened interest in the General Plan, these amendments are being released well before the public hearings.

Additional information is available at www.portolavalley.net/housingelement. Public comments on the conforming General Plan Amendments should be sent to housing@portolavalley.net. All public comments received will be provided to the Planning Commission and Town Council.

ENVIRONMENTAL REVIEW

In compliance with the California Environmental Quality Act (CEQA), a Notice of Intent to adopt a Mitigated Negative Declaration (MND) was provided to the public, responsible agencies, and the State Clearinghouse. A copy of the MND was distributed to public agencies and made available to the general public for a 30-day public comment period beginning Monday, October 31, 2022 and ending Tuesday, November 29, 2022 at 5:00 p.m. Additionally, the Notice of Intent to adopt an MND was published in the newspaper.

ATTACHMENTS

1. Table of General Plan Conforming Changes Required by the Housing Element Update.
2. Proposed Changes to Land Use Element (Redlined version)
3. Proposed Changes to Nathhorst Plan (Redlined version)
4. Proposed Changes to Alpine Scenic Corridor (Redlined version)

Summary of Conforming General Plan Amendments Required by Housing Element Update- November 21, 2022

Policy/Page Number	Description of Change	Reason for Change																
Land Use Element																		
2106, p. 7	<p>Land use intensity table added to summarize all seven residential densities, including new multi-family densities:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Residential Category</th> <th style="text-align: left;">Intensity in Dwelling Units per Acre (du/a)</th> </tr> </thead> <tbody> <tr> <td>Multi-Family – Medium</td> <td>20 du/a</td> </tr> <tr> <td>Mixed-use Residential</td> <td>6 du/a</td> </tr> <tr> <td>Multi-Family – Low</td> <td>4 du/a</td> </tr> <tr> <td>Low-medium</td> <td>>1 du/a</td> </tr> <tr> <td>Low</td> <td>.5 - 1 du/a, on average</td> </tr> <tr> <td>Conservation Residential</td> <td>.25 - .5 du/a</td> </tr> <tr> <td>Open Residential</td> <td>.333 - .0555, for slopes from 0% to 50%</td> </tr> </tbody> </table>	Residential Category	Intensity in Dwelling Units per Acre (du/a)	Multi-Family – Medium	20 du/a	Mixed-use Residential	6 du/a	Multi-Family – Low	4 du/a	Low-medium	>1 du/a	Low	.5 - 1 du/a, on average	Conservation Residential	.25 - .5 du/a	Open Residential	.333 - .0555, for slopes from 0% to 50%	Adds three multi-family zones to be consistent with Housing Element update.
Residential Category	Intensity in Dwelling Units per Acre (du/a)																	
Multi-Family – Medium	20 du/a																	
Mixed-use Residential	6 du/a																	
Multi-Family – Low	4 du/a																	
Low-medium	>1 du/a																	
Low	.5 - 1 du/a, on average																	
Conservation Residential	.25 - .5 du/a																	
Open Residential	.333 - .0555, for slopes from 0% to 50%																	
2106, p.7	<p>New multi-family residential densities added:</p> <ol style="list-style-type: none"> “1. Multi-family – Medium—Existing developed areas where density is no more than twenty dwelling units per acre. These areas are generally geologically stable, in relatively level terrain, and have good accessibility. 2. Mixed-use—Existing developed areas where density is no more than six dwelling units per acre. These areas are generally geologically stable, in 	Adds three multi-family zones to be consistent with Housing Element update.																

	<p>relatively level terrain, and have good accessibility.</p> <p>3. Multi-family - Low—Existing developed areas where density is no more than four dwelling units per acre. These areas are generally geologically stable, in relatively level terrain, and have good accessibility.</p> <p>Opt-In Rezoning – low density – This Housing Element program permits a single family lot to develop up to 4 units for a maximum of 12 units townwide during the 2023-2031 Housing Element cycle; lots subject to this program must meet prescribed screening criteria”</p>	
2106 d, p. 9	Modify language to reference correct inclusionary housing program number in new Housing Element.	Numbering changed in new Housing Element
2106 e, p. 9	Delete policy relating to population caps as this is no longer permissible.	Population caps in residential zones not permissible.
2107, p. 10	Clarify language to add three additional multi-family zones	Adds three multi-family zones to be consistent with Housing Element update.
2107a, p. 10	Clarify language to add three additional multi-family zones and delete language regarding population density.	Adds three multi-family zones to be consistent with Housing Element update; population caps in residential zones not permissible.
Appendix I, pp. 28, 30	Delete language referencing population holding capacity.	Population holding capacity is not permissible

Nathhorst Triangle Plan		
6105, p. 2	Add principle: "Residential uses at a scale which blends with the existing and proposed commercial uses."	Add for consistency with design standards of new multi-family zones in Housing Element
Nathhorst Triangle Plan Diagram	<ul style="list-style-type: none"> - Add Multi Family and Mixed Use Designations to Legend -Apply Multi Family and Mixed Use Designations to appropriate lots, consistent with Housing Element - Apply the "Community Park, Open Space, Greenway, Creek" designation only to the creek buffer areas rather than the larger, rear portion of the lots. 	Amendment to be consistent with multi-family and mixed-use designations in Housing Element
Alpine Road Corridor Plan		
6223, p. 8	<p>Add the following provisions to this section:</p> <p>“9. Any residential or mixed use projects constructed along the corridor shall be designed to respect the scenic principles set forth in this plan.</p> <p>10. Any residential or mixed use projects constructed along the corridor shall provide sufficient setbacks for the Town’s use of Alpine Road as a major evacuation corridor.”</p>	Add for consistency with design standards of new multi-family zones in Housing Element
Comprehensive Plan Diagram		
Part 5 of the General Plan	<ul style="list-style-type: none"> - Add Multi Family and Mixed Use Designations to Legend -Apply Multi Family and Mixed Use Designations to appropriate lots, consistent with Housing Element -Add Gateway designation to Dorothy Ford Field and Open Space and Ladera Church site, consistent with Housing Element 	Amendments to be consistent with land use designations in Housing Element

Town of Portola Valley General Plan

Land Use Element

Last amended March 11, 2015

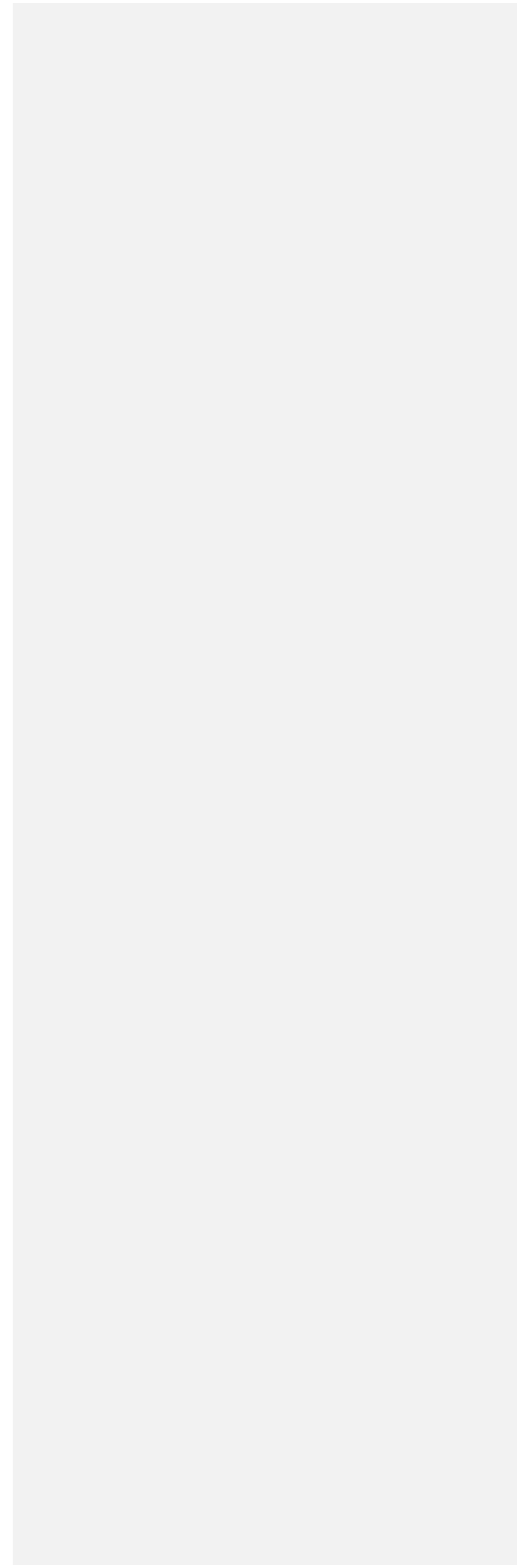


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Land Use Element

Introduction

- 2100 The land use element sets forth guidelines for land occupancy and describes the location and distribution aspects of land uses. Land use interrelationships and land use circulation relationships are also defined.
- 2101 Land use proposals in the plan include those for residential areas, those for community facilities and services, and those for region-serving facilities. For the purposes of this plan, all land uses are discussed separately in the following sections: residential areas; parks, recreation areas and open spaces; commercial and research - administrative areas; institutions; and public facilities and services. In these sections, objectives, principles, and standards are given, followed by a description of the plan proposals.

General Objectives

- 2102
1. To provide for residential uses and related facilities and services that will preserve and enhance the quality of living enjoyed by local residents.
 2. To maintain the natural character of the planning area and to provide for limited park, recreation and open space uses in appropriate scenic areas where the uses will be compatible with the maintenance of the residential nature and quality of the planning area.
 3. To minimize the need for non-local traffic to penetrate the planning area.
 4. To minimize consumption of energy from non-renewable sources and to encourage the use of renewable energy sources while preserving the scenic and aesthetic qualities of the area.

5. To encourage and, where appropriate, require the conservation of water in new and existing developments and buildings.
6. To ensure that development in areas subject to geologic, fire and flooding hazards is controlled so that people and structures are not exposed to unacceptable levels of risk.

General Principles

- 2103
1. The planning area should have the low intensity of development which is appropriate to its location on the fringe of the urban area of the Peninsula and should provide a transition between urban densities of adjoining communities and non-intensive land uses west of the skyline.
 2. Uses of land should include homes, open spaces, agricultural pursuits and such other private, office and commercial uses as are required to serve the frequent needs of local residents.
 3. In addition to uses serving primarily local residents, public, private and limited commercial recreational facilities serving a broader area would be appropriate in locations on the periphery of the planning area but so located as not to encourage traffic through the town.
 4. Those public and private facilities such as schools, parks, churches, public buildings, stores and offices which serve all or a major portion of the planning area should be grouped in readily accessible centers to the greatest extent permitted by site and location requirements of the individual facilities.
 5. In any development within the planning area, full consideration should be given to the geologic conditions so that development on unstable land can be avoided or minimized.
 - 5.1. In areas subject to flooding, including those identified in the safety element, development shall be precluded or designed to minimize risk.
 6. In order to maintain the rural atmosphere of Portola Valley, all buildings should be subordinate to their natural surroundings in size, scale and siting. Monumental buildings should be avoided.
 7. Non-residential buildings should generally be of small or moderate size and, where groups of buildings are used, connected by plazas, terraces, porches, arcades, canopies or roofs to provide a pleasant environment and safety and shelter to pedestrians.

8. In order to help minimize the adverse effects of higher intensity uses upon lower intensity uses, landscaping areas of primarily native plants appropriate to the site should be provided. Such buffers should be of a size and design that will provide an effective visual buffer.
9. In all developments in the planning area, full consideration should be given to fire protection needs, including those identified in the safety element, and adequate measures should be taken to ensure that these needs are met.
 - 9.1. Development should be limited in areas when fire risk cannot be reduced to an acceptable level and adequate emergency access cannot be provided. Also, recognizing fire protection measures could have adverse effects on native vegetation, development should be configured to minimize damage as well as fire hazard.
10. The rate of development and location of projects should not exceed the capacity of the town, special districts and utility companies to provide all needed services and facilities in an orderly and economic manner.
11. Conservation of energy from non-renewable sources should be considered in the design, improvement, reconstruction and remodeling of buildings.
12. The use of passive and active solar energy should be encouraged in the siting, design and construction of buildings.
13. Where feasible, development proposals should incorporate unified planning for the largest land area practically possible in order to preserve open space, conserve unique natural features of the area, allow logical extensions of the trail and paths system, maximize the opportunities for controlling the extent and impacts of development and otherwise help ensure the application of good land use planning principles.
14. Grading shall normally be the minimum necessary to accommodate development; however, in those instances where increased grading can provide for greater compatibility of development with the natural setting and not cause significant adverse effects on the environment, such grading shall be preferred.
15. For all new developments within the planning area, full consideration shall be given to the fiscal ability of the town and other affected local governmental agencies to provide essential services. When fiscal impact will exceed tax revenue to be generated, provisions may be made to require off-setting fiscal impact fees.

16. In the planning, design, construction and operation of development within the planning area, water conservation should be a high priority.
17. In all new developments, the undergrounding of utilities should be considered a high priority.

Residential Areas

Objectives

- 2104
1. To assure that all building sites and residences are developed in a manner minimizing disturbance to natural terrain and vegetation and maximizing preservation of natural beauty and open space.
 2. To organize residential areas in a manner providing maximum convenience in the daily use of local facilities such as parks, recreation area, commercial facilities and access to major roads, consistent with the attainment of other objectives stated within the general plan.
 3. To provide for the grouping or clustering of residential buildings where this will maximize the opportunity to preserve natural beauty, habitat and open space without generally increasing the intensity of development otherwise possible.
 4. To maintain the present character of established residential areas.
 5. To control the occupancy of parcels so as to:
 - a. Prevent overcrowding of dwellings.
 - b. Insure that occupancy of land and dwellings will be in balance with service facilities such as on-site parking, traffic capacity of access streets and capacity of utilities such as water and sewage disposal.
 - c. Insure against adverse impact on neighboring residences.
 - d. Fix responsibility for use, occupancy and conduct on the premises in relation to town standards and requirements. That is, on each parcel and in each main dwelling, someone must be "in charge" as owners or tenant of the owner.

Principles

- 2105
1. Lands indicated for residential use on the comprehensive plan diagram should be used primarily for residential living, a use of land characterized by a single household occupying a main detached dwelling as the principal use of a parcel, together with uses and structures customarily accessory to a main dwelling in a rural residential community.
 2. In addition to other accessory uses and structures, accessory living quarters within the main dwelling or in a separate structure should be deemed an appropriate accessory use on parcels large enough and under conditions adequate to insure the objectives cited in Sec. 2104.5 are met. Specific limits on accessory living quarters should be included in the zoning ordinances.
 - 2.1. Agricultural uses are encouraged as interim or long-term uses in residentially designated areas provided they are compatible with nearby nonagricultural uses and do not result in the significant degradation of the natural environment.
 3. Population densities within the planning area should be guided by considerations of topography, geology, vegetative cover, access to transportation and services, fire hazards, emergency access, impact on pre-existing residential development and other factors such as:
 - a. The highest densities should be located on relatively level land close to local shopping and service areas, other local facilities and transportation facilities. Densities should decrease as the distance from these facilities increases.
 - b. Population density should decrease as steepness of terrain increases.
 - c. The lowest densities and largest lots should be located on the steepest hillsides on which the town allows development and in mountainous areas where it is necessary to limit storm runoff, prevent erosion, preserve existing vegetation, protect watersheds, avoid potentially unstable ground and maintain the scenic quality of the terrain.
 4. Steep slopes, potentially unstable ground, canyons and ravines should be left undisturbed as residential open space preserves.
 - 4.1 When residences are grouped or clustered in areas where intensity standards require one acre or more per dwelling unit:

- a. Each residence should have substantial direct frontage on a common open space of sufficient size to convey a feeling of being on the edge of a large and significant open space.
 - b. Clusters should generally consist of a small number of detached residences, and each cluster should be well-separated from adjacent clusters rather than interconnected in a linear form.
5. On tree covered buildable slopes, development should be designed to preserve groves of trees as well as individual trees and native understory to the maximum extent possible.
6. (Not used.)
7. To the extent feasible, all structures (including residences) should complement and blend in with the natural setting of the planning area; and to this end, the following principles should be adhered to:
 - a. Structures may be located in existing tree covered areas to the extent possible and still be consistent with slope, geologic and related conditions and the need to preserve locally unique or especially beautiful wooded areas.
 - b. Largely bare slopes and sparsely wooded ridges visible from large portions of the town or planning area should be kept free of structures to the maximum extent possible.
 - c. If development does take place on highly visible barren slopes or ridges, it must be unobtrusive and of a scale and design to maintain the character of the natural setting, and with required planting of native trees and plants where appropriate.
8. In all residential areas of the town, or its spheres of influence, particular attention must be given to the effects of approaching the maximum amount of development permitted on individual parcels. The cumulative effect of buildout under appropriate ordinances and policies should be examined and steps taken to ensure that its effect will not be injurious to the unique and desirable characteristics of each area. Overall development levels as measured by floor area ratios and impervious surfaces should be limited so as to preserve the rural setting.
9. To the extent feasible, the design of subdivisions should retain a representative composition of habitats on the site and their interrelationships.

10. Residential development should not occur in areas subject to flooding as shown on the Flood Insurance Rate Maps issued under the National Flood Insurance Program by the U.S. Department of Housing and Urban Development.

Standards.

2106

Residential areas are shown in ~~seven~~^{four} land use intensity categories, as described below in the table and text:

Commented [ACD1]: Table and descriptions below reference HE pp. 95-96, 98, 99, in the Sites chapter.

<u>Residential Category</u>	<u>Intensity in Dwelling Units per Acre (du/a)</u>
<u>Multi-Family – Medium</u>	<u>20 du/a</u>
<u>Mixed-use Residential</u>	<u>6 du/a</u>
<u>Multi-Family – Low</u>	<u>4 du/a</u>
<u>Low-medium</u>	<u>>1 du/a</u>
<u>Low</u>	<u>.5 - 1 du/a, on average</u>
<u>Conservation Residential</u>	<u>.25 - .5 du/a</u>
<u>Open Residential</u>	<u>.333 - .0555, for slopes from 0% to 50%</u>

1. Multi-family – Medium—Existing developed areas where density is no more than twenty dwelling units per acre. These areas are generally geologically stable, in relatively level terrain, and have good accessibility.
2. Mixed-use—Existing developed areas where density is no more than six dwelling units per acre. These areas are generally geologically stable, in relatively level terrain, and have good accessibility.
3. Multi-family - Low—Existing developed areas where density is no more than four dwelling units per acre. These areas are generally geologically stable, in relatively level terrain, and have good accessibility.
- Opt-In Rezoning – low density – This program will permit a maximum of 12 units during the 2023-2031 Housing Element cycle to be developed as a four-plex on a single family lot meeting prescribed screening criteria.
4. Low-medium—Existing developed areas where net residential land area per housing unit is less than 1 acre.

52. Low—Existing developed areas where net residential land area per housing unit averages from 1 to 2 acres. These areas are generally geologically stable, in only moderately steep terrain, and have good accessibility.

63. Conservation-Residential—Includes:

- a. Existing developed areas where net residential land area per housing unit averages from 2 to 4 acres.
- b. Relatively accessible undeveloped lands with few to considerable potential geologic instabilities. To be developed with a slope-intensity standard whereby the net residential land area per housing unit increases from 2 acres on level to 9 acres on slopes of 50 percent or greater.

74. Open Residential—Relatively inaccessible sparsely developed and undeveloped areas generally with extreme geologic instabilities and steep slopes. Fire hazards are often high and erosion potential great. These areas are often also of ecologic, scenic or historic importance. To be developed with a slope-intensity standard whereby the net residential land area per housing unit increases from 3 acres on level land to 18 acres on slopes of 50 percent or greater.

2106a Portions of some of these residential areas are classified as “residential open space preserves.” These preserves possess one or more of the following characteristics: slopes, canyons and ravines generally in excess of 30% in slope, unstable lands, lands of significant scenic value to the town, historic resources, riparian environments, and lands inaccessible without traversing potentially unstable lands. To the maximum extent possible, these preserves should be kept free of structures and left in a natural condition with respect to terrain and vegetation. New residential subdivisions should provide for the clustering of residences outside of residential open space preserves so that these areas are left undisturbed for visual enjoyment and limited local use. However, on lands also shown as open residential, residences might be appropriate, if clustering is not possible, if acceptable development standards for access, utilities and geologic stability can be met, and if scenic qualities and historic features are preserved. Low intensity recreation uses would be appropriate in residential open space preserves, and drainage and erosion control measures should be undertaken where necessary.

2106b The slope-intensity standards for the conservation residential and open residential categories recognize in part the overall problems of the development in areas with potential geologic instabilities. However, the intensity of development in individual developments should be further reduced as necessary to reflect specific geologic conditions encountered, to minimize significant visual impacts, to preserve scenic

qualities and historic features, and to avoid high fire hazards and inadequate emergency access.

2106c Residential development and related improvements should be permitted only where geologic stability meets the standards of the town for the specific uses.

2106d Land use intensities may be increased beyond those specified in this section in accordance with provisions for the inclusionary ~~housing~~ program specified ~~under in Goal 1, Policy 2, Program 2-1 Section 2478~~ of the 2023-2031 Housing Element.

Commented [ACD2]: Confirm correct reference at time of Draft #2 publication

~~Population densities are a function of the number of housing units per acre and the number of persons per housing unit. Based on the 1990 U.S. Census, the average persons per household unit in the town was approximately 2.6. Applying this average to the land use intensity categories (typical land area per dwelling or housing unit) of the general plan, and assuming one household per housing unit, the following typical anticipated population densities are derived (Persons/Acre):~~

~~**Residential Category Acres/HU Persons/Acre**~~

~~Low-medium less than 1 2.6 plus~~

~~Low 1-2 2.6-1.3~~

~~Conservation Residential 2-4 1.3-0.65~~

~~Open Residential more than 4 less than 0.65~~

~~Where geologic conditions limit development on properties, these densities will be less.~~

~~Second units, where permitted, may increase densities; however, based on Section 2487, it would appear the increase would not exceed 15% - 30%.~~

~~Densities in multiple family affordable housing, as provided for in Section 2482, may be greater than the densities in the above table as a result of there being more housing units. Such densities, however, shall not exceed 3 times the densities stipulated in the above table.~~

Commented [ACD3]: Table describing land use densities moved up in chapter, to p.7. All references to person/acre limits removed, as this conflicts with state law.

Description

- 2107 Residential areas of low intensities are the predominant land use proposed in this general plan. ~~Seven~~~~Four~~ categories of residential land use intensities are indicated. The ~~multi-family – medium, mixed use, multi-family - low,~~ low-medium and low intensities are restricted to areas of existing development. The conservation residential intensity is assigned to less steep land close to community and circulation facilities and existing development. The open residential intensity is applied to most undeveloped lands which have generally rugged topography, scenic qualities or historic features, are further from community facilities and major circulation routes, and have extreme geologic instabilities. These several residential intensities are ~~generally~~ similar to and compatible with intensities existing and proposed for most areas adjacent to the planning area.
- 2107a In addition to the ~~seven~~~~four~~ residential land use intensities described in Section 2107 above, possible residential land uses are indicated in Section 6100, Nathorst Triangle Area Plan, and Section 6300, Town Center Area Plan. These sections should be consulted to determine the recommended residential land use intensities ~~and population densities~~ for these areas.
- 2108 Land use intensity standards provide a guide for the intensity of residential development within which considerable flexibility remains as to design solutions. They indicate the maximum number of housing units to be permitted on a given piece of land but do not prescribe type of design in relation to a minimum lot standard. Specific conditions may require lower intensities.
- 2109 Superimposed upon the residential land use indicated on the comprehensive plan diagram is a tree symbol representing residential open space preserve. The residential open space preserve should be primarily a permanent open space, but should in addition accommodate a variety of recreational uses well suited to the natural terrain and which preserve the continuity of native vegetation. Such uses include riding and hiking trails, informal play areas, scenic walks, picnic areas, and residences subject to suitable conditions (see foregoing standards). These areas can be either privately controlled by the local property owners or held by a public agency.
- 2110 The delineation of the residential open space preserve usually is intended to be general in nature. As specific areas develop, it will be necessary to apply with care the objectives, principals and standards set forth in this plan in the preparation of detailed designs.
- 2111 Based on an evaluation of the slope and geologic constraints for each residential area, estimated holding capacities have been prepared and are included in Appendix 1 of this land use element. The holding capacity figures represent the

Commented [ACD4]: Referencing HE pp. 95-96, 98, 99, in Sites section.

maximum number of housing units estimated to be feasible under the criteria included in this plan.

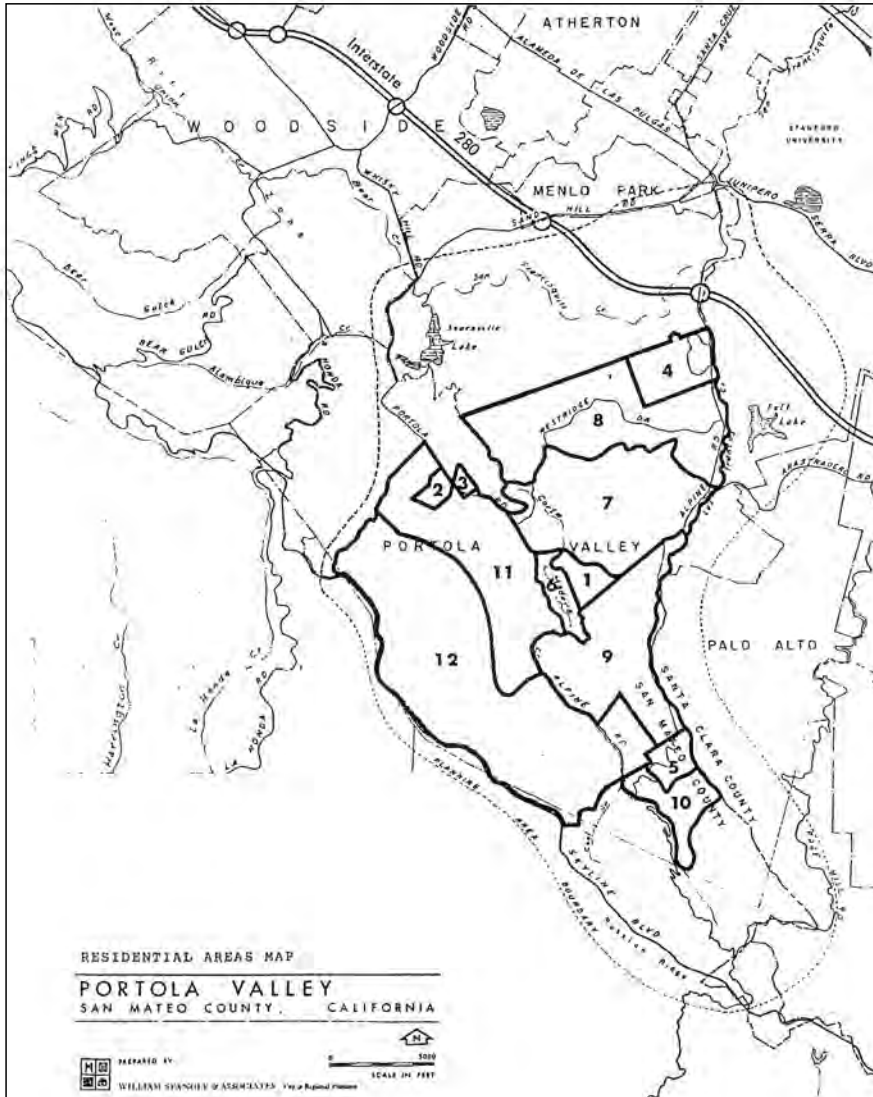
- 2112 Each residential area is generally described below and shown on the following residential areas map.
- 2113 **Residential Area No. 1.** This area comprises the Brookside Park and Brookside Orchard subdivisions. The low-medium intensity recognizes the long-established character of the area. The area is almost fully developed with homes. Attention should be continually given to conserving and enhancing this residential area.
- 2114 **Residential Area No. 2.** This area comprises the Woodside Highlands subdivision. The low-medium intensity recognizes the character of this old subdivision. Originally an area of summer homes, this area has been converted to year-around living, is served by narrow roads and individual sewage disposal systems, and includes some areas of unstable ground. Some few lots are without homes. Continuing attention should be given to improving the quality and amenities of this area while protecting its individual character.
- 2115 **Residential Area No. 3.** This area comprises the Portola Redwoods subdivision. The low-medium intensity is consistent with the long-established nature of this subdivision. Virtually all lots are developed with homes. The character of this small residential area should be preserved and continual attention should be given to maintaining appropriate land use relationships between this area and surrounding and nearby non-residential uses.
- 2116 **Residential Area No. 4.** This area, in the town's sphere of influence, comprises the Ladera subdivision. The low-medium intensity recognizes the established character of this area. The area contains but a very few vacant lots. The existing character of Ladera should be maintained and attention should be continually given to assuring compatibility of uses on the Webb Ranch with the residential character of Ladera.
- 2117 **Residential Area No. 5.** This area, in the town's sphere of influence, consists of the Los Trancos Woods subdivision. The low-medium intensity is consistent with the character of the long-established residential area. Originally an area of summer homes, it is now used for year-around living, is served by narrow roads and individual sewage disposal systems, and is affected by some areas of geologic instability. Some lots are still vacant. Efforts should be made to improve the quality and amenities of the area while preserving its character.
- 2118 **Residential Area No. 6.** This area comprises the Willowbrook subdivision, with parcel sizes of 1 acre or more, and several larger parcels along the eastern side of the area. The area is shown in the low intensity category and is virtually entirely

developed with homes. The character of this area should be preserved and efforts should be made to reduce through traffic.

- 2119 **Residential Area No. 7.** This area is composed primarily of the Arrowhead Meadows, Alpine Hills, Hillbrook, Stonegate, Stonegate Meadows, Corte Madera Acres, Palmer Estates, Portola Terrace, Portola Heights, and Pine Ridge subdivisions. All of these subdivisions have minimum parcel sizes of 1 acre or more. In addition, there are unsubdivided areas of larger parcels, namely in the vicinity of Georgia Lane. The entire area is shown in the low intensity category.
- 2120 As the unsubdivided areas are developed, attention should be given to ensuring careful integration into the largely already developed area so as to ensure compatibility. Particular attention will need to be given to land use relationships in the vicinity of the non-residential uses along Portola and Alpine Roads.
- 2121 **Residential Area No. 8.** This area is composed of the Westridge and Oak Hills subdivisions plus a steep undivided area between Westridge and Alpine Hills subdivision. The area is shown in the conservation residential intensity. Few lots are vacant in the subdivisions. The character and quality of the area should be conserved as the area plays an important part in maintaining the open space character of the town.
- 2122 **Residential Area No. 9.** The development pattern for a large portion of this area has been set by the Portola Valley Ranch subdivision where there are slightly in excess of two acres per housing unit. Most of the balance of the area is in large ownerships. The area is shown in the conservation residential intensity category.
- 2123 Most of the area has good access to local town roads, most utilities, schools, and shopping. Parts of the area are quite stable geologically, while other parts are highly unstable, and slopes range from moderate to steep. The plan diagram indicates large areas in the residential open space preserve category.
- 2123a In the area along Alpine Road, any development should be kept well back from the road so as not to encroach on the Alpine Road Corridor, Portola Road Corridor, and Nathhorst Triangle Area.
- 2124 **Residential Area No. 10.** This area, in the town's sphere of influence, comprises the Vista Verde subdivision. The area is shown in the conservation residential intensity category. There are some vacant lots in the subdivision. Geologic instabilities in the area warrant careful continuing evaluation as additional homes are built.
- 2125 **Residential Area No. 11.** This area consists of the lower portion of the western hillsides and is unsubdivided except for the old Coombsville subdivision, which occupies a small part of the area. The area is shown in the conservation residential

intensity category. It is characterized by gentle to steep slopes, geologically stable to unstable lands and grass covered slopes to tree covered canyons. The major development potential on the western slopes is confined to this area, which is less steep, enjoys somewhat more stable lands than the upper portion of the western hillsides, and has greater accessibility to roads, utilities, schools, and shopping. A major portion of this area is owned by the Midpeninsula Regional Open Space District.

2126 Most of the undeveloped portion of this area is in a few large holdings. This provides an opportunity for imaginative designs making full use of the range of



natural features present. It should be possible and practical to preserve a large amount of the area in a natural state. In particular, it is desirable that the natural character of the open ridge leading up to the Windy Hill Open Space Preserve and the orchards and meadow adjacent to Portola Road and town center be retained.

- 2127 **Residential Area No. 12.** This area consists primarily of the upper portion of the western hillsides. It is similar in character to residential area No. 11; however, it is more removed from local town roads, utilities, schools and shopping, has steeper slopes, has a significantly colder, more foggy, and more windy climate and is somewhat less geologically stable. The most feasible access appears to be from Skyline Boulevard, and fire protection is minimal. Its reduced density is compatible with the adjoining agricultural, recreational, and forest resource region west of Skyline Boulevard. This area is shown in the open residential intensity category.
- 2128 It is envisioned that development in this area will be minimal. The foregoing factors make the area unsuitable for more than very sparse development. Large areas are shown in the residential open space preserve category. Any development in this area should have adequate access by roads which ensure prompt access to and from public facilities and commercial areas, and for fire, police and other emergency services.
- 2129 The barren ridge leading up to Windy Hill from the east is a visually dominant feature of Portola Valley and highly noticeable from much of the Midpeninsula area. It should remain in its natural state to the maximum extent possible. Development which might go on these lands should preferably be located elsewhere on the same parcel of land. If any development takes place in this area, extreme care should be taken to ensure absolute minimum disruption of existing visual characteristics. A major portion of this ridge is owned by the Midpeninsula Regional Open Space District.
- 2129a A small portion of the area lies east of Alpine Road next to Los Trancos Woods and Vista Verde. This area is included because it is similar to the balance of the area in terms of remoteness and geologic instability, and also because it contains steep slopes, scenic qualities and the historic Coal Mine Ridge Trail.

Other Residential Areas

- 2130 In addition to the areas described above, there are several other residential areas included within the planning area. These areas, although in other jurisdictions, are of concern to the planning area because of common problems relating to drainage, circulation, public facilities and visual amenities.
- 2131 The portion of the Town of Woodside northeast of Portola Road and known as Hidden Valley Farm and Family Farm is shown on the plan diagram because of its

close physical relationships to Portola Valley. This area is shown as conservation residential and is consistent with the Town of Woodside's General Plan. There is a need to maintain compatible land use relationships between Hidden Valley Farm and the non-residential uses fronting on Portola Road within the Town of Portola Valley.

- 2132 The portion of the Town of Woodside along the Portola Valley town boundary between Portola Road and Skyline Boulevard is included because of the need to maintain compatible land uses on either side of the town boundary. The area in Woodside is shown as conservation residential and is consistent with the Woodside General Plan.
- 2133 Two areas of low-medium intensity are shown on the comprehensive plan diagram in the northern portion of the planning area: the Stanford Hills subdivision and the Stanford Weekend Acres area. The inclusion of these areas at these intensities indicates concurrence with plans of Menlo Park and San Mateo County. Continued attention to traffic control measures along Alpine Road in the vicinity of Stanford Weekend Acres appears warranted in order to help assure traffic safety.

Parks, Recreation Areas and Open Spaces

Objectives

- 2134
1. To retain areas of natural terrain and vegetation sufficient to preserve the overall natural open character and quality of the area, and to buffer the town from its neighbors and its constituent neighborhoods from each other while permitting reasonable development of private lands.
 2. To provide for appropriate park and recreation areas for community and neighborhood use.
 3. To encourage public parks, recreation areas and open spaces serving other than primarily local residents only in locations where they will not be a disruptive influence on local residents and where they will preserve unique natural resources for use by residents of the larger region.

Description

- 2135 Extensive parks, recreation areas and open spaces are proposed in the plan. Each proposal is based upon the natural resources of the planning area and related to the needs of local residents, Midpeninsula residents, or other Bay Area residents. These proposals and the elements in which they are described are indicated in Table 1: Guide to Park, Recreation, and Open Space Proposals in the General Plan.

2136 Each park or recreation area proposed is so located and served by circulation facilities that it can be reached and used by the intended users without interfering with the enjoyment of nearby areas. Thus, facilities serving other than primarily local residents should be located on the edges of the planning area accessible from major thoroughfares.

2136a The comprehensive plan diagram proposes certain parks, recreation areas and open space uses on privately owned land. It is anticipated that some of these proposals will be implemented through appropriate dedications pursuant to planning regulations when private development takes place. In some instances, rights in land may be purchased by the town or other appropriate agency. In other instances, the private use of the land for a recreation or open space use constitutes conformity with the plan. Nonetheless, there may be instances when a property owner wishes to put land to a use not shown on the comprehensive plan diagram and the town or some other public agency is not able to obtain public rights through regulation and does not negotiate a purchase with the owner. In such instances and only for lands designated on the comprehensive plan diagram as neighborhood preserve, community preserve, scenic corridor and greenway, or labeled "Other Community," the general plan hereby permits:

1. private use of a character and intensity no greater than the public use indicated on the comprehensive plan diagram, or
2. private use at the lowest residential intensity suitable for the property and designed to maximize the open space character of the land.

In implementing the foregoing policy with respect to any proposal by a property owner, the approving authority of the town shall exercise judgment in approving a use to ensure compatibility with surrounding and nearby uses, circulation facilities and the applicable objectives of this general plan. Any use permitted must, of course, conform to the zoning for the property.

Table 1. Guide to Park, Recreation, and Open Space Proposals in the General Plan

<i>Park, Recreation or Open Space</i>	<i>Park and Recreation Element</i>	<i>Open Space Element</i>	<i>Trail & Path Element</i>	<i>Scenic Roads and Highways Element</i>	<i>Land Use Element</i>
Neighborhood Preserve	X				
Neighborhood Park	X				
Community Preserve	X				
Community Park	X				
Other Community Parks or Preserves	X				
Regional Park or Private Regional Facility	X				
Open Space Preserve		X			
Scenic Corridor	X				
Greenway	X				
Open Space Limited Development		X			
Agriculture		X			
<i>Secondarily Park, Recreation, or Open Space*</i>					
Residential Open Space Preserves					X
Trails and Paths			X		
Scenic Roads and Highways				X	

* These land use categories serve primarily for residential or circulation purposes, but have secondary uses as parks, recreation areas, or open spaces.

Commercial and Research – Administrative

Objectives

- 2137
1. To provide goods and services to satisfy the most frequently recurring needs of local residents.
 2. To limit other commercial development to the maximum extent possible consistent with other objectives of the plan.
 3. To group related facilities attractively for convenient use and to prevent continuous commercial development along arterials which would detract from the scenic character of the area.
 4. To control commercial development in a manner that will minimize its impact on neighboring residential areas.

Principles

- 2138
1. Convenience goods and services and limited shopping goods should be available in local shopping centers in sufficient quantity and variety to meet

the most frequently recurring needs of the residents of the Town of Portola Valley and its spheres of influence.

2. The development of new commercial and office floor area should be controlled to avoid premature availability and should only be permitted when it is demonstrated that the proposed additional space and uses are needed, within the objectives of this plan, to serve the existing population or the population anticipated over a reasonable time period.
3. Local shopping and service centers should be centrally located with respect to the population served, have direct access from major streets and have sufficient parking and service areas.
4. Individual sites should be landscaped attractively with native plants so as to integrate the entire development visually with its neighbors and the overall natural qualities of the planning area. Protecting residential areas from noise, unsightliness, odor and other nuisances should be accomplished through adequate landscape buffers that also enhance pedestrian access and through other appropriate design features.-
5. Night lighting visible from the exterior of buildings should be strictly limited to that necessary for security, safety and identification. All night lighting, including signs, should be low intensity and shielded from view from residential areas.
6. All commercial uses should be compatible with adjacent development in terms of scale, general visual character and siting. (For principles relating to design objectives, building size and scale, conservation of natural beauty, and landscaping, see "General Principles" of the land use element and "Principles" of the open space element and "Principles" of the Nathhorst Triangle Area Plan.)

Standards

- | | |
|------|---|
| 2139 | <ol style="list-style-type: none"> 1. In local shopping and service areas, a small percentage of the total net site area (exclusive of street and road rights-of-way) should be occupied by buildings. A substantial percentage of the site area should be left as natural and/or developed as landscaped open space using native plants. 2. Within local shopping and service areas, the ratio of total floor area to net site area for commercial uses shall not exceed 0.18 and for office uses shall not exceed 0.13. |
|------|---|

Description

- 2140 The major shopping, service and employment opportunities in nearby areas are recognized, and hence a duplication is not proposed within the planning area. Thus, while frequently needed local shopping and service facilities are proposed within the area, activity centers outside the planning area such as the Stanford-Palo Alto shopping area are relied upon for more specialized goods and services.
- 2141 Four local shopping and service centers are indicated on the plan diagram. These centers are all existing at the present time and have sufficient area to meet the needs of local residents when the planning area is fully developed. The four centers are Ladera Country Shopper, Nathhorst Triangle Area, Town Center, and Sharon Heights Shopping Center.
- 2142 The two centers within the town, the Nathhorst Triangle Area and Town Center, should strictly adhere to the objective that these centers should provide only those goods and services necessary to satisfy the most frequently recurring needs of residents of the town and its spheres of influence. Thus, these centers are seen as including but not being limited to: hardware stores, food service stores, drug stores, beauty parlors and similar convenience goods, and very limited shopping goods. Limited office uses, such as doctors, banks and real estate offices serving the same population are also appropriate. Uses which would attract a majority of patronage from outside the service area should more appropriately be located in larger and more centrally located commercial and office centers elsewhere on the Midpeninsula or the Bay Area. These centers are related by the Portola Road corridor, which is described in the Corridor Plan starting with section 6400 of this General Plan.
- 2143 It is recognized that the Sharon Heights Shopping Center and the Ladera Country Shopper and adjoining professional center do not completely meet the criteria for commercial uses described above. These centers, outside the town and developed under other criteria, do however, provide largely convenience goods and services with limited shopping goods. The Ladera professional center also provides general office space not geared to serving local residents. Both of these centers are well-served by circulation and are accepted by this plan as appropriate for the locations involved. The undeveloped hillside behind the Ladera Country Shopper should be left as open space to balance the intensive development of the remainder of the site and provide a buffer between the shopping center and nearby residences.
- 2144 Existing research-administrative areas are recognized. The major use is the Stanford Linear Accelerator Center (SLAC). This facility will have a continuing major impact on the planning area. Employment and access traffic to SLAC should be confined to Sand Hill Road. Attention should be given to assuring maximum compatibility of this installation with the surrounding area. Those aspects of the

development continuing to require special attention include: power transmission to the accelerator, control of noise and exterior lighting, traffic, landscaping and building design. It is likely that continuing attention to “temporary” installations will also be required. An existing research building complex on Arastradero Road is also recognized. The existing tree nursery, because of its largely impervious gravel surface, contributes considerable runoff to the creek. This use and similar uses should provide a buffer along the creek to minimize runoff, erosion and disturbance of habitats. In addition, present controls over these areas should be maintained or strengthened.

- 2145 Additional areas are shown for research-administrative use north of the Junipero Serra Freeway as proposed on the Menlo Park General Plan. Uses in these areas should be of very low intensity in order to be compatible with uses in nearby residential areas. Sites used for research-administrative purposes should be primarily open, buildings should be low and perhaps in small clusters, and the site development and landscaping should be designed to blend the buildings into the natural landscape.
- 2145a One area for research-administrative use is shown along Arastradero Road in Palo Alto. This use is inconsistent with Portola Valley’s position as to appropriate uses in this area, but is recognized because of the substantial investment involved and the limited extent of the uses. No additional development of this intensity is shown on the comprehensive plan diagram for this area because of the adverse impact such uses have on the surrounding area. In particular, the road system is not adequate to accommodate the heavy traffic characteristic of such uses, and in addition, such uses tend to attract additional high intensity uses which are not compatible with the low intensity residential character of Portola Valley.
- 2145b Near the area for research-administrative use along Arastradero Road is a headquarters for a tree maintenance service which serves the Midpeninsula. This use is relatively low intensity and is not shown separately on the comprehensive plan diagram. The town recommends that this use be kept within limits which are compatible with the low intensity character of the surrounding area.
- 2145c The “Lee” quarry on Los Trancos Road in Palo Alto is within the town planning area. The quarry scar is visible from Portola Valley, but efforts have been made and should continue to be made to reduce the negative impacts of the quarry, including long-range restoration of the quarry to a more natural appearance.

Institutions

Objectives

- 2146
1. To provide for those institutions that are for the use of local residents and in harmony with the residential character of the Valley.
 2. To ensure that existing institutions will be properly served by trafficways and are properly related to adjacent land uses.
 3. To provide an appropriate area for the grouping of major community-serving institutional facilities.

Principles

- 2147
1. All institutional uses should be served directly by major collector roads or roads with higher capacities.
 2. All institutional uses should be compatible with adjacent development in the planning area in terms of scale, general visual character and siting.
 3. Space should be provided for all local institutional uses that may be necessary such as elementary and intermediate schools, churches, libraries and local governmental buildings.
 4. Major community facilities should be located where convenient to the entire planning area.
 5. Schools should make recreation areas and facilities available for use during non-school hours.
 6. Schools should be located so as to minimize the time necessary to be spent in travel to and from school.
 7. Schools should be located to provide safe and convenient access giving particular attention to the requirements of young children.
 8. (For principles relating to building size and scale, and landscaping, see "General Principles" of the land use element.)
 9. If an institutional land use ceases to exist, the town shall consider an appropriate alternate institutional use or development for other appropriate uses giving due consideration to the relationship to adjacent and nearby land uses.

Standards

2148 1. Residential type institutional facilities should be limited to a density of population no greater than that proposed for adjoining residential areas in the general plan. Section 2106.e. provides guidance with respect to appropriate ranges for building intensities and population densities.

2. Public Schools:

<u>Grades</u>	<u>Maximum Desirable Travel Time</u>
K-5	20 minutes
K-6	20 minutes
6-8	30 minutes
High School	40 minutes

Description

2149 Institutions needed to serve all or parts of the planning area are proposed and are located so as to be convenient to their service areas. Institutional uses proposed include schools, churches and fire stations.

2150 Schools. With regard to public schools, the plan indicates one elementary school and one intermediate school in the planning area.

2151 The Portola Valley Elementary School District serves the Town of Portola Valley plus some areas beyond the town boundary. The Ormondale elementary school serves the entire Town of Portola Valley as does the Corte Madera intermediate school. Thus, most children in the town have to travel considerable distances to school. As the population of the town grows, there may be a need for additional school facilities. The changing age composition of the population, however, makes it very difficult to project the number of school age children accurately. It is recommended that population changes be watched closely and appropriate school facility decisions be made in advance of any deficiencies.

2152 The Las Lomas Elementary School District serves Ladera and a considerable area to the north. The Ladera elementary school, well located to serve that local community, is integrated with the adjoining recreational facilities of the Ladera Recreational District. The school is currently leased to a private school. Should the use of the school change, any new use should be compatible with the surrounding residential uses.

2153 One private school is shown on the plan diagram, the existing Woodside Priory school with grades 6 through 12.

- 2154 Churches. Five churches are shown, three of which are in the town. All are well served by major thoroughfares. Additional churches may be needed in the planning area in the future. Those areas indicated as “institutional” on the plan diagram provide suitable locations for additional churches.
- 2155 Fire Stations. Fire protection to the town and most of the planning area is provided by the Woodside Fire Protection District. The district has a station on Portola Road near Alpine Road as shown on the comprehensive plan diagram. This station will provide primary service to the town. The other district station is located to the north in the Town of Woodside. For further description of fire service and fire hazards, see the safety element.
- 2156 Other Institutional Uses. Other appropriate institutional –uses that may be needed in the town would include but not necessarily be limited to local governmental buildings. Each -institutional use should be judged separately and, if compatible with other uses in the area, could be located in one of the local shopping and service areas or in the vicinity thereof.
- 2156a The town center contains the historic schoolhouse, town hall (administration building), meeting rooms, indoor recreation facilities, outdoor recreation facilities and the library. The site is within the San Andreas Rift Zone and occupancy of buildings should be related to the risk due to earthquake hazards. The outdoor recreation facilities at the site should be used and augmented as appropriate as a part of the town center (see the recreation element for further description).
- 2157 An extensive area is shown as “low intensity academic reserve” for Stanford University. This area is presently being used for various radio telescopes, antennas, other experimental installations, stabling and training facilities for horses, and agriculture. Where it does not interfere with these primary uses, lands are also used for grazing. Much of this area is visible from the Portola Valley area. The retention of agricultural uses is encouraged. Any further developments in this area by Stanford University should be referred to the local governments in the nearby areas so that the effects on these areas can be properly evaluated and modifications recommended where necessary and desirable.
- 2158 Another area owned by Stanford University and shown as “low intensity academic reserve” is the area designated “Webb Ranch” on the comprehensive plan diagram, Part 5. A portion of this area designated for agricultural use is described in the open space element. A variety of uses would be appropriate on the balance of the Webb Ranch and therefore a detailed plan for this area is not appropriate at this time. Town guidelines for development are appropriate, however, and are as follows:

1. Lands within the area are appropriate for development of Stanford University's academic program and closely related land uses provided the intensity of development and use conforms with standards and criteria set forth in this plan. Opportunities exist for outdoor education including study of plant and animal life, geology and paleontology.
2. The retention of agricultural uses is encouraged. These activities allow use of the land while retaining the essential natural open space qualities of the area. The combining of agricultural uses with educational programs may be feasible. Agricultural uses would be appropriate on all lands shown as low intensity academic reserve, as an interim use on lands ultimately to be used for academic purposes, or as permanent open space. Proper attention should be given to prevent stream pollution from agricultural activities.
3. Intensity of use should be compatible with present and planned uses of adjoining and nearby lands when measured by such factors as vehicular traffic, ratios of building coverage and floor space in buildings to land area, building height, daytime and nighttime population density, artificial light, glare, noise, emission of smoke, smog, dust, odor, vibration and radiation or other deleterious factors. The volume of site traffic generated (people and vehicle) should not exceed the capacity of off-site transportation facilities to handle such traffic with reasonable convenience. The limited traffic capacity of the system is a major factor in determining the appropriate intensity of development within this area. Expansion of transportation facilities should be controlled to preclude aesthetic or ecological damage. Because of physical limitations, road access within the area can be developed at only two points on Alpine Road. In addition, in the freeway design and construction, provision has been made for only one road under the freeway interconnecting the Stanford lands to the north and south. Consideration should also be given to potential failure of Searsville Dam and consequent downstream flooding.
4. Development on the "low intensity academic reserve" areas should allow very substantial open space (all natural or replanted). Paved areas and building ground coverage shall not count as open space. Each developed area should emphasize uninterrupted open space. All development should be concealed from view, through location, from Freeway 280, Alpine Road and residential uses as much as possible. The low intensity academic reserve designation is intended to help meet the objectives of Section 2158,3. and the scenic roads and highways element.

2159 – 2162 Not used.

Public Facilities and Services

Objectives

- 2163
1. To ensure the development of public utilities in a manner that will cause minimum disruption of the natural beauty of the area.
 2. To provide utilities adequate to serve local needs in the planning area.
 3. To conserve natural resources and prevent pollution of water and air.

Principles

- 2164
1. All lines and facilities related to the transmission and distribution of power and telecommunications should be placed underground. If this is not practical and such lines or facilities are to be placed aboveground, the impact should be compensated by the undergrounding of lines or facilities in other locations within the planning area. The undergrounding of lines and facilities should be balanced against adverse effects on native vegetation.
 2. A program should be developed for progressively placing existing overhead lines underground.
 3. All utility installations should be sited, designed, developed and landscaped so as to blend with the natural scenery of the area.
 4. All utility installations should be designed to minimize damage from identified geologic hazards.
 5. Water, electric and gas supply lines should be loop systems where feasible.
 6. Water supply systems must conform with established health and fire protection standards.
 7. Waste water must not pollute ground water or streams or cause public or private nuisance.
 8. Vegetative ground cover should be sustained to prevent storm water erosion. Unobstructed natural drainage channels should remain the principal storm drainage system, and riparian vegetation along their sides should be maintained in order to reduce erosion and bank failure and preserve habitat. Publicly owned drainage structures should be provided and maintained in accordance with the current Storm Drainage Plan of Portola Valley.

9. A solid waste and hazardous waste program which will assure adequate services, protect health, reduce waste generation and conserve energy and resources without adversely affecting the environment should be supported. Wastes resulting from animal keeping should also be controlled and disposed of in a sanitary manner.
10. The planting of native vegetation in developments should be encouraged as a water conservation measure.
11. Utilities should first serve adjoining areas and then be incrementally extended to serve contiguous new development rather than be extended so as to allow development to “leap-frog” over intervening lands.
12. Whenever there is a known limited supply of a public facility or service which is beyond the control or ability of the town to overcome, such limited facility or service shall be allocated approximately evenly over the time period of the anticipated shortage.

Description

- 2165 It is recognized that this general plan shows areas for development which are not served by utilities or which have utilities inadequate to serve additional development. Such areas shall not be developed until all utilities are supplied.
- 2165a In the planning area, where the preservation of the natural scenery and environment is the one most important consideration by most residents, it appears appropriate to require that all public facilities not detract from the natural environment but to the maximum extent possible blend into the natural setting. In order to ensure that this is done, adequate review procedures should be established.

Land Use Element Appendix 1: Calculating Holding Capacity for the Land Use Element

The holding capacity of the general plan is an estimate of the total number of housing units ~~and persons~~ that could be accommodated within the planning area under the plan proposals when and if the land is fully developed. It is a maximum figure and may be approached in time, but will probably never be achieved since some properties will never be developed to their fullest potential. The holding capacity shows a reduction in the overall holding capacity projected at the time the general plan for the Portola Valley area was originally prepared in 1964. This reduction is primarily a result of greater awareness by the town of development constraints imposed by unstable lands and conscious policies to reduce unnecessary exposure of persons and property to potential geologic hazards. The housing unit ~~and population~~ holding capacities were derived in the following manner.

1. Within existing subdivisions, the number of existing houses, vacant lots and potential lots that could be created through resubdivisions were counted. A small percentage of the vacant lots may never be built upon due to geologic hazards.
2. In unsubdivided areas, the residential land use intensity standards and policies contained in Sections 2106, 2106a and 2106b of the land use element were applied to obtain an estimate of the potential number of lots (see the detailed explanation below).
3. The number of lots from 1 and 2 above were added to obtain the housing unit holding capacity.
- ~~4. The number of lots obtained in 3 above were multiplied by the estimated household size to yield a population holding capacity.~~

Estimating the number of lots in unsubdivided areas

The housing unit holding capacity for undeveloped lands was calculated by applying the residential land use intensity standards for each parcel and considering analysis of slope, unstable lands, and land that could be reasonably developed within the objectives and principles of the land use element. In some cases, the other factors analyzed reduced the holding capacity below the level that would be expected if only the basic land use intensity standard were applied. This is true in particular for lands with severe geologic stability problems whose holding capacity was calculated as follows:

1. Areas of geologic instability (Pmw, Ms, Pd, Psc, Md, Pf) and areas of geologic stability (Sbr, Sun, Sex, Sls, Ps) were identified. These areas are shown on the map "Movement Potential of Undisturbed Ground" for Portola Valley as of 1/23/76, as amended through 1995.

Commented [ACD5]: References to population holding capacity removed, as these conflict with state law stating that jurisdictions cannot regulate family size.

2. The land use intensity standards for the parcel were determined from the comprehensive plan diagram and section 2106 of the land use element. The methods of applying the standards are those in effect in the Portola Valley zoning ordinance.
3. The land use intensity standards were applied to geologically stable areas providing a housing unit yield for stable lands.
4. The land use intensity standards were applied to the geologically unstable lands to obtain a housing unit yield that would be expected if there were no severe geologic constraints present. Then, to account for geologic instability, the yield was reduced by 90%. This reduction stems from the provisions of Sec. 2106 b. of the general plan. It was assumed that the remaining housing unit yield of 10% could be transferred to stable portions of the same parcel.
5. The housing unit yield from 3 and 4 above were added to obtain total housing unit holding capacity for the parcel.

HOLDING CAPACITIES

Residential Area	Land Use Intensity	Estimated Existing 1996 Housing Units ¹	Holding Capacity	
			Housing Units	Population ²
1	Low-Medium	205	207	518
2		100	116	290
3		30	37	93
4 ³		539	542	1,355
5 ⁴		<u>149</u>	<u>157</u>	393
		1,023	1,059	2,649
6	Low	56	60	150
7		<u>553</u>	<u>582</u>	1,455
		609	642	1,605
8	Conservation Residential	268	322	805
9		224	290	725
10 ⁴		105	143	358
11 ⁵		<u>46</u>	<u>116</u>	290
		643	871	2,178
12	Open Residential	15	44	110
Planning Area Total (all areas)		2,290	2,616	6,542 <i>approx. 6,500</i>
Portola Valley Total (Areas 1-3, 6-9, 11, 12)		1,497	1,774	4,504 <i>approx. 4,500</i>

¹ Estimated numbers of existing housing units are from available records for approximately March 1996. The records were least accurate for areas 5 and 10. Due to the small number of housing units in these areas, however, minor inaccuracies would not significantly affect the planning area totals.

² ~~In the 1990 U.S. Census, there were 1,675 housing units and 4,143 persons in households (excluding those in group quarters), for an average of approximately 2.5 persons per housing unit.~~

³ The existing number of housing units in 1996 is from the Los Trancos Woods Community Association.

⁴ The existing number of housing units in 1996 is from the San Mateo County Planning Department.

⁵ Although residential area 11 includes The Sequoias, the number of housing units and persons at The Sequoias are not included in the area 11 figures. Since the population at The Sequoias is approximately 325, the total holding capacity for the town is approximately 5,000 persons and for the planning area approximately 7,100 persons.

Totals may not add due to rounding

**Land Use Element Appendix 2:
Implementation of the Land Use Element**

Actions to date:

1. A wide range of recommendations are set forth in Appendix 5 of the Portola Valley General Plan adopted in 1965 pertaining to needed rezonings and other regulating ordinances. These recommendations were all subsequently enacted. These regulations guide implementation of the plan except where public purchase of property may be required. (See Open Space Appendix 2: Implementation of the Open Space Element for examples).
2. The 1977 general plan amendments included provisions regarding a new “Open Residential” category, revised guidelines for clustering, allowed only partial density credit for unstable lands and added impervious surface limitations and new provisions for accessory living quarters, among other changes. These changes have been reflected in amendments to the zoning ordinance.
3. The 1980 general plan amendments, among other matters, changed the land use intensity for the “Conservation-Residential” category from one to two net acres per housing unit. This change has been reflected in the zoning ordinance.

Future actions:

1. The town should undertake the preparation of a plan for the Portola Road corridor.

Town of Portola Valley General Plan

Nathhorst Triangle Area Plan

Amended December 10, 1997

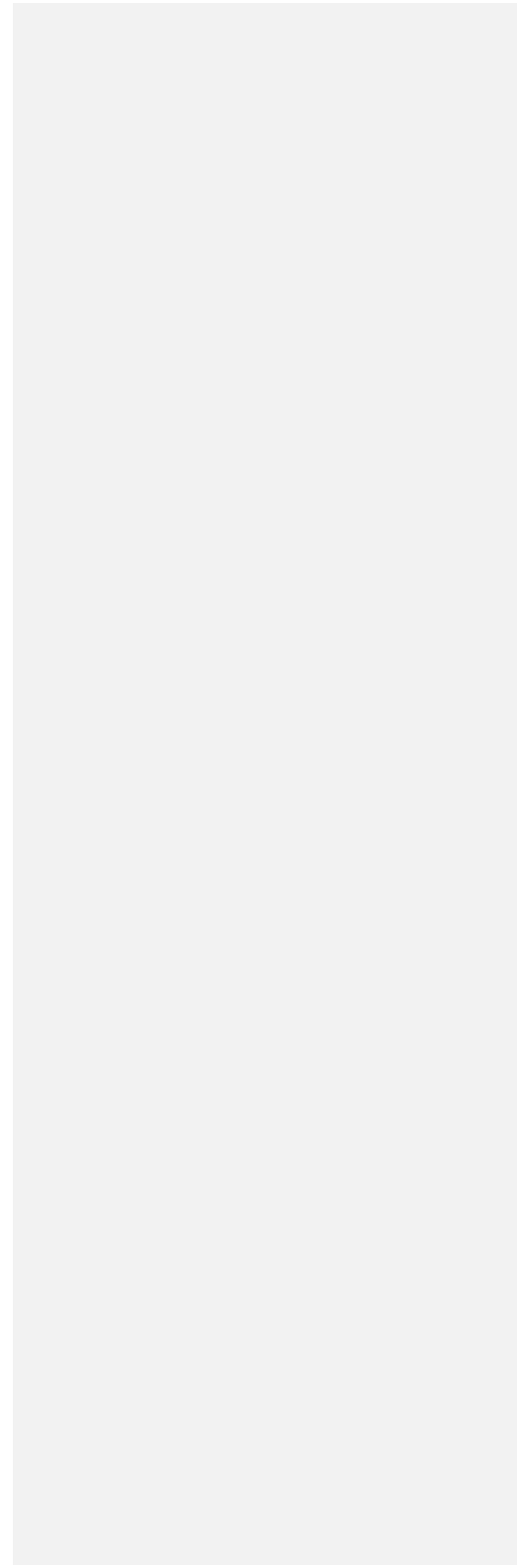


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Nathhorst Triangle Area Plan

Introduction

- 6100 The Nathhorst Triangle Area Plan deals with one sub-area of the town. While basic policy affecting the setting for the Nathhorst Triangle Area (NTA) is found elsewhere in the general plan, the most detailed proposals for this area are found in this sub-area plan. To obtain the fullest understanding of the town's policy for the development of the NTA, reference should be made to this sub-area plan, other pertinent parts of the town general plan, and to Appendix 20 for pertinent references to planning regulations. Background studies are on file with the town. Studies of particular relevance to population and commercial acreage projections include "Nathhorst Triangle Area, Preliminary Design Study for the Town of Portola Valley, January 17, 1967" and memorandum to the planning commission from the town planner, "Subject: A-P Zoning District Regulations", August 28, 1970; and Reevaluation of C-C and A-P Zoned Properties, Town of Portola Valley, January 9, 1992.
- 6101 The plan is intended to guide, unify and enhance, both functionally and aesthetically, the development of the separately owned private properties in coordination with public spaces and facilities, roads, trails and paths. The plan includes: objectives, principles and standards; description; and the plan diagram.

Planning Area

- 6102 This sub-area plan includes all land bordered by Alpine Road, Portola Road and Nathhorst Avenue, plus adjoining related lands as shown on the plan diagram. The planning area includes lands proposed for commercial and service activities serving

the town, public uses serving the town, and residential lands. The area is sufficient, when combined with the other commercial area in the town, to meet the needs of the town for local goods and services when the town is completely developed in conformance with the general plan.

6103 (Not Used.)

Objectives

- 6104 1. To develop the Nathhorst Triangle area (NTA) as a focal point for businesses and institutional type uses serving the residents of Portola Valley and its spheres of influence and as an informal social gathering place.
- 2. To produce a unified commercial-service-institutional-residential complex with a scale and design quality compatible with the rural setting of the town.
- 3. To serve the NTA with a system of roads, paths and trails that provide for safe, convenient and enjoyable access to, from and through the area.

Principles

- 6105 1. In order to serve as a community focal point, the NTA shall provide space for:
 - a. Convenience, goods and services and limited shopping goods in the community commercial areas.
 - b. Offices for businesses serving the community in the community service areas.
 - c. Institutional uses such as churches, a fire station and similar uses.
 - d. Those facilities which tend to bring people together informally such as an outdoor cafe and sitting areas.

e. Residential uses at a scale which blends with the existing and proposed commercial uses.

- 6106 2. In order to meet desired design objectives:
 - a. Growth shall be orderly and ultimately uninterrupted along property lines between commercial uses.
 - b. Flexibility shall be allowed as to land use on those community commercial parcels which due to location and access can reasonably accommodate commercial, office or residential uses. Requirements

Commented [ACD1]: Referencing the new zones proposed within the Nathhorst Triangle Area, described on HE pp. 95-96, 98, 99, in the Sites section.

shall be established to ensure their compatibility with surrounding land uses.

- c. Non-residential uses shall not adversely affect nearby residential property.
- d. Noise, sight, odor and other nuisances shall be held to a reasonable minimum.
- e. Excessive grading shall be avoided and attractive natural features such as the creek shall be preserved and enhanced.
- f. Structures shall be designed so that all sides are attractive.
- g. Parking lots shall permit convenient automobile movement, parking and access to facilities, avoiding unduly large, inefficiently arranged paved areas and avoiding automobile conflict with pedestrians, bicyclists and equestrians.
- h. Service areas shall be segregated from other areas, and trash containers shall be screened. Equipment noises and emissions shall be minimized.
- i. Fire hydrants and good circulation for fire protection shall be provided as needed.
- j. Utilities including electric and communication services shall be underground, consistent with the regulatory authority of the town.

6107

- 3. In order to provide desired circulation:
 - a. Alpine and Portola Roads may need to be widened where turning lanes are required.
 - b. Safe vehicle ingress and egress shall be accomplished by limiting points of access to public roads.
 - 1) Driveway entrances serving different property owners shall be combined at common property lines when serving non-residential uses.
 - 2) Driveways shall be a minimum safe distance from road intersections as determined by traffic safety standards.
 - 3) Not Used.

- 4) Easements and/or mutual use agreements may be required among the various property owners to connect driveway entrances in order to facilitate off-street circulation and reduce the number of driveway entrances required.
- c. Safe pedestrian and bicycle access to and inter-communication among non-residential developments shall be provided.
 - 1) Separate pedestrian and bicycle paths, preferably separated from public roads, shall be installed in the front setbacks or road rights of way along Alpine and Portola Road frontages.
 - 2) Safe paths between the roadside and on-site improvements shall be required and compatible developments shall be interconnected.
- d. Safe horse trails, separated from paths and roads, shall provide access to and through the NTA providing access to uses suitable for equestrians while assuring compatibility with land uses in the area.

6107a. In order to assist in providing housing pursuant to the provisions of the housing element, parcels of land classified as community commercial which are found not to be needed for such uses may be used for residential purposes if suitably located.

Standards

6108 Standards for development should be set forth in the town zoning, subdivision and site development regulations.

Description

6109 The plan sets forth a framework for the development of the NTA within which considerable latitude exists for design and development of individual properties. The basic distribution of land uses and key circulation features are set forth as controlling elements. Sensitive design on individual properties woven into the overall framework can produce a splendid center for the town. While the objectives, principles and standards set forth in the preceding sections are the guiding statements for future development, the plan diagram, when viewed in the context of this description, should convey an understanding of the type of development the town is seeking for this area.

Community Commercial

- 6110 The community commercial area is shown in two segments. The largest area is intended to be developed as a community shopping center for the town. The center is shown as served by six permanent entrances from bordering roads. Internal circulation between parcels is shown diagrammatically and would need to be adjusted to fit specific designs for development. Trails and/or paths run along three sides of the center. It is intended that normal yard setbacks of the zoning ordinance would be reduced or waived as necessary between parcels in the shopping center in order to achieve a unified design. Setback requirements along Portola and Alpine Roads, landscaping and open space requirements, parking requirements, floor area ratio and height limitations are set forth in the zoning ordinance.
- 6110a Two parcels are shown and numbered on the plan diagram as being suitable for alternate uses: community commercial, community service or residential.
1. This flexibility of use is based on two major factors:
 - a. The parcels have unusual locational attributes. **Parcel #1**, at the corner of Nathhorst Avenue and Portola Road can gain access from Portola Road and, if developed residentially, need to be linked internally by circulation with the adjoining community commercial parcel. **Parcel #2**, due to a lack of frontage on Alpine Road or Portola Road, can accommodate uses which do not require frontage, such as office or residential uses.
 - b. Projections of the amount of land needed for commercial uses indicate that these two parcels can be used for a non-commercial use and the town will still have sufficient acreage in commercial uses to meet the needs of the community for community-serving businesses.
 2. Each of these parcels can be developed with any one of the alternate uses or a combination thereof and through careful design be well-related to the other parcels shown as community commercial as well as other adjoining uses. The flexibility of use on these parcels can and should be handled so as to not disrupt the continuity of commercial use on the three remaining community commercial parcels.
 3. **Parcel #1** is shown with an alternate residential land use of low intensity residential. This intensity is compatible with the adjoining residential parcel and the parcels across Nathhorst Avenue. The parcel could also be developed at a low-medium intensity. If the parcel is residentially developed, it should be pursuant to a planned unit development (PUD) in which the

appropriate density is established as a part of the PUD, but in no case shall it exceed 5.8 housing units per net acre (exclusive of street and road rights-of-way).

4. **Parcel #2** is shown with an alternate residential land use of low-medium intensity residential. This intensity is appropriate since the parcel is bounded on three sides by office and commercial lands. Any residential development should be a planned unit development (PUD) in which the appropriate density is established as a part of the PUD, but in no case shall it exceed 5.8 housing units per net acre (exclusive of street and road rights-of-way).*

6110b One parcel shown and numbered on the plan diagram as **Parcel #3** is suitable for the following alternate uses: community commercial or community service. This flexibility is based on the following factors:

1. There may not be sufficient demand for community commercial space which would warrant the use of the parcel for commercial use; therefore, community service is indicated as an alternate use.
2. Community service uses would reduce the intensity of use of the parcel over community commercial uses and thereby be more compatible with nearby residential uses and provide a transition to parcels #1 and #2 in the event they are used for community service or residential purposes.

6111 In the other community commercial area, which is in the southwest corner of Alpine and Portola Roads, very careful design will be required due to its small size. Design and landscaping will be very important in order to make this corner attractive and to visually integrate it with the other community commercial area.

6111a. Any residential development in the community commercial areas shall create an internal and external environment that is consistent with the residential qualities of the town including appropriate open spaces, planting and building design. While the intensity of development may be higher than generally found in the town, the overall feeling should blend in with the residential quality of the town rather than being distinctively different.

Community Service

6112 The community service areas are intended to provide space for office uses that are necessary to serve the needs of the residents of the town. These areas are also suitable for institutional uses such as public buildings, churches, etc. Perimeter access by trail and path is proposed to both community service areas. Limited

* This standard is based on the existing minimum lot size of 7500 square feet, which is a density of approximately 5.8 housing units per acre.

access to Alpine Road is shown with coordinated internal circulation between properties. Setback requirements along Portola and Alpine Roads, landscaping and open space requirements, parking requirements, floor area ratios and height limitations are set forth in the zoning ordinance.

Community Park, Open Space and Buffer Planting

- 6113 This designation includes portions of parcels shown for community commercial and community service uses, and land within the public right of way at the intersection of Alpine and Portola Roads.
- 6114 The community park at the intersection of Alpine and Portola Roads, Triangle Green Park, has been developed as a fitting landscape design for this important intersection.
- 6115 The existing creek is shown as a major feature of the NTA. Where the creek crosses private lands, it should be planted and located in an open space easement. Structural crossings of the creek should be held to the minimum feasible. Any area on private land proposed for open space land or buffer planting could be counted as part of the required open space for the particular parcel as required by the zoning ordinance. The rear portions of the two corner parcels at Nathhorst Avenue and Alpine Road are appropriate for private open space uses related to the uses on the remainder of the parcels as well as for buffer planting along the property line to the northwest.

Institutional Uses

- 6116 The only institutional land within the planning area is the fire station. Much of the balance of the NTA area, however, is shown as suitable for low intensity residential or institutional use.

Low Intensity Residential Uses

- 6117 The plan indicates extensive areas for low intensity use (typically 1 – 2 acres per housing unit). Where residential and other uses adjoin, site design of the other uses should minimize adverse impacts on residential parcels. Similarly, any residential use should be carefully designed so as not to be unduly exposed to possible external influences.
- 6118 The creek and creekside trees running through the parcel at the northeast side of the intersection of Nathhorst Avenue and Alpine Road, while not shown as having any special design treatment on the plan diagram, should be preserved in a natural state to the maximum extent possible. This creek plus the special building setback required along Alpine Road by the zoning ordinance should help shelter the remainder of the parcel from Alpine Road.

Low-Medium Intensity Residential

6119 This area is zoned for single family residential use at a density of 15,000 sq. ft. per housing unit.

Streets

6120 The plan diagram shows only the street rights of way and does not show paving width or location. These details should be the subject of traffic studies. Paving widths on Nathhorst Avenue should probably be to normal town standards. Paving widths, on Alpine and Portola Roads, however, will need to be based on careful studies of the needs of these roads. Basically, two lanes for traffic on each of these two roads plus turning lanes should be adequate to handle projected traffic.

6121 The plan diagram shows driveway entrances to only a portion of the planning area – the community commercial and community service uses within the area bounded by Nathhorst Avenue and Alpine and Portola Roads. These points of access are shown to indicate how adjoining properties should share access points in order to minimize driveway entrances on these two busy roads. Minor shifts in location of access points are acceptable if the same mutual access to properties is maintained and traffic engineering aspects are acceptable. Access points to other properties on Alpine and Portola Roads should also be limited.

6122 A possible future street is shown at the bend in Nathhorst Avenue. This street extends up a hill at a slope in excess of 15%. The lands it would serve also have access onto Sausal Drive. As uses are proposed in the area, the wisdom of developing this road will need to be studied. A straight steep road can be hazardous and unattractive. Landscaping and changes in alignment could help the situation. The road would, however, bring increased traffic to the area. One option would be for the road to serve only the lower portion of the hill, with the rest of the hill being served from Sausal Drive.

6123 (Not Used.)

Pedestrian Paths

6124 Pedestrians should be able to walk to, from and through the NTA on all-weather surfaces. The proposed pedestrian paths, plus the bicycle path which should also be available to pedestrians, provide for such circulation. While the steeper pedestrian paths need probably only be built to the usual town standard of a rock base with oil seal, the more level paths along Nathhorst Avenue, Portola Road, Alpine Road and Canyon Drive should probably have an asphalt surface to permit limited use by bicycles. While the proposed paths have been located with considerable care, slight changes in alignment are to be expected as more detailed plans for developments are prepared.

Bicycle Path

6125 One bicycle path is proposed – along Alpine and Portola Roads. This path should be built to at least the town standard width for bicycle paths of five feet, and preferably six feet because it will also serve pedestrian traffic. Where the path serves considerable two way traffic, it should preferably be eight feet wide. In some places the street right of way will probably be wide enough to accommodate the path while in other locations it will need to be located on easements adjacent to the right of way.

Riding Trails

6126 While heavy equestrian use in the area is not anticipated, some provision must be made for horses. The main trails include one along Alpine Road – Nathhorst Avenue – Portola Road, and the second one along Alpine Road. The other horse trails consist of connections. The trail for which federal funds were expended at an earlier time follows the north side of Alpine Road, the north side of Nathhorst Avenue and the east side of Portola Road.

Bicycle Lanes

6127 Future bicycle lanes are shown along the very popular Alpine-Portola Road route used by residents and bicyclists from surrounding communities. These lanes provide for bicycle traffic that might be hazardous on the bicycle paths which accommodate leisurely bicycling and walking. Also, bicycle lanes are shown heading southwest on Alpine Road; these lanes are part of a proposed system destined to link to Page Mill Road.

Plan Diagram

6128 The plan diagram is part of this sub-area plan and is labeled Nathhorst Triangle Area Plan Diagram and can be found in a pocket following this general plan.

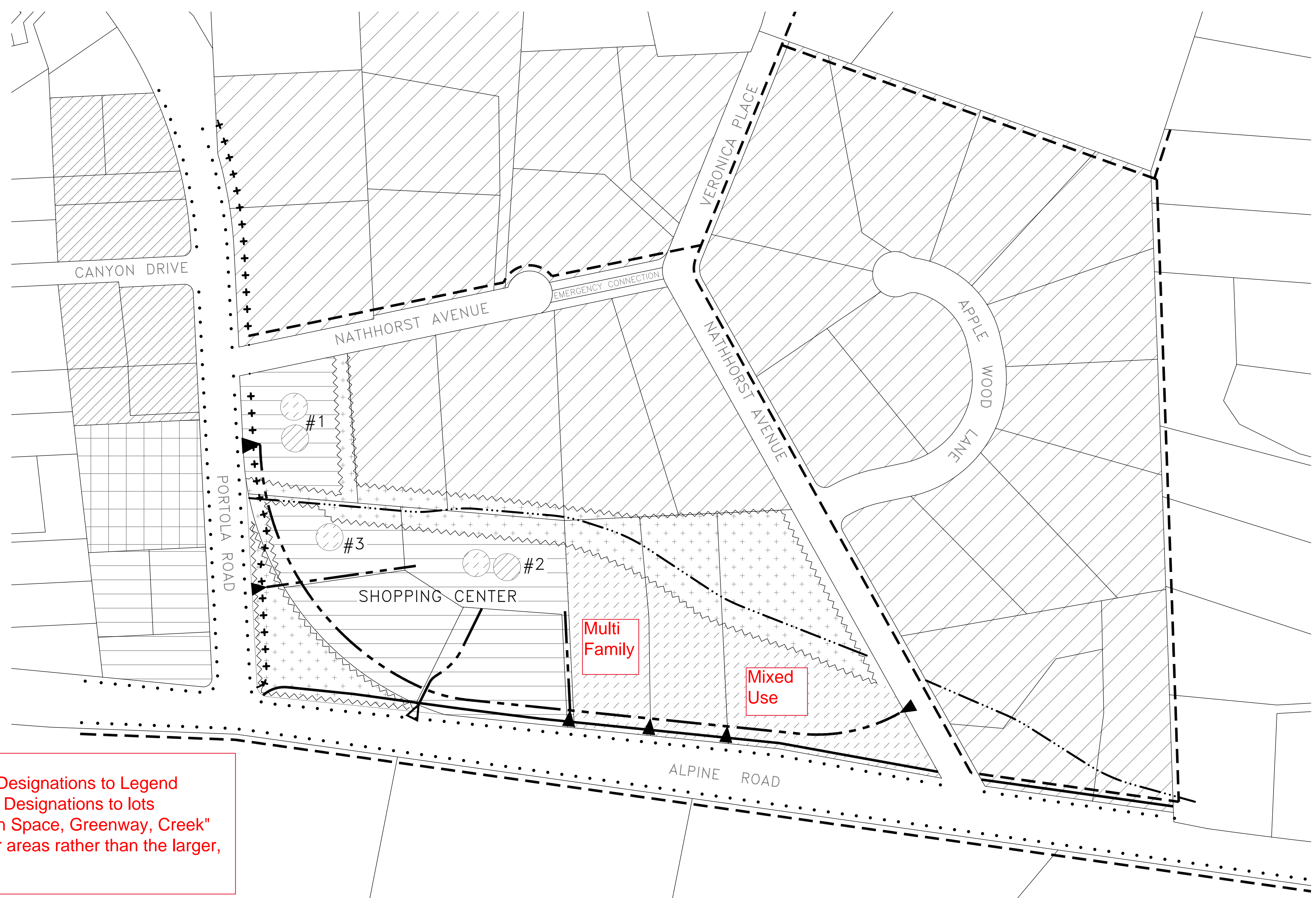
**Nathhorst Triangle Area Plan Appendix 1:
Implementation of the Nathhorst Triangle Area Plan**

Actions to date:

1. The lands shown as community commercial on the Nathhorst Triangle area plan diagram have been zoned C-C (community commercial) and A-P (administrative professional) (municipal code sections 18.20.010, 18.22.010).
2. Limitations on building coverage, floor area and height have been established for the permitted uses (municipal code sections 18.48.010 - 18.56.020).
3. Special provisions for total open space on parcels and for landscaping along Alpine and Portola Roads have been established (municipal code section 18.56.020).
4. Off-street parking requirements have been established (municipal code chapter 18.60).
5. Special conditions to help ensure compatibility with the intent of the districts have been included (municipal code chapters 18.20, 18.64, 18.72 and 18.40).
6. Planned unit development provisions have been added to allow design flexibilities including yards, heights and building coverage (municipal code chapters 18.52 and 18.54)

Future actions:

1. The town should continue to apply the zoning standards and procedures that are in place.



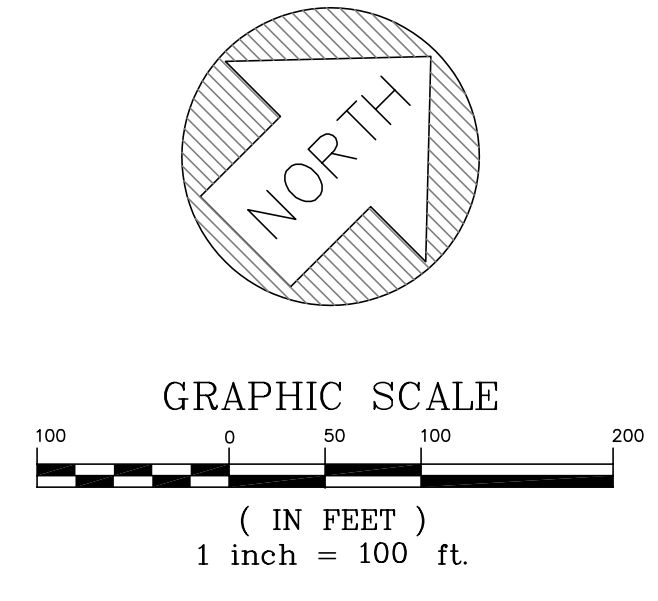
Proposed Amendments:
 - Add Multi Family and Mixed Use Designations to Legend
 - Apply Multi Family and Mixed Use Designations to lots
 - Apply the "Community Park, Open Space, Greenway, Creek" designation only to the creek buffer areas rather than the larger, rear portion of the lots.

LEGEND

- #1 PARCEL NUMBER
- PROPERTY LINE
- [Hatched Box] COMMUNITY COMMERCIAL
- [Diagonal Hatched Box] COMMUNITY SERVICE
- [Wavy Hatched Box] COMMUNITY PARK, OPEN SPACE, GREENWAY, CREEK
- [Grid Hatched Box] INSTITUTIONAL
- [Diagonal Hatched Box] LOW-MEDIUM INTENSITY RESIDENTIAL
- [Diagonal Hatched Box] LOW INTENSITY RESIDENTIAL
- ALTERNATE LAND USE
- + + + + · MULTIUSE CORRIDOR
- BICYCLE PATH
- - - - - EQUESTRIAN/HIKING TRAIL
- · · · · BICYCLE ROUTE
- - - - - INTERNAL CIRCULATION (GENERAL LOCATION)
- · - · - · CREEK
- ▲ DRIVEWAY ENTRANCE
- △ TEMPORARY DRIVEWAY ENTRANCE

ADOPTION AND AMENDMENTS

PLANNING COMMISSION RESOLUTION	DATE	TOWN COUNCIL RESOLUTION	DATE
1976-602	01/14/76	1973-422	05/23/73
1988-1244	03/23/88		
1990-1329	03/28/90		
1992-1421	12/09/92		
1995-1489	03/08/95		
1997-1618	12/10/97		



Town of Portola Valley General Plan

Alpine Scenic Corridor Plan

Last amended April 25, 2001

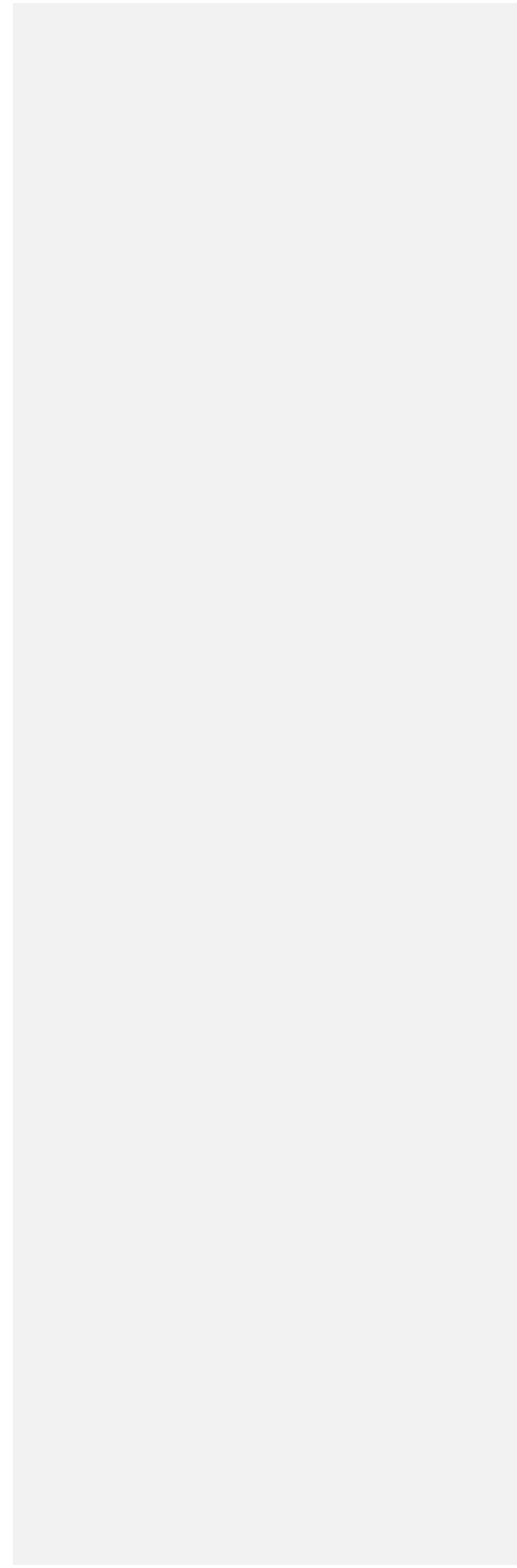


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Alpine Scenic Corridor Plan

Introduction

The Route

6200 The Alpine Corridor extends from the base of the foothills at Santa Cruz Avenue up to the Skyline Boulevard summit, a distance of nearly ten miles. The integrating features for the entire length of the corridor are Alpine Road, trails and paths for walkers, equestrians and bicyclists, and the natural features of the corridor. Alpine Road changes greatly in character from an arterial road to a major collector and then to a minor collector and finally to an emergency road over its length. In addition, most of the corridor follows in succession portions of three creeks: San Francisquito, Los Trancos and Corte Madera. The route in part follows along the mutual boundary of San Mateo and Santa Clara counties and goes through sections of Menlo Park and Palo Alto in addition to Portola Valley.

Purpose

6201 The Alpine Scenic Corridor is a schematic guide for the conservation and development of the corridor. The plan:

1. delineates the approximate outlines of the scenic corridor,
2. includes creeks, road, trail and path facilities in general locations,
3. proposes activities appropriate within the scenic corridor,
4. identifies particular problems and opportunities regarding the scenic corridor, and

5. suggests some of the values of the scenic corridor to the communities it touches and identifies its importance to the larger Midpeninsula community.

6202 In addition to longer range actions, the plan focuses public attention on the actions that can be taken at this time to create, maintain and protect the scenic corridor. It also lists measures that can be taken, both public and private, to prevent damage to the corridor by actions that could seriously affect its future value.

6202a The basic goal of this plan is the conservation and enhancement of the beauty of landscape and the rich variety of plants and wildlife of the scenic corridor so as to maintain this band of pleasant open country for the enjoyment of all. A further goal is to carry local traffic and to provide recreational opportunities while preserving to the maximum extent possible the natural setting with improvements limited to trails, paths and features designed to protect and enhance the natural character and the public safety.

Character of the Scenic Corridor

6203 The Alpine Scenic Corridor is of particular importance since it serves as the gateway from the more developed urban peninsula to the rural setting of Portola Valley. The roadsides and creeksides in the corridor remain in a natural state through much of the route, although the lower section of Alpine Road is a busy thoroughfare linking Portola Valley, Ladera and other foothill communities to Midpeninsula employment and shopping centers. Residential properties, shopping centers, and tennis and swim clubs touch the roadway, yet most of the land is still rural in appearance with grassland pastures, rolling grass-covered hills studded with oaks, and steeper wooded hill and mountain sides. Low density building, generous setbacks and the native woods have preserved much of the natural setting and rural feeling. Magnificent stands of trees border the San Francisquito and Los Trancos creeks—oaks, bays and alders, 75 to 100 feet tall, many of them hundreds of years old. Small open meadows remain in bends of the creeks.

6204 The upper reaches of the Corte Madera canyon and the ridges above where the road climbs to the summit are only occasionally touched by development and are still in the wild state. The narrow winding Alpine Road parallels Corte Madera Creek for several miles and overlooks the fern covered banks of this year-around stream. At Ciervos Road, Alpine Road changes to a dirt road intended for only emergency vehicles, hikers, equestrians and bicycles. It then leaves the tight canyon at the Vista Verde Subdivision entrance and climbs to the wooded ridge with views across the canyon to Skyline Ridge and occasional dramatic vistas of the Bay plain.

6205 (Not Used.)

Objectives

- 6206
1. To establish the San Francisquito Creek system as an important element in the Midpeninsula waterway system.
 2. To protect the Alpine Scenic Corridor, providing a natural link between the mountains and the Bay plain, to add to the sense of order and well-being of those who live in the Midpeninsula – with intimate views of the creeks, the sight of rolling hills, and striking vistas of the Santa Cruz Mountains.
 3. To retain the natural beauty of the scenic corridor, a route through which many people travel and will travel daily so that the corridor will continue to provide a welcome contrast with the nearby urban activity centers.
 4. To define a scenic corridor that preserves the intrinsic qualities of the creeks and creeksides of the San Francisquito Creek system.
 5. To provide for the use and enjoyment of the creeks, valleys and canyons in a manner consistent with preservation of their integrity as natural features.
 6. To utilize the opportunity for passive and active recreation at appropriate locations within the corridor.
 7. To provide a basis for interjurisdictional arrangements needed to protect and enhance the corridor.
 8. To exercise extreme care to preserve the Corte Madera Creek riparian corridor when undertaking maintenance or improvement of Alpine Road between Willowbrook Drive and Ciervos Road. Particular attention should be given to utilizing biotechnical slope protection techniques.

Description

- 6207 The watershed landscape is a major unifying element of the corridor. The creeks and creekside trees, the valleys through which they flow, the canyons, the confining ridges and the mountain tops all relate to the watershed of the San Francisquito and its tributaries, including the Corte Madera and Los Trancos Creeks.
- 6208 (Not Used).
- 6209 The corridor is in essence a linear park which includes scenic resources, creeks, routes of travel, natural preserves, recreation sites and vista points. Two existing public recreation areas are shown: Ford Park, an essentially open park with a little league baseball diamond, and the soccer field south of Arastradero Road. Also, two

existing developed recreation sites and one commercial recreation facility are recognized in the plan—the Ladera Oaks Swim and Tennis Club, the Alpine Hills Swim and Tennis Club, and Alpine Beer Gardens at the site of Rossotti's historic monument. No additional "developed" recreation areas are proposed. The scenic corridor includes vista corridors and roadside areas that are specifically identified in order to 1) establish the basis for the regulations appropriate to protect the natural setting of the corridor, and 2) suggest a framework for cooperative community actions that can enhance desirable features or correct undesirable conditions.

The Creeks

6210 Although much of the scenic corridor is within the Town of Portola Valley, this scenic route is also of vital interest to the larger Midpeninsula community. Of prime concern are the creeks that form the common boundary of San Mateo and Santa Clara Counties. These creeks are not "wild" throughout their length, in the sense of remaining free flowing and unaltered by people, but they are largely unspoiled and offer opportunities by trail and path for education and enjoyment. They are a resource of great value, of a kind that is fast disappearing in our urban area. Therefore, these creeks and their immediate banks, including the well-defined band of trees along the creeksides and a suitable minimum width (at least 200') on either side of the creek, comprise a natural resource area which should be protected through public acquisition, stringent regulation and other appropriate means.

The Scenic Corridor

6211 The Alpine Scenic Corridor includes four areas of special concern: the creekside environment, the immediate roadside, the primary vista corridor and secondary vista corridor. All four of these areas contribute to the natural quality of the scenic corridor. Distant views seen from the road are identified in the element but are not included within the corridor. While all structures and modifications to the natural environment within the corridor are of concern, the degree of concern with details decreases with distance from the road. Unless otherwise noted, the following items are of concern within the four areas described in Sections 6212, 6213 and 6214, but the degree of concern should be tempered based on the visual impact when viewed from areas along the road.

1. Points of access to Alpine Road should be limited to the maximum extent possible.
2. All utilities along Alpine Road should be underground.
3. Building setbacks along Alpine Road should be increased as necessary to reduce the feeling of encroachment on the road.

4. In commercial areas, particular attention should be given to signs, lighting, parking and planting so as to provide the least possible intrusion on the natural feeling of the corridor.
5. Buildings and structures should be subservient to the natural landscape in design, materials and color.
6. Planting should be in keeping with the natural landscape, leaving native trees and open space grasslands where possible and using native plant materials or other drought resistant plants in keeping with the natural scene.
7. Removal of trees or other native vegetation cover should be stringently controlled.
8. On-street parking should be limited to the maximum extent possible.
9. The effects of any building near a riparian corridor or any alteration to the riparian corridor must be minimized in the planning and/or building process.

The Immediate Roadside

6212 This band on either side of the roadway, generally 50 to 100 feet wide, extends to the nearby stands of trees at the edge of the roadside, or to fences, banks or other features tending to define the roadside area. No specific limits of this area are indicated on the plan diagram. This strip is of great importance to the scenic values of the corridor. Here buildings, grading, clearing, planting and access roads should be carefully regulated.

Primary Vista Corridor

6213 The lands in view beyond the roadside determine the character of the scenic corridor and are thus designated as the "Primary Vista Corridor." This corridor takes in the nearby ridges viewed from the road and includes the foreground, up to an arbitrary 1000', where long vistas extend up valleys beyond the corridor. It is not practical to prohibit all building within this corridor, but in the development of individual properties, building construction and planting should be designed to be compatible with and retain the natural and rural appearance of the area.

Secondary Vista Corridor

6214 In the secondary vista corridor, including hills in the middle distance and the land in view down open valleys, all major projects should be carefully reviewed and stringently regulated to prevent any significant alterations of the natural scene.

Circulation

- 6215 The plan diagram establishes general routes for roads, trails and paths for local and through use. These routes will serve both general travel needs and provide recreation opportunities.
- 6216 **Roads.** The lower portion of Alpine Road, from Junipero Serra Boulevard to Willowbrook Drive, is an essential traffic carrier for Portola Valley, but this function should be subordinated to the natural features within the scenic corridor to the maximum extent feasible. Protection of the visual quality and mitigation of traffic impact in the corridor should be given highest priority.
- 6217 In the section of Alpine Road between Portola Road and the intersection of the Junipero Serra Freeway (Route 280) some improvements may be needed to increase safety and manage traffic.
- 6218 Between Portola Road and Willowbrook Road, the present facility should be adequate for anticipated future traffic with minor improvements.
- 6219 From Willowbrook Road south to Ciervos Road, Alpine Road is in the steep sided canyon of Corte Madera Creek. Because substantial widening or realignment in this narrow canyon is not possible without destructive cuts and fills, this portion should remain as a narrow, winding, low capacity route—a single lane road in some areas with turnouts for passing. Because of the limitations of this section of the road, it should be used for limited purposes, as follows: access for residents of the town to their homes; use by residents of Los Trancos Woods and Vista Verde, primarily in emergencies; and other public access, primarily by foot.
- 6220 Above Ciervos Road, Alpine Road should remain permanently closed to general public vehicular travel and maintained for only walking, riding, bicycling and emergency and service vehicles. Access to abutting properties should be provided from other roads connecting to Skyline Boulevard.
- 6221 **Trails and Paths.** Trails and paths along the corridor will serve both general travel and recreation needs for both local and through traffic, connecting with destinations outside of this corridor. The creekside is particularly suited to trail use because of the relatively few road crossings. The paths and trails shown are diagrammatic. Precise alignment will require more detailed studies giving more consideration to terrain and particular points of interest. The trails and paths element indicates general routes through the corridor. It further defines the standards and principles and the relationship of the trails and paths in the corridor to other local and through routes leading to destinations outside the corridor. The following types of trails and paths are shown on the corridor plan and are defined in the trails and paths element: hiking trail, riding trail, pedestrian path, bicycle

lane, bicycle path, through trail or path, local trail or path. Wherever possible, trails and paths should be separated from the traveled way to protect pedestrians, bicyclists and equestrians.

Land Use

6222 A policy statement issued by the Town of Portola Valley, July 1969, indicates the nature of uses of land considered to be suitable for the corridor.

The policy of the Town of Portola Valley has always been to maintain a tranquil, rural atmosphere, and to preserve a maximum of green open space. The Alpine Corridor should be developed in accord with this policy. The natural look and feeling of the land between the road and the creek should be maintained. Trees and natural growth should be preserved and increased. Recreational uses should be in keeping with a peaceful and rural atmosphere.

We recognize that a scenic corridor along a public road should be for public use. The hiking and riding trail and the bicycle path will be open to everyone. The Little League field, the soccer field, the Alpine Beer tavern and the tennis clubs are existing public and semi-public uses. Aside from this, we envision opportunities for peaceful, uncrowded recreation for the benefit of the residents of the Town and others. In order not to attract crowds that would make this impossible, we feel that there should be no advertisement to the transient passer-by, such as picnic tables visible from the road or visible parking areas.

(Note: In the foregoing, the term Alpine Corridor is used, but this term was subsequently changed to Alpine Scenic Corridor.)

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6223 The recreation uses proposed in this plan conform to this concept of a corridor.

1. The creeksides and adjacent meadows should be considered as a natural reserve—a wildlife conservation area to be protected from over use—with only such uses permitted as are consistent with conserving these still natural areas. Large areas of impervious surfaces are to be avoided.
2. The creeks themselves, with running water and the plants and creatures associated with the creeks, are features of principal interest for those using paths and trails.
3. Sufficient public access to creeks and creeksides is essential to the enjoyment of the corridor, and opportunities should be provided for public use of this tranquil and natural landscape.

4. Recreation sites should be small in scale and access chiefly limited to trails and paths.
5. Areas of special educational interest should be identified for nature study and conservation education programs.
6. Viewpoints, groves of trees and creek areas of special interest should be identified as destinations for paths and trails.
7. Sites appropriate for group use by children should be identified, such as small natural amphitheatres and clearings suitable for club activities and school excursions.
8. Near Skyline Boulevard, the corridor should be integrated with the open spaces and trails of the Midpeninsula Regional Open Space District.

9. Any residential or mixed use projects constructed along the corridor shall be designed to respect the scenic principles set forth in this plan.

10. Any residential or mixed use projects constructed along the corridor shall provide sufficient setbacks for the Town's use of Alpine Road as a major evacuation corridor.

Commented [ACD1]: Referencing new zoning districts on Alpine Road, described on HE pp. 95-96, 98, 99, in the Sites section.

Plan Diagram

6224 The plan diagram is hereby incorporated into this element of the General Plan.

Plan Diagram Notations

6225 The Alpine corridor divides naturally into two sections. One is the lower rolling foothill section, which contains the meander of the San Francisquito and Los Trancos creeks and is characterized by the gentle grades and rounded contours of grassy oak-studded knolls contrasted with steep hillsides densely wooded with dark green live oaks and chaparral. The second is the upper section in the narrow canyon of the Corte Madera Creek, where the corridor closely follows the creek, climbs to the northern ridge and finally emerges from the forest to the open hilltops near the Skyline.

6226 Notations on the plan diagram mark specific features along the route such as vistas, recreation sites and problems where protective action is indicated. Some specific features have been noted to point up some of the important kinds of actions, programs and regulations that should be initiated at this time. Other notes indicate actions needed in the future. The following notations are keyed to the plan diagram and numbered, except for those in Sections 6231-6235 which concern

upper Alpine Road. This area is north of the region shown on Sheet #5 and is not included in the plan diagram.

Sheet #1

6227 This portion of the scenic corridor is beyond the town limits and the primary actions will be needed by other jurisdictions.

1. View across golf course to East Bay hills; protect through regulations.
2. Overhead wires on both sides of road from Junipero Serra Boulevard for at least 1/2 mile to south; needs undergrounding program.
3. Small meadow with stand of buckeye trees; needs protection.
4. Corridor along path is arbitrarily set at 200 feet although views may be more distant; preserve tree cover.
5. Very harsh roadside; needs additional grading and low landscaping.
6. First view (after starting from north end of scenic corridor) of Jasper Ridge and most importantly the Skyline; keep open, needs special control of structures and tree planting.
7. View of freeway interchange, Ladera, Westridge, Skyline and boarding stable; needs additional planting of native trees and shrubs to soften roadside but not block distant view.
8. –
10. Left open.

Sheet #2

- 6228
11. Bare freeway ramps to west, groves of trees to east; needs landscaping of bare portion of freeway interchange.
 12. Harsh bank on west side; needs to be planted in harmony with tree cover on east side of road.
 13. Tree canopy is valuable for sequence of views; protect trees.
 14. Shopping and professional centers of excellent design, buildings with good roof lines and planting to screen auto parking; maintain quality by attention to planting, signs, lighting and colors. Signs should be externally lighted.

15. Creek in this area has water through much of year; protect creekside through adequate setbacks and retention of riparian vegetation.
16. Band of very large oaks screens houses from Alpine Road; these trees need protection.
17. Large tree farm; operation needs to be controlled regarding runoff, traffic and creek pollution.
18. Vista to Skyline; keep view open.
19. (Not Used).
20. Antenna project on immediate creekside plain is a jarring visual element; urge removal when no longer being used.
21. Residential development; keep planting and buildings in view of Alpine Road compatible.
22. (Not Used).
23. Meadow and group of trees are creekside elements valuable to the scenic corridor, but Little League use detracts from visual aspects and creates traffic hazards; continued attention, such as through screen planting, is needed to enhance visual quality and minimize traffic hazards.
24. (Not Used).
25. Views of hills and oaks important to corridor; work with Stanford to retain open space quality.
26. Shallow creekside bowl bordered by trees; suggests possible opportunities for creekside study.
27. View of ridge behind Stanford; retain.
28. Vista to mountains; retain.
29. Steep wooded canyon and hillside (Stanford land); extreme care needed in design and construction if lands are developed in the future; maintain as permanent open space if possible.
30. Diversion ditch to Felt Lake; consider possible trailside point of interest.
31. Dam on Los Trancos Creek and fish ladder divert water to Felt Lake; possible trailside point of interest.

- 32. Rossotti's, an historic monument; enforce strict architectural and site development controls.
- 33. –
- 50. Left open

Sheet #3

- 6229 51. Vista to Skyline; keep open.
- 52. Tree covered, steep roadside (subdivided); control development since any change in this area would have significant impact on views from road.
- 53. This stretch of creek dominated by tall alders and bays; protect.
- 54. Residences; cooperative action needed in unifying planting and fencing and to decrease adverse visual impact because of unsympathetic use of materials and color.
- 55. (Not Used).
- 56. Portola Valley Garage; appropriate screen planting including trees needed to mitigate adverse visual qualities.
- 57. Open vistas of Skyline to north and west; preserve.
- 58. Residences, yards close to roadside.
- 59. Residential development close to roadway; increase planting.
- 60. Vista opens up of Skyline range to the north; protect view.
- 61. (Not Used).
- 62. Residential and commercial development near roadway; replace exotics with more compatible planting and add screen planting.
- 63. Commercial development, Nathhorst Triangle; needs continual attention re: planting, signs, lights, colors and traffic control.
- 64. Residential development near roadside; maintain screen planting.
- 65. Vista to hills; keep open.
- 66. Corte Madera School; maintain planting to soften school appearance.

- 67. Residential development fairly well screened by hillside planting; keep screen plantings.
- 68. Vista to Bay; keep open.
- 69. -
- 79. (Not Used).
- 80. Bottom portion of Windy Hill Open Space Preserve, a beautiful stretch of the creek and related uplands located at the junction of trails; keep largely in its natural state for the enjoyment of users of the trail and path system.

Sheet #4 and Sheet #5

- 6230 Occasional property access roads cross the creek, and there are scattered homes along the hill. Additional access roads, bridging and building would seriously threaten the wild quality of this part of the corridor. Trash dumped from the road now mars the creek. Continued control and maintenance are needed.
- 81. Strip of creekside dedicated to town for park purposes; preserve open space.
- 82. Steep hillsides on both sides of canyon; protect from development.
- 83. Narrow road along canyon above creek and very steep bank above road; do not widen road other than for occasional turnout.
- 84. Occasional flats along creek will allow for small study areas and trail stops.
- 85. A number of footpaths follow along the creek; care needed to minimize erosion on steep slopes.

Upper Alpine Road (north of the area shown on Sheet #5)

- 6231 The portion of Alpine Road above Ciervos Road is closed to general public vehicular travel and use is restricted to emergency vehicles, equestrians, bicyclists and hikers; retain these use restrictions.
- 6232 In the canyon woods are dense—maple, bays, oaks, and ferns on steep north banks—and at intervals, along the creek, there are a number of small flats for trail destinations; preserve this environment.
- 6233 Just above Ciervos Road, Alpine Road now crosses the creek and climbs by sharp switchbacks to a narrow ridge. Coal Mine Ridge comes into view across the canyon to the south, and from a few vista points along the road there are panoramic views across the Bay plain to the east. Preserve this area.

- 6234 Nearing the summit, the road goes under a canopy of trees in a dense oak forest, then emerges on the edge of small grassy meadows near the Page Mill intersection. In this part of the corridor are possible sites for picnic spots and loop trails that could be a part of the Skyline Scenic Regional Recreation Road.
- 6235 Fine vista points near the intersection of Page Mill and Alpine Roads overlook Montebello Ridge and the range of the Santa Cruz Mountains to the south.

Alpine Scenic Corridor Plan Appendix 1: Implementation of the Alpine Scenic Corridor Plan

Actions to date:

1. Special setbacks of 75 feet from the right-of-way have been adopted in the zoning regulations for Alpine Road from the town boundary at Ladera to Portola Road.
2. All new residences and major additions are subject to review by the architectural and site control commission. Such reviews require analysis with respect to the Alpine scenic corridor plan.
3. The town has adopted design guidelines that include lists of native plants that are to guide the ASCC in its actions. The use of native plants in the scenic corridor will help retain the natural beauty of the area.
4. Special planting requirements have been imposed on properties zoned C-C (community commercial) and A-P (administrative-professional).
5. Ford Field and the "Rossotti" soccer field, both of which have been acquired by the town, provide permanent open space within the corridor.
6. Striped road shoulders have been provided which are used by bicyclists although they do not meet state standards for bike lanes.
7. Some overhead lines have been installed underground through undergrounding district #1.

Future actions:

1. Additional open space acquisitions of land within the corridor are set forth in Open Space Element Appendix 2: Implementation of the Open Space Element.
2. Where acquisitions of land to protect the corridor are not appropriate, easements should be obtained to protect the corridor.
3. In any new developments with frontage on Alpine Road, care should be taken to preserve natural land forms and vegetation in close proximity to the road to protect the corridor.
4. Consideration should be given to adding the design review combining district of the zoning regulations to land along Alpine Road.

5. From Los Trancos Road to the southern town boundary, easements or dedications in fee should be secured as undeveloped acreage is subdivided. To the west of the road, implementation will be somewhat difficult because of the prevalence of small parcels of land. A combination of regulation and acquisition of easements or full fee title through purchase or dedication will be needed.

For the trail and path system, easements for recommended trails should be acquired as part of the subdivision process. Some easements on the west may need to be purchased. A bicycle lane in the roadway is recommended. This will require more detailed design study.

6. It is recommended that the town request a resolution by San Mateo and Santa Clara County Supervisors declaring mutual concern in San Francisquito and Los Trancos Creeks and their watersheds as valuable natural resources along their common boundary and designating these streams as “scenic streams.” The San Mateo County Supervisors should be asked to also designate Corte Madera Creek as a “scenic stream.” The entire corridor should be designated as an open space scenic preserve.
7. Change in creek flow of Los Trancos and San Francisquito Creeks should be investigated to determine whether there have been long term undesirable effects from diversion of waters and what remedial action, if any, may need to be taken. The need for creek bank protection in critical locations should be evaluated.
8. Advice of an ecologist or arborist should be sought for recommendations on tree care, particularly for large important trees. Valley oaks are reportedly not replacing themselves. Seeding, with protection of young trees from grazing cattle and other damage for a few years, could ensure perpetuation of these valuable groves on the hillsides. Introduced species of trees such as eucalyptus have seeded along the creek in some section and should be removed where undesirable. County cooperation should be sought.
9. The town should continue to pursue undergrounding of overhead lines through funds obtained from the utility companies.
10. Outside of the town, the town should seek the cooperation of other jurisdictions in the corridor to have overhead lines placed underground.
11. The town should cooperate with CRMP (Coordinated Resource Management and Planning) Process in its efforts to protect the San Francisquito Creek.
12. The town should sponsor programs for appropriate tree planting and for encouraging cooperative actions by residents and other property owners in landscaping and maintenance compatible with the scenic corridor.

Attachment 2

Existing In Initial HCD Draft Housing Element

Housing Element Program 1-3: Create a new voluntary upzoning program that allows property owners with sites one acre or greater to develop up to four dwelling units per acre, and a maximum of four dwelling units per lot¹, assuming they meet the following safety criteria:

- Accessible to two ways of ingress and egress.
- Located on a slope less than 30%.
- Outside of a very high fire hazard severity zone.
- Outside of a fault zone.
- Outside of areas identified with unstable soils or at risk of landslide or liquefaction.

Interested property owners would be required to go before Planning Commission to demonstrate all safety criteria would be met. Subsequently, the Architectural Site Control Commission (ASCC) would review the planning application for compliance with a set of objective design standards.

Proposed (November 30, 2022)

Housing Element Program 1-3: Create a new voluntary upzoning program that allows property owners with sites one acre or greater to develop up to four dwelling units per acre, with a maximum of four dwelling units per lot, if the property meets the following safety criteria:

- Accessible to two ways of ingress and egress as mapped by the Town in compliance with SB 99 and available on the Town's website.
- No buildings located on a slope greater than 30%.
- Habitable buildings shall be set back 100' from the edge of a slope of 20% or greater
- Outside of a Very High Fire Hazard Severity Zone as adopted by the Town
- Comply with Resolution No. 2746-2017 (or successive resolution or ordinance) ("GEOLOGIC regulations") which governs construction on or near earthquake faults and traces and areas subject to active downslope movement as shown on the town's geologic and ground movement potential maps as updated from time to time.
- Any development under this program must comply with the objective standards set forth in the latest update to the town's safety element.

Commented [LR1]: Revised to be more objective and related to existing policies

Commented [LR2]: This standard is from the Fire Safety Checklist that applies to certain ADUs and SB9 units. Need to further analyze before including it.

¹ The maximum of four units per lot was added by the Town Council. It was added to one location in the Initial Draft Housing Element text but not another. This language reflects the direction of the Town Council.

Development Standards:

- Floor area and impervious surface calculated for the property per normal process (PVMC 18.48.010) then add bonus of 1,600 square feet of floor area and 1,600 square feet of impervious surface
- 85% rule does not apply (PVMC 18.48.010 Table 1A Line 7 does not apply)
- Design Standards of new Multi Family district?
- The height and setback of the base zoning district shall apply.
- Parking: 1 for each dwelling having 0 or 1 bedroom, or 2 for each dwelling having 2 or more bedrooms, plus 1 guest parking space for each dwelling in residential density districts requiring 1 acre or more of land per dwelling unit. All parking spaces may be uncovered.
- The parcel was not established through a prior exercise of an SB 9 lot split as provided for in this chapter.

Commented [LR3]: For discussion

Commented [LR4]: Normal code requires 2 guest on lots larger than 1 acre

Subdivision of land:

For Planning Commission Discussion:

- Keep ownership model flexible as incentive?
- Actual land divisions? Allow 4 parcels where SB9 allows 2. Would be big incentive.

Process and Administration:

- The Town would begin taking applications on September 1, 2023
- The Planning & Building Director has the authority to establish application requirements and forms.
- Interested property owners would apply to staff for a ministerial review to confirm all safety criteria would be met.
- ASCC would then review the application using the typical Town process and findings at PVMC 18.64.060.
- The program expires when a total of 12 units are developed under this program. The Planning & Building Director shall monitor ministerial review for safety criteria and not accept further submittals once submittals have been received for 12 units total. The ASCC will set an expiration on each entitlement. If the units are not ultimately constructed, the Planning & Building Director shall reopen application submittals until 12 units are constructed.

Commented [LR5]: Discuss first come first serve versus competition

Commented [LR6]: Normal ASCC findings

Program Monitoring:

- The Planning & Building Director will monitor the program and if the Town does not receive at least two applications by September 1, 2025, it will re-evaluate constraints and add incentives.

Attachment 3

This document is an excerpt of the Initial HCD Draft Housing Element including programs identified by HCD as needing revision. Staff has made preliminary edits in track changes and provided some explanation in margin notes. A clean version of this document without track changes is also included for easier reading.

Policy 1: Allow for new housing through new General Plan land use classifications for multi-family and mixed-use districts, a voluntary upzoning program, and other programs.

Program 1-1a: Create a new “Gateway” land use classification in the General Plan that allows affordable housing, recreation and open space. Include the Dorothy Ford Field and Open Space site as well as the Ladera Church site in the new “Gateway” land use classification.
Quantified Objective/Metric: Adopt General Plan Amendment to facilitate construction of 60 units
Time Frame: Complete General Plan Amendment by January 31, 2023
Responsible Agency: Planning & Building Department and Town Council
Financing Source: General Fund

Commented [LR1]: This program is revised to separate it from creation of the zoning districts (below), simplify the language, and make it clear this will be completed by January 31, 2023.

Program 1-1b: Create two new zoning districts that allow for multi-family housing at four du/acre and 20 du/acre to provide for development of housing at lower-income levels. Create multi-family development standards in the new zoning district to allow for greater intensity, including floor area, height limits, minimum lot or unit sizes, and allowable dwelling units per acre.
Quantified Objective/Metric: Adopt Zoning Code amendments and rezone properties to facilitate construction of 39 units
Time Frame: Complete zoning code amendments and rezoning by January 31, 2023
Responsible Agency: Planning & Building Department and Town Council
Financing Source: General Fund

Commented [LR2]: This program is revised to separate it from creation of the Gateway classification, simplify the language, and make it clear this will be completed by January 31, 2023.

Program 1-1c: Create Design Standards for the new multi-family zoning districts to regulate building form and architectural details to create greater certainty in the design review process.

- ~~Consider establishing form-based codes and by-right approvals for the new zoning district.~~

Quantified Objective/Metric: Adopt Design Standards to facilitate construction of 99 units.
Time Frame: Begin in early 2023 and complete by September 2023/January 2024
Responsible Agency: Planning & Building Department and Town Council
Financing Source: General Fund

Commented [LR3]: This program now incorporates a similar concept to what was included previously as a bullet point. The intent is to create specific design standards so that the community and applicants know what to expect. This work will begin early in 2023.

Program 1-2.a: Create a new zoning district that allows for mixed-use residential development with up to six du/ac and would allow for up to 100% of building floor area to be dedicated to residential uses. Create mixed-use development standards in the new zoning district to allow for greater intensity, including floor area, height limits, minimum lot or unit sizes, and allowable dwelling units per acre.
Quantified Objective/Metric: Adopt Zoning Code amendments and rezone property to facilitate construction of 9 units
Time Frame: Complete zoning code amendments and rezoning by January 31, 2023
Responsible Agency: Planning and Building Department and Town Council
Financing Source: General Fund
 Create mixed-use development standards in the new zoning district to allow for greater intensity, including floor area, height limits, minimum lot or unit sizes, and allowable dwelling units per acre.
 *—Consider establishing form-based codes and by-right approvals for the new zoning district.

Program 1-2.b. Create Design Standards for the new mixed-use zoning district to regulate building form and architectural details to create greater certainty in the design review process.
Quantified Objective/Metric: Adopt Design Standards to facilitate construction of 9 units. Construct nine units.
Time Frame: January 2031. Begin in early 2023 and complete by September 2023
Responsible Agency: Planning & Building Department and Town Council
Financing Source: General Fund

Program 1-3: Create a new voluntary upzoning program that allows property owners with sites one acre or greater to develop up to four dwelling units per acre, with a maximum of four dwelling units per lot, assuming they meet the following safety criteria:

- Accessible to two ways of ingress and egress.
- Located on a slope less than 30%.
- Outside of a very high fire hazard severity zone.
- Outside of a fault zone.
- Outside of areas identified with unstable soils or at risk of landslide or liquefaction.

Interested property owners would be required to go before Planning Commission to demonstrate all safety criteria would be met. Subsequently, the Architectural Site Control Commission (ASCC) would review the planning application for compliance with a set of objective design standards.

Quantified Objective/Metric: Construct 12 units.

Time Frame: January 2031

Responsible Agency: Planning & Building Department and Town Council
Financing Source: General Fund

Commented [LR4]: This will be updated based on Commission feedback.

Program 1-4: Currently the Affiliated Housing program is implemented through the Housing Element. With this update, the Municipal Code will be updated to further incentivize use of this program to provide affordable workforce housing and to establish the parameters and process for the Affiliated Housing program, including development standards and affordability requirements.

Quantified Objective/Metric: Update the zoning code to include a combining district (overlay zone) and apply that district to six initial properties to facilitate the construction of 29 units.

Time Frame: Zoning code amendments to codify the program will be completed by January 2023. January 2031

Responsible Agency: Planning & Building Department and Town Council
Financing Source: General Fund

Policy 2: Create a well-managed affordable housing program that preserves affordability in perpetuity.

Program 2-1: Amend the Municipal Code to establish inclusionary housing requirements for new multi-family housing developments to complement existing inclusionary requirements for projects with subdivisions.

Quantified Objective/Metric: Adopt code amendment for inclusionary requirements.

Time Frame: Adopt amendments by June 2024

Responsible Agency: Town Council
Financing Source: General Fund

Policy 3: Develop housing on town or non-profit owned parcels where feasible.

Program 3-2: Provide technical assistance to nonprofits/religious institutions to develop their sites with affordable housing.

- Establish monthly office hours with Town staff and/or consultants for technical assistance. Include Planning, Building and Town Geologist to start and evaluate the need to alter the staffing on a quarterly basis.
- When meeting with non-profits and religious institutions, encourage participation in the Affiliated Housing Program

Quantified Objective/Metric: Provide monthly office hours for technical assistance starting June 2023. Construct 16 units by end of planning period.

Time Frame: Initiate office hours by June 2023. Construct units by January 2031.

Responsible Agency: Planning & Building Department
Financing Source: General Fund

Commented [LR5]: **This program is now more specific and connects to the Affiliated Housing Program**

Policy 4: Revise standards and approval process to reduce cost and uncertainty for affordable housing and lower cost market rate housing.

Program 4-1: Create new parking requirements for affordable housing based on best practices and local conditions.

Quantified Objective/Metric: Adopt code amendments.

Time Frame: January 2024

Responsible Agency: Planning & Building Department and Town Council

Commented [LR6]: **This program will have to be updated with more specifics.**

Financing Source: General Fund

Program 4-2: Provide additional flexibility on development standards for affordable housing through State Density Bonus Law or the Affiliated Housing program.

- Review changes to State Density Bonus Law annually and adopt Municipal Code Amendments as necessary
- Include the Affiliated Housing Program in the Zoning Code in the form of a combining district (overlay zone). Provide a process for applicants to request flexibility on development standards without requiring a variance.
- If Affiliated Housing sites are not producing the expected number of units, review the process to further facilitate projects, alter development standards, or provide incentives.

Quantified Objective/Metric: Annual assessment of Density Bonus Law. Regular reviews of Affiliated Housing Program. ~~for consistency and opportunities to expand flexibility.~~

Time Frame: Starting in 2023, annual assessment of Density Bonus Law. Starting in 2025, annual assessment of Affiliated Housing Program to evaluate progress and implement additional incentives. Ongoing

Responsible Agency: Planning & Building Department

Financing Source: General Fund

Program 4-3: ~~Ensure the~~ Establish a clear approval and permitting process for modular and manufactured homes ~~is clear and does not include any disincentives to using these building methods. Evaluate existing zoning code language and building permit process and make any necessary modifications-~~

Quantified Objective/Metric: Evaluate existing policies and Adopt code amendments if necessary.

Time Frame: Begin in June 2024 and complete in June 2025

Responsible Agency: Planning & Building Department and Town Council

Financing Source: General Fund

Program 4-4: Establish clear zoning regulations and objective standards (pursuant to Senate Bill 330) for new multi-family development.

Quantified Objective/Metric: N/A

Time Frame: January 2023

Responsible Agency: Planning & Building Department and Town Council

Financing Source: General Fund

Commented [LR7]: Consider removing or combining with programs above

Policy 6: *Continue to refine fire resistant building standards and land use policies to ensure they utilize the most up to date science in preparation for wildfire resiliency.*

Program 6-3: Vegetation management is a priority for wildfire resilience and additional programs will be developed in collaboration with Woodside Fire Protection District. Consider adding supportive programs to assist households with vegetation management.

- Continue regular meetings between the Fire Chief, Fire Marshal, Town Manager, and Planning and Building Director

- Evaluate best practices in vegetation management annually and implement the recommendations of the Fire District
- Evaluate effectiveness of supportive programs to assist households with vegetation management and implement the recommendation of the Fire District.

Quantified Objective/Metric: Annually evaluate best practices in vegetation management. Consider establishing incentives or other resources for vegetation management and disposal for property owners.

Time Frame: Annual starting in 2023. Determine if incentive program will be established by June 2025.

Responsible Agency: Planning & Building Department and Town Council

Financing Source: General Fund

This document is an excerpt of the Initial HCD Draft Housing Element including programs identified by HCD as needing revision. Staff has made preliminary edits. This is the clean version of this document without track changes for easier reading.

Policy 1: Allow for new housing through new General Plan land use classifications for multi-family and mixed-use districts, a voluntary upzoning program, and other programs.

Program 1-1a: Create a new "Gateway" land use classification in the General Plan that allows affordable housing, recreation and open space. Include the Dorothy Ford Field and Open Space site as well as the Ladera Church site in the new "Gateway" land use classification.

Quantified Objective/Metric: Adopt General Plan Amendment to facilitate construction of 60 units

Time Frame: Complete General Plan Amendment by January 31, 2023

Responsible Agency: Planning & Building Department and Town Council

Financing Source: General Fund

Program 1-1b: Create two new zoning districts that allow for multi-family housing at four du/acre and 20 du/acre to provide for development of housing at lower-income levels. Create multi-family development standards in the new zoning district to allow for greater intensity, including floor area, height limits, minimum lot or unit sizes, and allowable dwelling units per acre.

Quantified Objective/Metric: Adopt Zoning Code amendments and rezone properties to facilitate construction of 39 units

Time Frame: Complete zoning code amendments and rezoning by January 31, 2023

Responsible Agency: Planning & Building Department and Town Council

Financing Source: General Fund

Program 1-1c: Create Design Standards for the new multi-family zoning districts to regulate building form and architectural details to create greater certainty in the design review process.

Quantified Objective/Metric: Adopt Design Standards to facilitate construction of 99 units.

Time Frame: Begin in early 2023 and complete by September 2023

Responsible Agency: Planning & Building Department and Town Council

Financing Source: General Fund

Program 1-2 a: Create a new zoning district that allows for mixed-use residential development with up to six du/ac and would allow for up to 100% of building floor area to be dedicated to residential uses. Create mixed-use development standards in the new zoning district to allow for greater intensity, including floor area, height limits, minimum lot or unit sizes, and allowable dwelling units per acre.

Quantified Objective/Metric: Adopt Zoning Code amendments and rezone

property to facilitate construction of 9 units

Time Frame: Complete zoning code amendments and rezoning by January 31, 2023

Responsible Agency: Planning and Building Department and Town Council

Financing Source: General Fund

Program 1-2b. Create Design Standards for the new mixed-use zoning district to regulate building form and architectural details to create greater certainty in the design review process.

Quantified Objective/Metric: Adopt Design Standards to facilitate construction of 9 units.

Time Frame: Begin in early 2023 and complete by September 2023

Responsible Agency: Planning & Building Department and Town Council

Financing Source: General Fund

Program 1-3: Create a new voluntary upzoning program that allows property owners with sites one acre or greater to develop up to four dwelling units per acre, with a maximum of four dwelling units per lot, assuming they meet the following safety criteria:

- Accessible to two ways of ingress and egress.
- Located on a slope less than 30%.
- Outside of a very high fire hazard severity zone.
- Outside of a fault zone.
- Outside of areas identified with unstable soils or at risk of landslide or liquefaction.

Interested property owners would be required to go before Planning Commission to demonstrate all safety criteria would be met. Subsequently, the Architectural Site Control Commission (ASCC) would review the planning application for compliance with a set of objective design standards.

Quantified Objective/Metric: Construct 12 units.

Time Frame: January 2031

Responsible Agency: Planning & Building Department and Town Council

Financing Source: General Fund

Program 1-4: Currently the Affiliated Housing program is implemented through the Housing Element. With this update, the Municipal Code will be updated to further incentivize use of this program to provide affordable workforce housing and to establish the parameters and process for the Affiliated Housing program, including development standards and affordability requirements.

Quantified Objective/Metric: Update the zoning code to include a combining district (overlay zone) and apply that district to six initial properties to facilitate the construction of 29 units.

Time Frame: Zoning code amendments to codify the program will be completed by January 2023.

Responsible Agency: Planning & Building Department and Town Council

Financing Source: General Fund

Policy 2: Create a well-managed affordable housing program that preserves affordability in perpetuity.

Program 2-1: Amend the Municipal Code to establish inclusionary housing requirements for new multi-family housing developments to complement existing inclusionary requirements for projects with subdivisions.

Quantified Objective/Metric: Adopt code amendment for inclusionary requirements.

Time Frame: Adopt amendments by June 2024

Responsible Agency: Town Council

Financing Source: General Fund

Policy 3: Develop housing on town or non-profit owned parcels where feasible.

Program 3-2: Provide technical assistance to nonprofits/religious institutions to develop their sites with affordable housing.

- Establish monthly office hours with Town staff and/or consultants for technical assistance. Include Planning, Building and Town Geologist to start and evaluate the need to alter the staffing on a quarterly basis.
- When meeting with non-profits and religious institutions, encourage participation in the Affiliated Housing Program

Quantified Objective/Metric: Provide monthly office hours for technical assistance starting June 2023. Construct 16 units by end of planning period.

Time Frame: Initiate office hours by June 2023. Construct units by January 2031.

Responsible Agency: Planning & Building Department

Financing Source: General Fund

Policy 4: Revise standards and approval process to reduce cost and uncertainty for affordable housing and lower cost market rate housing.

Program 4-1: Create new parking requirements for affordable housing based on best practices and local conditions.

Quantified Objective/Metric: Adopt code amendments.

Time Frame: January 2024

Responsible Agency: Planning & Building Department and Town Council

Financing Source: General Fund

Program 4-2: Provide additional flexibility on development standards for affordable housing through State Density Bonus Law or the Affiliated Housing program.

- Review changes to State Density Bonus Law annually and adopt Municipal Code Amendments as necessary
- Include the Affiliated Housing Program in the Zoning Code in the form of a combining district (overlay zone). Provide a process for applicants to request flexibility on development standards without requiring a variance.
- If Affiliated Housing sites are not producing the expected number of units, review the process to further facilitate projects, alter development standards, or provide incentives.

Quantified Objective/Metric: Annual assessment of Density Bonus Law. Regular reviews of Affiliated Housing Program.
Time Frame: Starting in 2023, annual assessment of Density Bonus Law. Starting in 2025, annual assessment of Affiliated Housing Program to evaluate progress and implement additional incentives.
Responsible Agency: Planning & Building Department
Financing Source: General Fund

Program 4-3: Ensure the permitting process for modular and manufactured homes is clear and does not include any disincentives to using these building methods. Evaluate existing zoning code language and building permit process and make any necessary modifications
Quantified Objective/Metric: Evaluate existing policies and adopt code amendments if necessary.
Time Frame: Begin in June 2024 and complete in June 2025
Responsible Agency: Planning & Building Department and Town Council
Financing Source: General Fund

Program 4-4: Establish clear zoning regulations and objective standards (pursuant to Senate Bill 330) for new multi-family development.
Quantified Objective/Metric: N/A
Time Frame: January 2023
Responsible Agency: Planning & Building Department and Town Council
Financing Source: General Fund

Commented [LR1]: Consider removing or combining with programs above

Policy 6: *Continue to refine fire resistant building standards and land use policies to ensure they utilize the most up to date science in preparation for wildfire resiliency.*

Program 6-3: Vegetation management is a priority for wildfire resilience and additional programs will be developed in collaboration with Woodside Fire Protection District.

- Continue regular meetings between the Fire Chief, Fire Marshal, Town Manager, and Planning and Building Director
- Evaluate best practices in vegetation management annually and implement the recommendations of the Fire District
- Evaluate effectiveness of supportive programs to assist households with vegetation management and implement the recommendation of the Fire District.

Quantified Objective/Metric: Annually evaluate best practices in vegetation management.
Time Frame: Annual starting in 2023.
Responsible Agency: Planning & Building Department and Town Council
Financing Source: General Fund

Attachment 4

Summary of Density Bonus Law

To address the shortage of affordable housing in the state, State Density Bonus Law provides that a developer is entitled to the following benefits if it agrees to include a specific percentage of affordable housing units in a project:

- a density bonus to allow for additional units of up to 50%¹ above the maximum allowed under the base zoning;
- “incentives or concessions” to reduce or eliminate the applicable development standards, including height limitations and setbacks, and other zoning code or architectural design requirements;
- “waivers or reductions” of any development standards that physically preclude the construction of the project as designed; and
- significantly reduced parking ratios. Below is a chart of the reduced ratios:

Maximum Parking Requirements	
<i>Rooms</i>	<i>Number of spaces required</i>
Studio / 1 bedroom	1 space
2 bedroom / 3 bedroom	1.5 space
4 bedroom	2.5 space

Density bonus law includes very limited exceptions to its requirements and places the burden on a town to establish an exception applies. The town may refuse a concession or incentive if it can establish it would not result in identifiable and actual cost reduces to provide for affordable housing costs. The only other exceptions to the requirement to grant incentives and concessions or waivers require the town to provide, based on substantial evidence, that doing so (1) would have a “specific, adverse impact ... upon public health and safety,” (2) would have an adverse impact on any historic resource, or (3) would be contrary to state or federal law.²

Amount of Density Bonus

¹ If a project is deed restricted to provide 100% affordable housing, it can receive up to an 80% density bonus.

² Government Code Section 65915 (d)(1)(B)-(C), e(1).

A developer can obtain a maximum density bonus of up to 50%. There are a number of ways a developer can qualify for a density bonus, but the most common way is to incorporate affordable, deed restricted units into the development. A developer would be permitted to build 50% more units than would otherwise be allowed if one of the following three conditions are met:

1. At least 15% of all units are reserved for “very low income” housing;
2. At least 24% of all units are reserved for “low income” housing or
3. At least 44% of all units are reserved for “moderate income” housing.

The California density bonus law uses a sliding scale—meaning a development project that may not qualify for a full 50% bonus may still qualify for a smaller bonus. (See Attachment A for a table showing the various options.)

To qualify for a density bonus, the housing project must consist of at least 5 units. All rental units must be deed restricted for at least 55 years. For sale units must be sold to income-qualified owners and subject to an equity sharing agreement.

Housing Element Scenarios

The Planning Commission requested staff come back with some modeling to show the potential impact of the density bonus law on the housing inventory sites. Staff conferred and has come up with the following three examples.

1. Scenario 1: 4-unit project. Density bonus law is not subject to housing developments containing fewer than 5 homes. Thus, there would be no density bonus impact associated with a 4-unit project.
2. Scenario 2: 20-unit housing project which contains 15% low income entitles a developer to a density bonus of 27.5%. Under this scenario, 17 of the base zoning units would be market rate and 3 units would be affordable to low income households. This would result in 6 density bonus units (while the actual calculation is 5.5, density bonus requires rounding up). Thus, the project would include a total of 26 units, with 23 market rate units and 3 low income units. This scenario was selected to correspond with a typical 15% Below Market Rate ordinance requirement. Because there has been no comparable multi-family development in Portola Valley or other similar communities to use for comparison, this appeared to be a reasonable starting point.
3. Scenario 3: 10-unit project at Ladera Church. Most developers build market rate housing with a desire to maximize value. Ladera Church, listed on the housing inventory site, has publicly stated it is exploring developing 10 units of lower income housing. If this project is proposed, Ladera would be entitled to an 80% density bonus of 8 additional units for a total of 18 units. At this point it is not clear that Ladera would want to add 8 units to its project as market rate units may be beyond its mission and adding more affordable units might be cost prohibitive. To allow for a range of scenarios, staff has added this scenario.

DENSITY BONUS CHART*

AFFORDABLE UNIT PERCENTAGE**	VERY LOW INCOME DENSITY BONUS	LOW INCOME DENSITY BONUS	MODERATE INCOME DENSITY BONUS***	LAND DONATION DENSITY BONUS	SENIOR****	FOSTER YOUTH/ DISABLED VETS/ HOMELESS	COLLEGE STUDENTS
5%	20%	-	-	-	20%	-	-
6%	22.5%	-	-	-	20%	-	-
7%	25%	-	-	-	20%	-	-
8%	27.5%	-	-	-	20%	-	-
9%	30%	-	-	-	20%	-	-
10%	32.5%	20%	5%	15%	20%	20%	-
11%	35%	21.5%	6%	16%	20%	20%	-
12%	38.75%	23%	7%	17%	20%	20%	-
13%	42.5%	24.5%	8%	18%	20%	20%	-
14%	46.25%	26%	9%	19%	20%	20%	-
15%	50%	27.5%	10%	20%	20%	20%	-
16%	50%	29%	11%	21%	20%	20%	-
17%	50%	30.5%	12%	22%	20%	20%	-
18%	50%	32%	13%	23%	20%	20%	-
19%	50%	33.5%	14%	24%	20%	20%	-
20%	50%	35%	15%	25%	20%	20%	35%
21%	50%	38.75%	16%	26%	20%	20%	35%
22%	50%	42.5%	17%	27%	20%	20%	35%
23%	50%	46.25%	18%	28%	20%	20%	35%
24%	50%	50%	19%	29%	20%	20%	35%
25%	50%	50%	20%	30%	20%	20%	35%
26%	50%	50%	21%	31%	20%	20%	35%
27%	50%	50%	22%	32%	20%	20%	35%
28%	50%	50%	23%	33%	20%	20%	35%
29%	50%	50%	24%	34%	20%	20%	35%
30%	50%	50%	25%	35%	20%	20%	35%
31%	50%	50%	26%	35%	20%	20%	35%
32%	50%	50%	27%	35%	20%	20%	35%
33%	50%	50%	28%	35%	20%	20%	35%
34%	50%	50%	29%	35%	20%	20%	35%
35%	50%	50%	30%	35%	20%	20%	35%
36%	50%	50%	31%	35%	20%	20%	35%
37%	50%	50%	32%	35%	20%	20%	35%
38%	50%	50%	33%	35%	20%	20%	35%
39%	50%	50%	34%	35%	20%	20%	35%
40%	50%	50%	35%	35%	20%	20%	35%
41%	50%	50%	38.75%	35%	20%	20%	35%
42%	50%	50%	42.5%	35%	20%	20%	35%
43%	50%	50%	46.25%	35%	20%	20%	35%
44%	50%	50%	50%	35%	20%	20%	35%
100%*****	80%	80%	80%	35%	20%	20%	35%

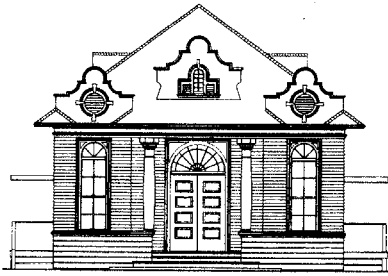
*All density bonus calculations resulting in fractions are rounded up to the next whole number.

**Affordable unit percentage is calculated excluding units added by a density bonus.

***Moderate income density bonus applies to for sale units, not to rental units.

****No affordable units are required for senior units.

***** Applies when 100% of the total units (other than manager's units) are restricted to very low, lower and moderate income (maximum 20% moderate).



TOWN OF PORTOLA VALLEY STAFF REPORT

TO: Planning Commission

FROM: Laura Russell, Planning & Building Director
Adrienne Smith, Senior Planner

DATE: November 30, 2022

RE: Implementation of the Housing Element – Draft Zoning Code Amendments
Part 3

RECOMMENDATION

Staff recommends that the Planning Commission receive a report, take public comment and identify any additional feedback for staff prior to the next Planning Commission meeting on this topic.

BACKGROUND

To review previous Planning Commission discussion of the implementation process, refer to its [October 19, 2022](#) and [November 2, 2022](#) meetings. For Planning Commission discussion of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared to meet environmental review required by the California Environmental Quality Act (CEQA), refer to the Commission's [November 16, 2022](#) meeting. Additional information on the Housing Element and overall update process is available at www.portolavalley.net/housing.

DISCUSSION

Due to the details of State law, the Town Council directed staff to complete zoning changes for adoption by January 2023 to maintain as much local control on the development process as possible.

At its October 19, 2022, meeting, the Planning Commission had a preliminary discussion on zoning districts concepts. There were concerns from the public related to the proposed mixed-use district and which conditional uses would be allowed. In response staff has updated the draft code to remove the conditional uses in the C-C district and insert the conditional uses in the A-P district. Also, based on Commission feedback and questions at

that meeting, staff provided annotated code language and other clarifying updates for the Commission's November 2, 2022, meeting. At the November 2 meeting, Commissioners expressed a desire to refine the proposed code updates to include only those needing to be addressed now to ensure Housing Element adoption by January 2023.

Staff have further refined the code amendments for the multi-family and mixed-use zones to include only those necessary to reach Housing Element Adoption in 2023. For example, in an earlier version of draft amendments, private and community open space were being considered. It has now been removed from the scope to be addressed at a later date. Staff notes the Town is coordinating on setback and minimum building separation with the Woodside Fire Protection District (WFPD) and anticipates clarification shortly.

The latest version of the multi-family and mixed use districts are being presented to update the Planning Commission and the public on the progress. Staff is not intending a detailed discussion on November 30, 2022. See Attachment 1 and 2 to review the redlined draft code amendments.

After the Housing Element adoption, staff will bring the new zoning districts back to the Planning Commission amended with more detailed design standards.

ATTACHMENTS

1. Draft Multi-Family Districts and Mixed-Use District Zoning Code Amendments

Draft Housing Element Available online at www.portolavalley.net/housing

Attachment 1

Portola Valley Zoning Code Amendments

CHAPTER 18.04 DEFINITIONS

18.04.252 Low barrier navigation center. **(NEW)**

A housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter and housing as defined in Government Code Section 65660.

CHAPTER 18.06 DISTRICTS

18.06.010 Districts established.

The following classes of use districts are established:

~~O-A districts—Open area districts~~

~~P-C districts—Planned community districts~~

~~Chapter 18.12: R-E districts—Residential estate districts~~

~~Chapter 18.14: R-1 districts—Single-family residential districts~~

~~Chapter 18.15: R-MF districts—Multi-family residential districts **(NEW)**~~

~~Chapter 18.16: M-R districts—Mountainous residential districts~~

~~Chapter 18.20: C-C districts—Community commercial districts~~

~~Chapter 18.22: A-P districts—Administrative-professional districts~~

~~Chapter 18.23: MU district—Mixed-use district **(NEW)**~~

~~A-P districts—Administrative-professional districts~~

~~M-R districts—Mountainous residential districts~~

~~Chapter 18.26: O-A districts—Open area districts~~

~~Chapter 18.28: P-C districts—Planned community districts~~

~~Chapter 18.31: H-R (historic resource) combining district~~

(Ord. 1981-181 § 1, 1981; Ord. 1979-166 § 3, 1979; Ord. 1978-164 § 2, 1978; Ord. 1968-86 § 1, 1968; Ord. 1967-80 § 1 (6104.2), 1967)

CHAPTER 18.10 RESIDENTIAL DISTRICTS

18.10.010 Intention—Applicable regulations.

The purposes of regulations for residential districts are as follows:

- A. To control the density and distribution of population in conformance with the general plan;
- B. To provide for residential areas that will permit development of rural living accommodations;
- C. To regulate the development and use of residential areas in a manner that will minimize disturbance of the natural terrain and will preserve the inherent visual amenities and minimize problems of drainage, erosion, and earth movement;
- D. To provide for grouping or clustering of residential structures where appropriate in order to preserve the natural amenities and open space qualities of Portola Valley;
- E. To provide areas for mixed-use development that supports a mix of multi-family residential, local retail, consumer service businesses, and professional services;
- D. To provide standards for multi-family development consistent with state law that preserves the rural character of Portola Valley and minimizes future wildfire;
- E-F. To permit public and private facilities needed to serve residential areas;
- F-G. To permit and regulate institutions requiring a location in a residential area.

CHAPTER 18.15 R-MF (MULTI-FAMILY RESIDENTIAL) DISTRICT REGULATIONS **(NEW)**

18.15.010 Intention—Applicable regulations.

The class of district is intended to promote and encourage the establishment and maintenance of a suitable environment for gentle density on parcels of sizes adequate to accommodate multi-family dwellings of differing characteristics, incorporate fire resilient design, ensure privacy, preserve the visual amenities of existing open space to the maximum extent feasible, and preclude unwarranted reductions in parcel sizes. Any parcel in an R-MF district may be occupied by a principal use listed in Section 18.15.020 or, when authorized by the planning commission, by a conditional use listed in Section 18.15.030, together with uses accessory to such principal use or conditional use as specified in Section 18.15.040. Use of any parcel is subject to:

- A. Development standards set forth in Section 18.15.050;
- B. Design standards set forth in Section 18.15.060;
- C. The required conditions set forth in Section 18.15.070;
- D. The provisions governing accessory uses, fences, and planned unit developments set forth in Chapters 18.42 through 18.44;
- E. The provisions regulating nonconforming uses set forth in Chapter 18.46;
- F. Yards, building bulk, and site design requirements set forth in Chapters 18.52 through 18.56;
- G. Special building setback lines set forth in Chapter 18.58; and
- H. The off-street parking requirements set forth in Chapter 18.60.

18.15.020 Principal uses permitted.

Principal uses permitted in the R-MF districts shall be as follows:

- A. Uses permitted by Section 18.36.010;
- B. Single-family dwellings, including residential care facilities
- C. Multi-family dwellings;
- D. Supportive housing;
- E. Transitional housing;
- F. Low barrier navigation centers;
- G. Temporary uses permitted by Section 18.36.020;
- H. Public school when located in conformance with the general plan.

18.15.030 Conditional use permitted.

The following uses shall be permitted only when a conditional use permit is granted as provided in Chapter 18.72:

- A. Uses permitted by Section 18.36.020;

Portola Valley Zoning Code Amendments

- B. Residential planned unit developments as regulated by Chapters 18.44 and 18.72;
- C. Landscaping, open space, growing of plants and similar low intensity uses each of which is attendant to adjoining uses in the C-C district, provided such uses are not required to meet the requirements of Chapters 18.42 and 18.48 through 18.60;
- D. Publicly-owned park, recreation or open space areas when located in conformance with the general plan;
- E. Fire stations when located in conformance with the general plan. Development standards, including but not limited to, floor area, setbacks and parking, shall be established by the decision-making body; and
- F. Stable, Boarding.

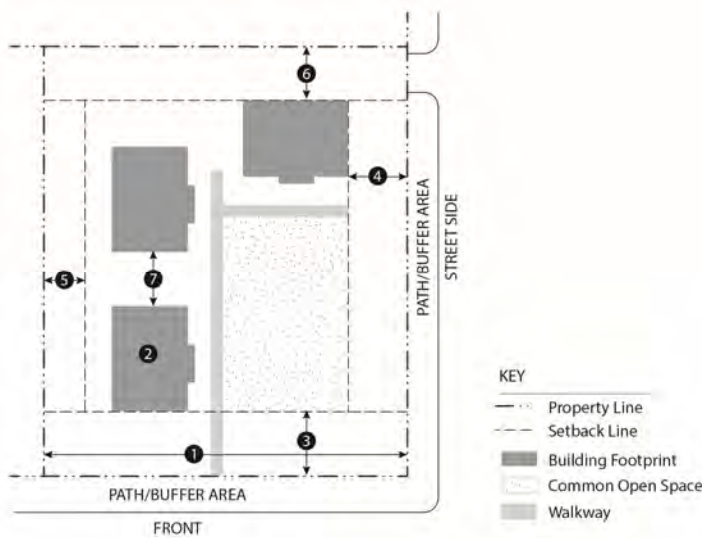
18.15.040 Accessory uses permitted.

Accessory uses permitted in the R-MF districts shall be as follows:

- A. Accessory uses as permitted in Sections 18.36.040 and Chapter 18.40;
- B. Accessory uses permitted by subsections B, D, E, F, G, H, I, J and K of Section 18.12.040;
- C. Household pets permitted by town ordinances.

18.15.050 Development standards.

Table 18.15.050, Development Standards – Multi-Family Residential Zoning Districts establishes the development standards for the R-MF Zoning Districts. The numbers in the figure below correspond with the regulations in the table.



Portola Valley Zoning Code Amendments

Table 18.15.050: Development Standards – Multi-Family Residential Zoning Districts			
Standard	R-MF-4	R-MF-20	Key
Density	Min. 2 du/ac; max. 4 du/ac	Min. 10 du/ac; max. 20 du/ac	
Lot Width	Min. 120 ft	Min. 90 ft	1
Building Coverage	Max. 35%; see Chapter 18.54.040 for exceptions	Max. 55%; see Chapter 18.54.040 for exceptions	
Gross Ground Level Floor Area for Single Building	Max. 3,000 sq ft	Max. 6,000 sq ft	2
Building Height			
Principal Structure	Max. 30 ft/2 stories	Max. 42 ft/3 stories	
Accessory Structure	Max. 16 ft	Max. 16 ft	
Setbacks			
Front	See Chapter 18.58 – Special Setback Lines	See Chapter 18.58 – Special Setback Lines	3
Interior Side	Min. 30 ft	Min. 15 ft	5
Rear	Min. 30 ft	Min. 30 ft	6
Setback from Abutting Waterway	TBD, per General Plan and any applicable Specific Plan		
Building Separation	Min. 20 ft	Min. 12 ft	7
Impervious/Paved/ Hardscaped Area	Max. 50% of required front setback area; Max. 35% of lot	Max. 50% of required front setback area; Max. 65% of lot	

Commented [MS1]: Woodside Fire Protection District (WFPD) input

Commented [MS2]: WFPD input. Then, develop rule of measurement for stories and insert definitions as needed.

Commented [MS3]: Look at defs, clarify defs of setbacks, yards, rule of measurements, etc.)

Commented [MS4]: WFPD input

Commented [MS5]: WFPD input

Commented [MS6]: WFPD input

Notes:

18.15.060 Design standards.

- A. Building Massing (minimization of 3rd floor, transitions)
- B. Façade Articulation and Composition
- C. Roof Design
- D. Windows and Doors
- E. Materials and Colors
- F. On-Site Circulation
- G. Parking Configuration and Design

18.15.070 Required conditions.

Required conditions in the R-MF districts shall be as follows:

- A. Required conditions as stipulated by subsections A, B and C of Section 18.12.050;

Portola Valley Zoning Code Amendments

- B. Conformance with the requirements set forth in Section 18.37.010.
- C. Development in the Very High Fire Severity Zone as designated by the Town shall comply with the defensible space requirements set forth in Government Code Section 51182 and the defensible space regulations adopted by the Woodside Fire Protection District from time to time.
- D. Before approving a tentative map, or a parcel map for which a tentative map was not required, in the Very High Fire Severity Zone as designated by the Town the decision making body shall make the findings set forth in Government Code Section 66474.02 relative to consistency with regulations adopted by the State Board of Forestry and Fire Protection and availability of structural fire protection and suppression services.
- E. Development in the Very High Fire Severity Zone as designated by the Town shall comply with the Board of Forestry and Fire Protection's State Minimum Fire Safe Regulations.

CHAPTER 18.23 **M-U (MIXED-USE) DISTRICT REGULATIONS** **(NEW)**

18.23.010 Intention-Applicable regulations.

The district is intended to provide a mix of multi-family residential uses and space for local retail, consumer service businesses, and professional services necessary to serve primarily the town and its spheres of influence. Any parcel in an M-U district may be occupied by a principal use listed in Section 18.23.020 or, when authorized by the planning commission, by a conditional use listed in Section 18.23.030 together with uses accessory to such principal use or conditional use as specified in Section 18.23.040. Use of any parcel is subject to:

- A. Development standards set forth in Section 18.23.050;
- B. Design standards set forth in Section 18.23.060;
- C. The required conditions set forth in Section 18.23.060;
- D. The provisions governing accessory uses set forth in Chapter 18.42;
- E. The provisions regulating , fences set forth in Chapter 18.43;
- F. The provisions regulating nonconforming uses set forth in Chapter 18.46;
- G. Yards, building bulk, and site design requirements set forth in Chapters 18.52 through 18.56;
- H. Special building setback lines set forth in Chapter 18.58; and
- I. The off-street parking requirements set forth in Chapter 18.60.

18.23.020 Principal uses permitted.

Principal uses permitted in the M-U district shall be as follows:

- A. Uses permitted by Section 18.36.010;
- B. Single-family dwellings, including residential care facilities for six or fewer persons;
- C. Multi-family dwellings;
- D. Supportive housing;

Portola Valley Zoning Code Amendments

- E. Transitional housing;
- F. Low barrier navigation centers;
- G. Publicly-owned parks, public schools, or other public buildings when located in conformance with the general plan;
- H. Temporary uses permitted by Section 18.36.020;
- I. Any other use which is determined by the commission, as provided in Chapter 18.38, to be of the same character as the other uses permitted by this section.

18.23.030 Conditional uses permitted.

The uses listed in this section shall be permitted only when a conditional use permit is granted as provided in Chapter 18.72:

- A. Uses permitted by Section 18.36.020;
- B. Administrative-professional planned unit developments as regulated by Chapters 18.44 and 18.72, provided any such development conforms to the floor area limitations of Section 18.54.052;
- C. Administrative and professional offices that meet the domestic needs of the residents of the town and its spheres of influence or which provide services to other businesses or institutions in the town or its spheres of influence meeting domestic needs, provided any such establishment conforms to the floor area limitations of Section 18.54.052;
- D. Medical and dental clinics, provided any such clinic conforms to the floor area limitations of Section 18.54.052;
- E. Physical therapy and fitness training, provided any such use conforms to the floor area limitations of Section 18.54.052;
- F. Veterinary clinics, provided any such clinic conforms to the floor area limitations of Section 18.54.052;
- G. Real estate and insurance offices, provided any such office conforms to the floor area limitations of Section 18.54.052;
- H. Uses permitted by Section 18.20.030G;
- I. Residential care facilities for seven or more individuals;
- J. Any other use which is determined by the commission, as provided in Chapter 18.38, to be of the same character as other uses permitted by this section, provided that a use found to be of the same character as another use must meet the floor area limitations of that use as set forth in Section 18.54.052.

18.23.040 Accessory uses permitted.

Accessory uses permitted in the M-U zone shall be as follows:

- A. Accessory uses as permitted in Sections 18.36.040 and Chapter 18.40;
- B. Parking lot for passenger vehicles;
- C. Off-street loading spaces.
- D. Accessory uses permitted by subsections B, D, E, F, G, H, I, J and K of Section 18.12.040;

Portola Valley Zoning Code Amendments

E. Household pets permitted by town ordinances.

18.23.050 Development Standards.

Table 18.23.060, Development Standards – Mixed-Use Zoning District, establishes the development standards for the Mixed-Use Zoning Districts. The numbers in each illustration refer to corresponding regulations in the table.

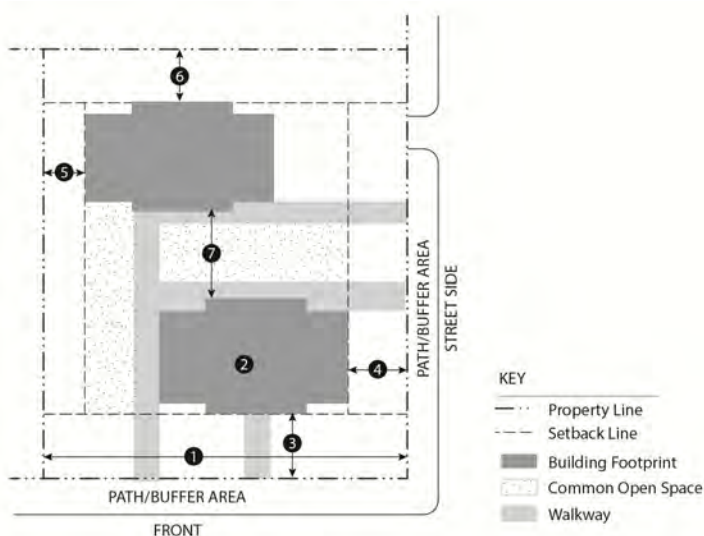


Table 18.23.050: Development Standards – Mixed-Use District		
Standard	M-U	Key
Density/Intensity		
Density	Min. 4 du/ac; max. 6 du/ac	
FAR	Max. 0.18, exclusive of residential uses	
Lot Size		
Area	Min. half acre	
Lot Width	Min. 120 ft	1
Gross Ground Level Floor Area for Single Building	Max. 7,500 sq ft	2
Max. Height		
Principal Structure	Max. 42 ft/3 stories	
Accessory Structure	Max. 16 ft	

Commented [MS7]: FD input

Portola Valley Zoning Code Amendments

Setbacks		
Front	15 ft; 20 ft for 3rd floor or per See Chapter 18.58 – Special Setback Lines, whichever is larger	3
Street Side	15 ft; 20 ft for 3rd floor	4
Interior Side	Min. 15 ft	5
Min. Rear Setback	Min. 30 ft	6
Min. Setback from Abutting Waterway	TBD, per General Plan and any applicable Specific Plan	
Building Separation	Min. 15 ft	7
Impervious surface/Paved/Hardscaped Area	Max. 65% of lot	

Commented [MS8]: FD input

Commented [MS9]: FD input

18.23.060 Design standards.

- A. Building Massing (minimization of 3rd story, transitions)
- B. Façade Articulation and Composition
- C. Ground Floor Non-residential Design and Transparency
- D. Roof Design
- E. Windows and Doors
- F. Materials and Colors
- G. On-Site Circulation
- H. Parking Configuration and Design

18.23.070 Required conditions.

- A. All non-residential uses and structures, other than accessory buildings, shall be subject to site plan and architectural approval by the architectural and site control commission as provided in Chapter 18.64.
- B. Required conditions as stipulated by subsections A, B and C of Section 18.12.050;
- C. Conformance with the requirements set forth in Section 18.37.010.
- D. All uses shall be conducted within completely enclosed buildings except for:
 - 1. Delivery of fuel, lubricants, and minor incidental servicing of vehicles at service stations;
 - 2. Parking and loading spaces;
 - 3. Outdoor dining areas;
 - 4. Recreation facilities;

Commented [MS10]: Per SB 330, should not apply to residential.

Portola Valley Zoning Code Amendments

5. Public utility electric substations;
 6. Nurseries for propagation and sale of trees, plants and shrubs.
- E. Processing, packaging, treating and incidental storage related thereto shall be in the same line of merchandise or service as the retail or service business conducted on the premises, and the maximum percent of gross floor area occupied by the business to be devoted to such activities shall not exceed fifty percent and there shall be no more than three employees engaged in such activities.
- F. Amusement devices shall be permitted as accessory uses only when specifically set forth in an approved conditional use permit. Conditional use permits containing such accessory uses may be approved only for a specific applicant and such use permits are nontransferable.
- G. During hours when an establishment is not open for business, only security lighting shall be allowed. Such lighting, both inside and outside, shall be of the minimum amount and the intensity to achieve its intended purpose.
- H. The total net floor area devoted to office uses on any parcel shall not exceed fifteen percent of the net floor area of all uses on such parcel. When an application is for a conditional use permit, the planning commission may allow the net floor area devoted to office uses to be increased up to but not exceed fifty percent of the total net floor area. An increase above fifteen percent may be authorized when the planning commission finds that the larger percentage will allow the development to be more compatible with the site conditions and surrounding the development that could otherwise be achieved and will not unduly jeopardize the space anticipated to be required for commercial uses in the town. "Net floor area" is defined in Section 18.54.050.
- I. Properties identified on the Flood Insurance Rate Maps shall comply with the provisions of Chapter 18.32.
- J. Properties with historic resources as identified in the historic element of the general plan shall comply with the provisions of Chapter 18.31.
- K. Development in the Very High Fire Severity Zone as designated by the Town shall comply with the defensible space requirements set forth in Government Code Section 51182 and the defensible space regulations adopted by the Woodside Fire Protection District from time to time.
- L. Before approving a tentative map, or a parcel map for which a tentative map was not required, in the Very High Fire Severity Zone as designated by the Town the decision making body shall make the findings set forth in Government Code Section 66474.02 relative to consistency with regulations adopted by the State Board of Forestry and Fire Protection and availability of structural fire protection and suppression services.
- M. Development in the Very High Fire Severity Zone as designated by the Town shall comply with the Board of Forestry and Fire Protection's State Minimum Fire Safe Regulations.
- N. This zoning district permits one hundred percent residential projects with no commercial component. Any non-residential development shall include a residential component at the minimum density specified in Table 18.23.060.

CHAPTER 18.60 OFF STREET PARKING

18.60.110 Schedule of required off-street parking spaces.

Except as otherwise provided in this chapter, the minimum number of off-street parking spaces required shall be as set forth in Table 5. More parking spaces may be required as a condition of any conditional use permit when the planning commission finds that the characteristics of the particular use require more parking. For uses not listed, the number of spaces required shall be stipulated by the planning commission.

TABLE 5

Use	Parking Spaces Required
Single-Family Dwellings	1 for each dwelling having 0 or 1 bedroom, or 2 for each dwelling having 2 or more bedrooms, plus 2 guest parking spaces in residential density districts requiring 1 acre or more of land per dwelling unit
Multi-family Dwellings	1 for each dwelling having 0 or 1 bedroom, or 2 for each dwelling having 2 or more bedrooms. Guest parking shall be provided in the amount of 1 space for every 3 units or fraction thereof.
Convalescent homes	1 for each 5 beds
Churches	1 for each 5 seats in the main worship unit
Elementary schools	1 for each classroom, plus 1 for each 100 square feet in the auditorium or any space used for assembly
Retail stores	1 for each 150 square feet of floor area
Medical or dental clinics	5 spaces for each doctor or dentist
Banks, business, or professional offices	1 for each 200 square feet of floor area
Establishments for the sale and consumption on the premises of alcoholic beverages, food, or refreshments	1 for each 2.5 seats or stools
Places of assembly with fixed seats other than those enumerated above	1 for each 3 seats
Places of assembly without fixed seats other than enumerated above	1 for each 50 square feet of floor area used for assembly
Retirement homes	1 for each apartment, double room, or family unit

Commented [MS11]: Team to review suggestion.
 2 or 3 units = 1 guest
 4, 5, or 6 units = 2 guest
 7, 8 or 9 units = 3 guest
 Etc.

(Ord. 1979-166 § 16 (part), 1979; Ord. 1967-80 § 1 (6210.4), 1967)

18.60.130 Parking areas in R and R-MF districts.

Every parking area in an R or R-MF district shall be governed by the following provisions in addition to those required by Section 18.60.120:

- A. Such parking area shall be incidental to and accessory to a use permitted in the district in which the property is located;
- B. Such parking area shall be so located that its boundary abuts the site of the establishment to which it is accessory unless otherwise permitted by a conditional use permit as provided by Chapter 18.72;

Portola Valley Zoning Code Amendments

- C. Such parking area shall be used solely for the parking of private passenger vehicles;
- D. Signs as provided for in Chapter 18.40;
- E. When authorized by conditional use permit, as provided by Chapter 18.72, tandem parking, the parking of two vehicles so that one is behind the other, may be permitted.

(Ord. 1967-80 § 1 (6210.6), 1967)

18.60.140 Required Bicycle Parking (NEW)

- A. **Short-Term Bicycle Parking.** Short-term secure bicycle parking shall be provided to serve shoppers, customers, messengers, guests, and other visitors to a site who generally stay for a period of four hours or less.
 - 1. **Bicycle Parking Spaces Required.** For the following uses, the number of short-term secure bicycle parking spaces shall be ten percent of the parking spaces required in Table 5 of Section 18.60.110, Schedule of Required Off-Street Parking Spaces, with a minimum of four secure bicycle parking spaces provided per use.
 - a. Multi-family dwellings;
 - b. All public uses; and
 - c. All commercial uses, except automobile/vehicle sales and services.
 - 2. **Location.**
 - a. Short-term secure bicycle parking shall be located outside of pedestrian walkways, and within 100 feet of the main entrance to the building it serves.
 - b. Short-term secure bicycle parking shall be located outside of the public right-of-way except as allowed through an encroachment permit.
 - c. Where the secure bicycle parking area is not visible from the main entrance of the buildings, signs located at the main entrance of the building shall identify the location of bicycle parking.
 - 3. **Anchoring and Security.** For each short-term bicycle parking space required, a stationary, securely-anchored bicycle rack shall be provided to which a bicycle frame and one wheel (two points of contact) can be secured with a high-security U-shaped shackle lock if both wheels are left on the bicycle. One such bicycle rack may serve multiple bicycle parking spaces.
 - 4. **Size and Accessibility.** Each short-term bicycle parking space shall be a minimum of two feet in width and six feet in length and shall be accessible without moving other bicycles. Two feet of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian walkways. Five feet of clearance shall be provided from vehicle parking spaces.
- B. **Long-Term Bicycle Parking.** Long-term bicycle parking shall be provided to serve employees, students, residents, commuters, and others who generally stay at a site for four hours or longer.
 - 1. **Bicycle Parking Spaces Required.**
 - a. *Multi-family dwellings.* A minimum of one long-term secured bicycle parking space shall be provided for every three dwelling units or portion thereof.

Portola Valley Zoning Code Amendments

- b. **Other Uses.** Any establishment with six or more full-time equivalent employees shall provide long-term bicycle parking designated on a site plan at a minimum ratio of one bicycle parking space per 10 required vehicle parking spaces. Parking areas with fewer than six spaces are encouraged but not required to provide long-term bicycle parking.
2. **Location.** Long-term bicycle parking must be located on the same lot as the use it serves and near a building entrance. In parking structures, long-term bicycle parking must be located near an entrance to the facility. Where the bicycle parking area is not visible from the entrance of the building, signs located at the entrance or in an entry lobby of the building shall identify the location of bicycle parking.

Anchoring and Security. Long-term bicycle parking must be located in:

- a. An enclosed bicycle locker; or
 - b. Other secure areas approved by the Community Development Director.
3. **Size and Accessibility.** Each long-term bicycle parking space shall be a minimum of two feet in width and six feet in length and shall be accessible without moving other bicycles. Two feet of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian walkways. Five feet of clearance shall be provided from vehicle parking spaces.

PLANNING COMMISSION
Special Teleconference Meeting

November 16, 2022

CALL TO ORDER AND ROLL CALL

Chair Kopf-Sill: [video started mid-sentence] November 16, 2022. We'll have roll call first.

Laura Russel, Planning & Building Director: Commissioner Taylor?

Commissioner Taylor: Present.

Planning & Building Director Russell: Commissioner Targ? Commissioner Hasko?

Commissioner Hasko: Here.

Planning & Building Director Russell: Vice Chair Golden?

Vice Chair Goulden: Here.

Planning & Building Director Russell: Chair Kopf-Sill?

Chair Kopf-Sill: Here. I think I'd like to start by saying two of our Commissioners ran for Town Council and the numbers aren't in but it looks like they have been elected. So, congratulations to you two and we'll miss you. Luckily, we're meeting a lot so we'll get to (interrupted)

Commissioner Taylor: Yeah, yeah, I was just going to say.

Chair Kopf-Sill: [unintelligible]

Commissioner Taylor: Seemed a little unfair but yeah.

Chair Kopf-Sill: Really sucked out all the planning Commission work we do but then we'll hope you see you after that. So, for the public, they are going to be on the Planning Commission until December 13th and then I think December 14th they'll be promoted to Town Council.

Commissioner Taylor: We'll get a years' worth of our duties done by December we'll be (interrupted)

Chair Kopf-Sill: Yeah.

Commissioner Taylor: We get the rest of the year off.

Chair Kopf-Sill: I think so. It's as if I hear an echo still. Let me see if I can... great, so we'll start with public comment.

ORAL COMMUNICATIONS

Chair Kopf-Sill: And this is the time that the public can comment on things that are not on the agenda which the main item is the environmental report for the Housing and Safety Element. We also have approval of minutes from our previous meetings. So, save any topic... any comment on those two topics for later but if there's anything else we'll take those comments now. Go ahead, come up to the mic if you don't mind.

DRAFT MINUTES

Mr. Rusty Day: Evening, thank you. I'm Rust Day and I also want to congratulate our new Town Council Members. As you tackle the many challenges facing us, I ask you to reflect for a moment tonight about the integrity of our governance. When we elect leaders to govern us, how will they exercise the power we entrusted them, especially when no one is watching closely? Will they have the integrity to apply our rules, our procedures honestly and even-handedly? Or will they ignore or bend them to suit their interests? When mistakes are pointed out, will they acknowledge and correct them? Or will they deflect, deny or even lie about them? Will they response candidly and civilly to those who publicly disagree with their judgments? Or will they disparage and smear them? Our governance is predicated and built on trust. Trust in the belief that our elected representatives will exercise the power that is entrusted to them with integrity.

My letter in your Agenda Packet provides two glaring examples that I believe call into serious question the integrity of our governance. In one instance, shortly after Stanford agreed to develop housing at the Wedge. The Town's Geological Hazard Maps were mysteriously altered to remove the well-documented geological fault that runs directly beneath the proposed housing project. Despite regulations that require a public hearing and documented approval of this body for all such changes. There was no Planning Commission hearing or approval to remove that fault from our Geological Hazard Maps. No geotechnical investigation was provided to justify that change. Instead, the maps were simply changed to remove the fault. Who decided to do that without this body's required public hearing and written approval? And why hasn't that change been corrected and the fault restored to our maps?

In the second incident, the Wildfire Hazard Assessment and Fire Prevention Policies adopted in our General Plan Safety Element 12 years ago have been ignored and replaced with the discredited 2008 CalFire Map. That shows far less wildfire hazard than the General Plan states and documents. As I point out in my letter, no fire professional believes the 2008 CalFire Map accurately depicts the severity and extend of wildfire hazards in Portola Valley. And yet, it was inserted in the Draft Housing Element provided to HCD as the basis to assess our town's wildfire risk. Who made that decision and why? Who in this Town as the authority to ignore and override the express findings and policies of the General Plan?

Chair Kopf-Sill: Thank you, Rusty, times up.

Mr. Day: Both of these examples fall directly within your purview.

Chair Kopf-Sill: [unintelligible]

Mr. Day: They demonstrate I believe the trust and the integrity of our governance is not always justified. I hope that this body and the new members of our Town Council will act to justify that trust by demonstrating that this kind of behavior is not acceptable will not reoccur. Thank you.

Chair Kopf-Sill: Great, next we'll hear from Rita on Zoom.

Ms. Rita Comes Whitney: I want to congratulate the two sitting members of the Planning Commission on what it looks like is going to be them moving over to the Council and looking forward to the third spot being cleared up. And hopefully, the Almanac will start reflecting the numbers properly instead of what they're currently reporting which is unfortunate until somebody else starts reporting for us.

But I also want to thank you for cleaning up the minutes and having the minutes reflect a little closer to what was said and done in the meeting for people that were not attending the meeting. And I know it's a fair reach but perhaps if we get an intern or three in the office. If they can then go back and perhaps clarify and document some of the other previous minutes. Even if it's not to be re-approved but as an

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addendum to those minutes. So, that we can have archives on what has happened during this historic time in this Town because we have a lot of things... moving parts going on right now. And for somebody that's not attending those meetings, not keeping up with what's going on, they don't have a clue what's hitting them. How much it's going to cost, how we're going to pay for it, and that's not who we are. You know, we're a community, as what the previous speaker said, that was built on trust and working together. So, let's see what we can do to clean up our own immediate archives so that we can send the clear picture on what's actually happening with all of these different important pieces that are going to be changing the face, the roads, our safety and so many other things in our lovely town. Thank you.

Chair Kopf-Sill: Thanks, Rita. [unintelligible] go ahead, Allen.

Ms. Ellen Vernazza: I just got a couple of questions. One I asked before and I (interrupted)

Chair Kopf-Sill: [unintelligible], oh no, if you want to say your name (interrupted)

Ms. Vernazza: I'm Ellen Vernazza. I have two questions. One is I had asked this before and I wrote Laura a letter asking for a response to it of what the rules are on ADUs on condo or townhouse projects. And at the last meeting I asked you guys, you had no answer, you didn't know and I've... 3 weeks ago about I sent Laura a letter and I still haven't gotten any response. So, I would like know how do we find this information out? Before we make any plans for the future, shouldn't we know these answers before anything is proposed to Town for thoughts of development? Anyways, so how can I get the answer? That's my one question.

Second off, before you... okay, so you're proposing... there is a proposal of rezoning the Nathorst Triangle to be high-density and I sent you all a letter just to verify that has anyone considered that half of that property is open space. And was that even discussed when 4388 was... the plans were allowed there because there's a lot of... there is building on the other side of... you know, that were in the proposal on the other side of the creek also at 4388. And that seemed to have been okay and I was just wondering how that got okayed when in the General Plan it specifically says its Open Space? And I just want to get answers as far as 4370, how much of that land is Open Space from the... hold on... the east side of the creek if you want to say that. The southeast side for the creek all the way over to the property lines of the next property. That's all Open Space by the General Plan designation so I would like input on that if I could. Thank you.

Chair Kopf-Sill: Anybody else here in the open comment section? Great and I see no more hands-on Zoom so we'll go for our first Agenda item.

Planning & Building Director Russell: Oh, I see one more hand up through the Chair.

Chair Kopf-Sill: Oh yep, there, it popped up once I said that. Hi Kristi, go ahead.

Ms. Kristi Corley: Thank you, I have a few questions. I noticed in the document October 2022, White Page 8, that the Stanford Wedge now has listed 52 versus 39 and I'm wondering if there was a change in a proposal that we are not aware of? I hit it as an attachment to this Agenda and then I was surprised to see that. So, if you could answer that question and then I have some other comments.

I think the residents deserve to have better titles for each of the building sites such as 4394 Alpine Road housing site. That's what it's called, so if I was to wonder where that is. I have to go drive to it. Now we know it as the old tennis and a grass field. We'd appreciate better and more thorough terminology for your sites and that goes for Dorthey Ford Park Open Space. You call it vacant portion of Dorthey Ford Field and Open Space Housing Site. I see it and most of us see it as Ford Field is the

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little league field where 600 kids play little league from San Mateo County. So, I see it as Ford Field is the little league field and Dorthey Ford Park is the park next to the field. Have we combined both of those as the gateway to be one parcel versus two, or do it still remain two parcels? And can you do a better job at separating the two titles and I brought this up last night in Open Space as well? And it was discussed and we need more clarity on... when you're talking about those two areas. Glen Oaks, you say Glen Oaks, we call it Glen Oaks and Isola Horse Training. We need to know that Isola is right behind Glen Oaks and it is still a large training horse facility. So, please relabel some of these so the residents know without driving to the addresses. You say the office on 3470, well there's many offices along Alpine Road. I call it the medical buildings to the right of Robert's. So, we just need to do a better job at... you can't just call it an office building at 3470. Please be more descriptive in the future when you're listing these. Thank you.

Chair Kopf-Sill: Thanks, Kristi. Okay, I think we're done with comments now of this agenda item.

Planning & Building Director Russell: Great, thank you. Through the Chair, I heard that it's a little bit hard to hear you on Zoom. So, if you could move your mic a little bit closer.

Chair Kopf-Sill: Well, isn't that nice somebody told you that? Thanks, there.

Planning & Building Director Russell: Thank you.

PUBLIC HEARING

(1) **Receive Comments on the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Portola Valley Housing and Safety Element Update and Conforming general Plan and Zoning Code Amendments.**

Planning & Building Director Russell: Okay, hi everyone, good evening. I'm Laura Russell, Planning & Building Director. So, if we could launch the PowerPoint, we're going to have a joint presentation this evening. I'm going to give part of it, Carla Violet from Urban Planning Partners is going to give part of it, and then we have two of our technical sub-consultants to provide a little bit of information. And if there are questions from the Planning Commission for those technical parties, we can take those as well and try to answer them.

So, the topic tonight is the Initial Study and the Mitigated Negative Declaration for the Housing and the Safety Element Update process. So, this is a fairly long presentation but we thought it was warranted given the complexity of the subject matter and make sure that we're all on the same starting point in regards to CEQA and this analysis in particular. Next slide.

So, the meeting format tonight is a little bit different than what we typically do. The purpose of this is really to receive public comments. So, there's going to be a staff and consultant presentations and then there's going to be Planning Commission questions and then public comments. So, there's not a deliberation this evening like the Planning Commission would normally do. Next slide. So, again, a little bit more detail on the meeting structure. We're here to receive those comments on the draft environmental document and we want to note, Anne will talk about this a little bit more later, that the comments that we receive that are specific to the evaluations, the conclusions, and/or the mitigation measures are going to be addressed in a response to comments memo that's going to be forthcoming for the Planning Commission's December 13th meeting. So, to make it perfectly clear, no action or decisions will be made by the Planning Commission tonight and the Planning Commission will not discuss the project details or the merits of the project. So, in this case, the merits of the Safety Element or the Housing Element. Next slide. The associated parts of that.

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So, we wanted to take a step back and talk about what CEQA is and what it isn't and help people with some of the terminology. If this is new, it's really complicated. So, CEQA is the California Environmental Quality Act and the purpose of it is to inform. This is really an important core of what CEQA is suppose to be. So, we want to inform the government decisionmakers and the public about the potential environmental effects of proposed activities and to prevent significant, avoidable environmental damage. So, we want to think about this in its context. CEQA was adopted in 1970 in the State of California, signed by Governor Ronald Reagan. It had to do with the entire environmental movement that was happening at that time and a recognition that government decisions were being made without consideration of environmental impacts. This is all about information. It doesn't dictate an outcome, so this is not a recommendation about whether a project should be approved or not. It's background [unintelligible -audio cut out] analysis and it's required for any kind of project that's seeking a discretionary approval or a legislative approval, like in this case for new policies, from a public agency that could either cause a direct physical change or a reasonably foreseeable indirect change in the environment. It's also supposed to identify ways to avoid or mitigate impacts if feasible. Next slide.

CEQA implementation is complicated. We think about this all the time. We talk about how do these pieces come together. So, what guides CEQA analysis is a series of things. We start with the State Law itself and that's been amended from time to time since 1970s. And then there are CEQA Guidelines and those are similar to having the force of law but not quite but they're taken very seriously and those are published by the State Office of Planning and Research. You've heard of that before, that's OPR. And then CEQA is enforced through cases, through lawsuits. So, the court decisions and then caselaw are also very important to how CEQA is implemented. So, a lot of times we're referencing caselaw when we talk about CEQA. Then there are regulations and guidelines that are published by other State agencies and regional agencies and then there are best practices. So, all of these things come together for how we implement CEQA. Next slide.

So, there's some key concepts that I wanted to go over with you. First, what is a project in CEQA? A project is a very wide list of things in CEQA. It's kind of any activity that requires a discretionary or legislative action. Okay, so it's not things that are done ministerial just through a checklist in day-to-day business, but anytime you're interpreting a policy or creating a new policy or approving a project, a physical development project, that includes something that's going to be build and has a discretionary aspect to it. So, that's one way to think about the word project. We us planners say projects we're talking about wide thing.

Then it's important to think about under CEQA what's a program-level analysis versus a project-level analysis. This is tricky because see that word project again, but it means a different thing because that's how CEQA is, okay? So, a program-level analysis includes broad policies. It does not examine all potential sites specific impacts of the individual projects because they are not known yet. So, this is when we're talking about new policies generally. So, this is what's normally done for General Plan adoption and General Plan amendments. And so, this Initial Study and Mitigated Negative Declaration is that kind of CEQA analysis. It's a program level. We can contrast that to what's called a project-level analysis and that's when there's a specific proposal for development that comes in. We know where it's going to be and what the site plan is and many more details about it. So, that would include planning, construction, and operation of projects. So, an example of that is the Stanford Wedge EIR that I think all of you and all of you in the audience have recently read or at least spent a lot of time with. So, that's an important distinction to understand. Those documents are supposed to be different. Then what about future projects that are proposed in the Housing Element? Does this mean that there wouldn't be any additional environmental review and the answer to that is no? When each individual project comes forward under the Housing Element. It would be evaluated individually and then the appropriate CEQA review would be determined based on what is proposed. So, there may be projects that are exempt such as ADUs. There may be projects that require significant environmental review. So, an example of that would be the Ford Field and Open Space affordable housing development would require its own

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project-level CEQA analysis. So, anytime a project would come in under this plan, we start with what did we learn from this IS/Mitigated Negative Declaration? And then we maybe can screen some things out and say oh, we have a pretty good reason to believe there's not going to be this kind of impact but this kind of area. We didn't do detailed analysis, we need it, so we can imagine that happening on future projects.

Next, so next what's a Mitigated Negative Declaration versus an Environmental Impact Report? So, the lead agency, that's the Town, prepares an Initial Study, that's the IS part, to determine if the project may have a significant adverse effect. This is normally done with a check list that's provided as part of the CEQA Guidelines and then if there's either no adverse effects or if that potential effect could be reduced to less than significant level. Then a Mitigated Negative Declaration can be adopted. So, if you can find and adopt mitigation measures that could reduce the potential impacts to less than significant. Then an MND is acceptable. If not, then an EIR has to be prepared. So, this is the way that I think about it in kind of common language. So, I know, I recognize these terms don't make a lot of sense compared to our everyday common usage of these words. We get, it's a major challenge of implementing CEQA. So, these are, kind of, you think of it as terms of art or think of it as terms that have been defined over the years through CEQA practice and through caselaw. Next slide.

So, then we think about then what does significant mean? So, we can't just think what is significant in common language. We have to think what is significant in CEQA language. So, a significant effect is defined as a substantial or a potentially substantial adverse change in the environment. It should be based on scientific and factual data and it is measured against the existing physical environmental conditions which we refer to as the baseline. So, this kind of outlines, this graphic, how we think about it. We decide on the source of the criteria for each topic and we define the thresholds for each topic. The thresholds can come from a variety of places. The most common places for the thresholds of significance, as they're called, can come from the CEQA Guidelines. They can come from regulatory agencies that may be State or regional. A good example of that is air quality. They could come from local policies. You can have locally adopted thresholds or you could have rules in your General Plan. So, you could have other local policies that could be considered thresholds of significance and then in some cases, you're going to use the thresholds of other agencies depending on the scope of the environmental work that you're working on. Next slide.

So, now we're talking about what's included in this analysis? So, again, we're using the word project because that's what CEQA tells us it is. It's a project but we can also think here what are the program components? That would be another way to think about it. Overall, what are we analyzing in this document? So, the first is the Housing Element Update itself, so this is the one that we've all been working on and talking so much about. And then Safety Element Update and so that's also in draft form and being reviewed by Committees right now. And then it... you're familiar with the basic concept of the Safety Element but it's to mitigate negative impacts of natural and humanly hazards. And then there are General Plan amendments that are necessary to create conformity with the Housing Element Update. So, as a reminder to everyone, the Housing Element is part of the General Plan. So, this last, over a year since last August, we have been convening the public meetings to talk about the amendments to the General Plan and so it's not as if these haven't been discussed in great detail in front of the public. But the way to think about this is there are small places or there are areas of other elements of the General Plan that have be updated now to be consistent with the Housing Element. And so, these, in particular, will come before the Planning Commission in more detail at your next meeting when we focus on that, but we have to create the new gateway land use classification to allow affordable housing, recreation, and open space uses at the Ford Field and the site across the street at Ladera Church. We have to create new multi-family land use classifications, create the mixed-use land use classification, create an overlay classification for the Opt-In for voluntary rezoning that we've been talking about, and then there has to be a revision to the General Plan Land Use Map with the land uses. And then there also has to be, and this is in response to a question that we got during oral

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communications, there does have to be a revision to the Nathorst Triangle Plan Map. So, there does have to be a revision to that because it does call for Open Space and the Housing Element suggests that other development could occur there. So, that answers a question from earlier tonight. Next slide. Also, part of the IS/MND are the Zoning Code amendments that the Planning Commission has been talking about. So, three new zoning districts, again including multi-family, mixed-use, codifying the Affiliated Housing Program and revising the Zoning Map itself with those new districts. Next slide.

So, this is kind of an overall of the environmental review process. We have prepared the IS/MND which identifies environmental impacts and mitigation measures. We are currently in the 30-day review period. That ends on November 29 at 5:00 pm and then there's going to be a response to comments memo. So, what our technical team will do is look at all of those comments that we've received. We're going to analyze and pull out the environmental issues that are relevant under CEQA. When folks make comments on environmental documents, a lot of times there's going to be comments that come in that are more on the merits of the project or are not topic areas under CEQA. So, those items will not be addressed in this place, in the response to comments memo, but there will be memo coming out that will be available, posted to the website. And then the Planning Commission will meet on December 13th and make a formal recommendation to the Town Council. And then Town Council will take up the Housing Element and the environmental document in January of next year. Next slide.

So, now I'm going to turn it over to Carla Violet from Urban Planning Partners, and then we're going to have some of our sub-consultants share some information from them as well. So, here you go Carla.

Carla Violet, Urban Planning Partners: Thanks, Laura. Good evening everyone. As Laura mentioned, Urban Planning Partners was contracted by the Town to help prepare the Initial Study MND. We also have a large group of experts that helped us prepare this document. Fehr and Peers, who is here tonight, prepared the transportation VMT analysis as well as the evacuation analysis. Baseline, also represented here this evening, prepared a number of the technical sections for air quality, GHG, geology hazards, hydrology, and noise. Environmental Collaborative prepared our biological resources analysis. Cogstone worked on the cultural and tribe cultural resources sections and Zeke with Deer Creek Resources prepared the wildfire hazards memo which informed our wildfire analysis. So, I'm actually going to hand over the presentation to Fehr and Peers briefly just to give us a high-level overview of the VMT and evacuation analysis. So, let me see if Charlie could come up to the stage, the stage here, thanks.

Charlie Coles, Fehr and Peers: Virtual stage

Ms. Violet: Yes.

Mr. Coles: Thank you, Carla. Good evening, Commissioners. My name is Charlie Coles, I'm with Fehr and Peers and again, we're the transportation consultants working with Urban Planning Partners and the Town on the Housing and Safety Element updates. I just have two quick slides that I'll be presenting tonight.

First is what is VMT or Vehicle Miles Traveled and why are we required to use it when determining transportation impacts? That's because of Senate Bill 743. So, SB 743, as it's called, fundamentally changed how transportation impacts are analyzed under the California Environmental Quality Act or CEQA. Because of SB 743, the latest CEQA statute and guidelines specified that Vehicle Miles Traveled is now the appropriate metric to evaluate transportation impacts and Delay and Congestion, which were previous used, for example, intersection Level of Service, are no long applicable under CEQA. So, what is VMT or Vehicle Miles Traveled? It is defined as the distance that a car travels in a day regardless of how many passengers are in that car. So, one car traveling one mile equals one VMT, simply put. So, in short, Senate Bill 743 changed the focus of transportation impact analysis in

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CEQA from measuring impacts to drivers to measuring the impact of driving on the environment. Next slide, please.

So, to comply with these new rules and to present a complete VMT analysis. The Initial Study prepared for the Portola Valley Housing and Safety Element Updates used two types of VMT metrics. The first is Project Generated VMT which is use to assess the direct impacts of a project and Boundary VMT which assesses the project's effect on VMT. So, as you're reviewing the Initial Study, you'll see that the VMT analysis section has been organized into these two types of VMT metrics, Project Generated VMT and project's effect on VMT or it's also called Boundary VMT. So, the figure shown on your screen illustrates both Project Generated VMT and Boundary VMT. So first, Project Generate VMT is similar to vehicle trip generation. So, to estimate the Project Generated VMT, the daily trips generated by a project are multiplied by the distance traveled which may go beyond jurisdictional limits as you see in the figure on your screen. Whereas the project's effect on VMT instead evaluates the change in total on road travel within a specific geographic area boundary before and after a project is built. So, the Initial Study and in an often sited example of how a project effect VMT is the addition of a grocery store in an area where there isn't currently a grocery store. So, residents of a neighborhood without a grocery story need to travel a great distance to an existing grocery store. However, by adding a grocery store or a new project to that neighborhood, you ultimately shorten many of those grocery store shopping trips and overall reduce VMT to and from that neighborhood. So, that's just a way to kind of understand those metrics and hopefully, that's helpful.

So, correct me if I'm wrong, but now I believe I'm handing it over to Bob to talk about the evacuation analysis.

Ms. Violet: Yes, thank you.

Bob Grandy, Fehr, and Peers: Thank you Charlie, and good evening. Bob Grandy with Fehr and Peers. I'll be presenting two slides on the evacuation time estimates that were prepared at part of the IS/MND. The first slide is really kind of a summary of what we did in the analysis. It... we created a baseline that used the methodology and the model developed for the Wildfire Traffic Evacuation Capacity study that was presented to the Council and approved back in August. This was our baseline which was stress test condition with full evacuation. That assumed 100 percent occupancy of the households and evacuation... 100 percent evacuation of those residents, employees, and equestrian trailers throughout the town and in adjacent unincorporated areas. So, the ETE is really the elapsed time for all of those vehicles to evacuate and either get onto I-280 or go beyond to say to the east of I-280. So, that's what the ETE represents. It's a total elapse time from the evacuation notice until the last car leaves that portion of the network and we provide ETE ranges for multiple evacuations scenarios. In the study, we looked at a scenario with all routes open and a second scenario with only the north routes heading to the north up Sand Hill and through Woodside. And then a third scenario with only routes to the south open which would be Alpine and Arastradero. So, all that information is presented and we looked at the effect of the added residential units that were identified in the Housing Element Update on those evacuation times... those total evacuation times. Next slide, please.

So, this is a summary overview of the results of the analysis and our ETE results are reported by 15-minute intervals. So, for example, 3 hours, or 3 hours and 15 minutes, or 3 hours and a half, and because we have ranges, the ranges are imbedded in those 15-minute intervals. We also present reports for a range with two different road capacity conditions. One with normal road capacity conditions and one with conditions that are reduced as a result of smoke and embers and other kind of things that would affect capacity during an evacuation. And two different evacuation levels and by that, I mean 100 percent evacuation and 90 percent evacuation times. So, we have pulled that information provided. The new housing units are forecast to generate about 400 added evacuation trips at build-out of all of those units and the total evacuation times, which range from kind of a low of about 3 hours and

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15 minutes to a high of 5 hours for the 100 percent evacuation, reduced capacity scenario. Those times would increase by about one 15-minute interval for the various studied scenarios and with that, I'll turn it back to Carla.

Ms. Violet: Thanks, so much Bob. Okay so let's bring us back to the full IS/MND. So, it is in the form of a checklist and it analyses each of the environmental topics shown here. And I'm going to review six out of the 20 topics. There's a lot to cover here but we anticipate those top six are of greatest community interest. So, I will go over those in the next six slides.

The first environmental topic is aesthetics. The CEQA check list, which I'm going to abbreviate for each of these topics, asks if the project would have a substantial adverse effect on any scenic vistas, scenic highways, visual character if it would create a new source of substantial light or glare, and the analysis determined less than significant findings. This is because the proposed zoning amendments preserve the scenic corridor and their Development Standards. Also, any new development would need to be consistent with the Zoning District and that includes the new Multi-Family Mixed-Use Districts that are being proposed as well as General Plan Development Standards. And lastly, any site-specific development plans would be reviewed by the ASCC and Planning Commission.

So, what did we learn for air quality? This analysis looked at whether the project would conflict with applicable air quality plans. Result in a net increase in criteria pollutant, expose sensitive receptors to substantial pollutant concentrations, and result in other emissions such as odor. And the analyses concluded that less than significant finding with mitigation incorporated and the two mitigation measures that are included in the Initial Study. The first is that all new development must implement a dust control program during construction and this is recommended best practice by the Bay Area Air Quality Management District. Also, known as BAAQMD. The second mitigation measure requires any new mixed-use development qualify the operational criteria air pollutant emissions and identify measures to reduce average daily emissions below those BAAQMD thresholds.

Okay, for biological resources, the analysis looked at whether the project would have a substantial adverse effect on special status species, riparian habitat, wetlands, fish, or wildlife, and if it would conflict with any local policies or an adopted habitat conservation plan. And the conclusion was that all impacts would be less than significant. This is because all development project would be subject to General Plan policies and Municipal Code. And there are language in there related to avoiding sensitive resources and providing detailed studies where potential impacts could occur. There are also State and federal regulations to protect sensitive biological resources. The Town's Code also has requirements for tree removal and creek setbacks.

For geology and soils, there are a number CEQA questions included here. Would the project have substantial adverse effects involving earthquake faults, strong seismic ground shaking or ground failure, landslide? Would the project result in soil erosion, be located on unstable soil or expansive soil, have soils incapable of supporting septic tanks, and would the project destroy a paleontological resource? And the conclusion for this topic was that impacts would be less than significant and less than significant with mitigation incorporated. So, all development projects would be subject to several State regulations outlined here. Including the California Building Code, Seismic Hazards Mapping Act, the State Water Resources Board's Construction General Permit, the Water Quality Control Board's Regional Stormwater Permit, as well as the Town's Municipal Code and Safety Element policies. And there is one mitigation measure in there to address if paleontological resources were to be discovered during construction. There are set protocols for that.

For transportation, the CEQA checklist includes questions about would the project conflict with a program plan, ordinance, or policy, conflict with CEQA Guidelines addressing transportation impacts, substantially increase hazards, and result in inadequate emergency access. Again, the conclusion here

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was less than significant. We've heard a little bit already from Bob and Charlie about this, but all development projects would be subject to Town General Plan standards related to transit, roadway, bicycle, or pedestrian facilities. The analysis also showed that project VMT impacts were less than the total VMT, Home-Base VMT, and Boundary VMT thresholds. And finally, as Bob mentioned, for the ETE analysis the conclusion was that the proposed housing units would result in an incremental increase in evacuation times, a maximum of 15 minutes.

Okay the last topic that we'll be covering tonight is wildfire. The CEQA checklist questions include would the project substantially impair emergency response evaluation plan, exacerbate wildfire risks, require infrastructure that would exacerbate fire risk, and finally, expose people or structures to significant risk? The analysis concluded less than significant impacts and this was because the proposed housing sites are in areas with the least wildfire risk which was informed by Deer Creek Resources Wildfire Hazards memo. Also, development projects would be subject to updated Safety Element policies. A couple of those include the developments must comply with the Town's evacuation assessment and provide a minimum of two points of access if they're within high or very high fire hazard severity zones. They would also need to comply with the Town's Municipal Code. There's Home Hardening Ordinance, which is one of the strictest in the State, and they would also be subject to Chapter 7A Building Codes which is applicable to any development in the WUI. And there are also other relevant State fire and building codes that these developments would be subject to.

The next steps for the Mitigated Negative Declaration, as Laura eluded to earlier, is to receive public comments tonight. In addition, comments can be submitted to the Town through November 29th at 5:00 pm via email: housing@portolavalley.net. They can also be mailed to the Town or dropped off. And then a memo with response to comments will be attached to that Planning Commission Packet scheduled for December 13th and it will also be made available online.

Now for the Housing Element, just to remind everyone, there are three upcoming Planning Commission meetings. November 30th, we'll be reviewing all aspects of the Housing Elements up until that point. December 7th there will be another study session to review and then finally December 13th, the Planning Commission will review and provide a formal recommendation to the Town Council who will then review all the materials for adoption in January 2023.

And with that, we will conclude our presentation and open it up for questions from the Planning Commission.

Chair Kopf-Sill: Great, thanks, Carla. Want to start, Craig do you want to go first?

Commissioner Taylor: Sure, so I just had two questions on the process. I didn't fully understand the program CEQA versus the project CEQA in terms of impact. I mean I understood how you were trying to sort of lay it out and the project... the big "P" project versus little "P" project, but can a program CEQA analysis effect a project CEQA analysis and how does it effect it? And I heard you start to elude to it a little bit. It sounded like well if you decided some things in the program then you wouldn't have to redecide them in the project but I didn't really understand that level of detail. So, if you could elaborate on that a little bit that would be helpful.

Planning & Building Director Russell: Let me start and then we can turn it over to Cara and maybe other members of our team to add onto that as well. The way that I think about it is that sometimes the program MND can be a screening document. So, if there's an issue on a particular project and you don't know whether maybe it meaningful or significant. You start with the program MND and you look at that analysis and see is that analysis was sufficient or if it covered the topic at hand. And then if it has, then you may know you don't need to look at that particular topic area for that project moving forward. But if you think oh, that's not covered by the program document. We have to do a site-specific

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analysis or it requires knowledge of the site plan and the project details in order to analyze it. Then you would just do it as part of the project CEQA analysis. So, let me see if Cara, do you want to add onto that as well.

Cara Silver, Town Attorney: Yes, I (interrupted)

Commissioner Taylor: Go ahead Cara, I'll jump in later.

Town Attorney Silver: Sure, I... you know I think that's exactly it. Sometimes we refer to the distinction as... with program level, you don't know what the, as Laura mentioned, the site plan. And so, the analysis is of course going to be limited whereas at the project level environmental analysis. We really hone in on what we call footprint impacts because at that point you know where the actual structures will be and how... And then you are analyzing the structures impact on the environment itself, so that's the distinction in my mind.

Commissioner Taylor: Is there an example where the program CEQA... I mean can you give a specific example of the program CEQA allowing you to skip something in the project? I'm just trying to... because I get this general like obviously if it's site-specific where I'm going to put a building or something. The program is not going to have any say about that because it doesn't even know it in advance. But it sounded like what you're saying is there are some things that because the program CEQA exists, you don't have to do in the project CEQA. What would be an example of that? Is that clear? Do you see what I'm trying to ask?

Planning & Building Director Russell: Yes, it's hard to answer specifically or to come with an example. So, just kind of a... there are certain topic areas that are covered under CEQA that we can be quite sure are not an environmental issues in this community because of the nature of this community. So, there are certain topic areas where in our analysis we say there's really no chance of a significant impact here and just because of the nature of what that thing is. And so, then when we come back for a project we're like oh, we don't have to look at that close. We can be sure that that's... it's not going to be an issue. So, does anyone have an example from our team of something like that?

Town Attorney Silver: I think mostly single-family homes are good examples. We typically don't do additional environmental analysis on single-family homes because we know that as a general rule the types of air quality, traffic, cultural resources, historic resources. We... the program level document will detail all of that and so there's really not a need to do a project-specific, a further environmental analysis on a single-family home. Unless there are... you know maybe the site has a creek running through it and that clearly would not have been analyzed in the program-level document.

Commissioner Taylor: Okay, so who makes the determination of whether you need further CEQA analysis? On... in this... on a project... on this little "P" project level?

Planning & Building Director Russell: The Town does and the way that that works is the Planning & Building Director, my position, in consultation with the Town Attorney, create the documents, make the recommendations, and then the approving body is the one that accepts it or adopts it depending on what that is. So, the same way that when we have a Planning Commission project that we bring to the Planning Commission. We tell you we think this project is exempt from CEQA and this is the reason why, or we provide additional material to support an exemption, or we provide an environmental document that goes with the project, and then it is adopted with the project by the decision-making body.

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Commissioner Taylor: So, then in this case you would say because we already talked about this at the program level. We don't need to talk about it at the project level and that's what would come to the governing body?

Planning & Building Director Russell: Yes, that's a good way to think about it.

Commissioner Taylor: Okay, great and then, just so I understand, you guys... what we're going through tonight, there are only certain areas that we are actually describing. Is that because there was stuff there and then the rest, there wasn't anything there, or you cherry-picked those? And again, going back to this program versus project level, if I had a project that had something outside of the six or eight, I forget how many where on that list, but you see what I'm getting at? The list that you gave wasn't all of the I'll say elements. I'm not sure I'm using the technical term here but it wasn't all of the elements under CEQA. You know, there were only certain ones. In the actual final Negative... Mitigated Negative Declaration, will they all be listed and just some of them they'll just be x's in the no impacts? Is that the way it works?

Planning & Building Director Russell: Well, they're all in the document. We just didn't include them all in the presentation.

Commissioner Taylor: Great, okay great. I just wanted... so that's just a presentation.

Planning & Building Director Russell: Yeah, just a presentation with the things we thought the community would be most interested in.

Commissioner Taylor: Okay great, thank you. Then my next question is how did we do this IS/Mitigated Negative Declaration without a Safety Element? Like we won't even have it. I mean so what does it mean to go forward? At least the Housing Element, you know we've got this draft that's gone to HCD. I mean, you know, people can agree or disagree with it but at least it's fairly clear what it is. The Safety Element feels to me like its way, kind of less far along so to speak. So, how do we move forward with the Mitigated Negative Declaration given that the Safety Element is part of that? If I understood what you were saying, is that... okay.

Planning & Building Director Russell: So, when we worked on the schedule we imagine that those documents would be adopted at the same time. So, we embarked on this all together because of the efficiencies included in that and that we were analyzing the Housing Element and the Safety Element together to the best of our ability. And so, we do have the draft Safety Element, now it's only in Committee review right now, so it certainly could change before it's adopted. So, the IS/MND analyzes what we have before us today and then if there are changes to the Safety Element that require a change to the IS/MND. We would have to do what's called an addendum to that before the Safety Element could be adopted. So, there has to be adequate environmental review of the Safety Element before it can be adopted. So, we're still packaging this environmental document all together and it could be adopted based on the information that's available while the... when the Housing Element is adopted. And then if it's not... no longer sufficient when the Safety Element is adopted we have to do an addendum to it.

Commissioner Taylor: So, we'd [unintelligible] in a sense readopted the IS/MND? I mean that's what the addendum is effectively is doing is you're reapproving it with this addendum because you need to get the Safety Element in there, the approved safety element. Is that...? Because I think what I'm hearing is we're going to approve it with sort of kind of a vague sense of what the Safety Element is and then later, and who knows what later is, I mean it could be another 6 months from now. We're going to come up with the Safety Element. At that point, we're going to go back and look at the IS/MND

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and say oh, here's how it might change that analysis, and then we'd have to reapprove the IS/MND through an amendment process.

Town Attorney Silver: So, technically you don't reapprove the IS/Mitigated Negative Declaration. You are looking at the addendum and the addendum analyses whether there are any significant changes that would affect the IS/MND. It might be that the Safety Element is so different from the original version that you actually have to make changes to the IS/MND. In which case we would recirculate the IS/MND and the Planning Commission and Council would then readopt it. But what we envision is that most of the changes that will occur through the Committee structure are going to be refinements and clarifications that will not necessarily impact the substance of the public review version of the Safety Element. But that could change through the public review process.

Planning & Building Director Russell: And remembering that we're looking only at the CEQA topic areas and whether there's a significant impact under CEQA. So, the Safety Element could change in a meaningful way and not change the CEQA analysis.

Commissioner Taylor: Right but the Fire Map might change but that might not change the CEQA analysis.

Planning & Building Director Russell: Right.

Commissioner Taylor: For instance.

Planning & Building Director Russell: Yeah.

Commissioner Taylor: Yeah, okay. Okay great, thank you.

Chair Kopf-Sill: Great, thanks, Greg. Why don't you go ahead, Judith?

Commissioner Hasko: Sure, some general questions following up on Craig's question in terms of a program versus a project. So, my questions are informed by the depth and detail of the Wedge EIR. Right, we saw a lot of detail in there and some of the statements in this seem derived from that but without the supporting evidence. So, a random one is people in affordable housing travel less daily trips. I asked the question back then, I didn't think it was accurate, especially when there's no public transportation. Never got an answer, we don't know where that is, and yet in this E... MND the same fact is cited. So, I'm a little confused on the authority that informed this versus something that's much more comprehensive like the EIR. What is our standard of approval? I mean is it that we have experts that have told us something? Do we have the ability to challenge the underlying premise? I don't know how to think about that and that's going to inform some of my comments.

Planning & Building Director Russell: Let me see if I can try and help.

Commissioner Hasko: Yeah, yeah.

Planning & Building Director Russell: I'll just try.

Commissioner Hasko: Try then.

Planning & Building Director Russell: This is an environmental document to approve a policy, set of policies. Not a specific thing that's going to get built. So, we are analyzing adding multi-family zoning, adding an affordable housing development, and we generally know the locations but we don't know exactly what's going to happen at those locations. And we need to know the locations generally because then we can say oh, we have these biological resources in certain parts of town. It may or

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may not be an issue. We have... we've analyzed VMT, you have to know project locations to analyze VMT for reasons that we are really technical. So, those are the types of things that we're thinking about when we're doing CEQA or a policy. And so, when we're doing that I would say, myself, yes there is more acceptance of we bring experts together to give us their expert feedback on when you're creating a policy. This is how we analyze the CEQA thresholds that come from the guidelines and the regulatory agencies and there's assumptions that go into that because there has to be. And so, we collect all of that best practice and information and data and evidence together to say this policy overall, we don't think we'll have a significant impact on the environment with these mitigation measures. Then we come back later and we go into much more detail if that's warranted under CEQA for a project like the Stanford Wedge, to use that comparison, because we know exactly what that project is.

Commissioner Hasko: Okay, that's helpful but for example, there's the experts that the consultants have concluded that there's minimal effect on aesthetics. Some people in town might disagree that you have a gateway where you have 50 units instead of the two oak trees. That that's a minimal aesthetic change or not significant. So, I don't know if our task tonight is to say I question that assumption, or whether its yes, the expert said that. Like I don't know what you're looking for from us because there are some areas in here that don't seem to reflect our own situation here and yet, I don't know if that's relevant to what you need us to do tonight. So, I don't know how to respond, like do I note the things that I think I... like tonight we are asking you questions. So, I don't think we're discussing it substantially, so what is it that you need from us? How can we help move this along but my concern is if I don't raise something that I question. When the project comes along they'll already have approved it if it's not determined to be something that wasn't before us earlier. So, I'm a little torn whether to make comments like that for the record so that when the specific project comes up. We know there is something to look at potentially, or at least consider looking at later. Or whether that will just come along in the ordinary course and I can raise it then. So, any guidelines, any thoughts at all on how we can help the process tonight?

Planning & Building Director Russell: Cara, what are your kind of thoughts about that in terms of how the Planning Commission can be most effective in their comments?

Town Attorney Silver: Right, so the purpose... the primary purpose of this meeting is to take public comments on the published MND. And the additional purpose of the meeting is for the Planning Commission to voice any questions regarding the analysis, or the assumptions that go into the thresholds of significances, or the conclusions that would require some additional analysis before the adoption of the MND. And because we're on a tight timeframe here, it would be helpful to have those comments at this juncture. You can also provide those types of comments and questions at your subsequent meeting when you actually consider adopting the MND. But if we then determine that those comments are so substantive that we would have to amend the MND or come back with some additional responses to those comments. That would delay the time schedule, so we would... if you see any fatal flaws with respect to those impact categories. You know, we would encourage you to raise them at this juncture.

In terms of aesthetic, your particular aesthetics question, that's a perfect example of the type of issue that will be further analyzed at the project level because right now there... we don't know which particular oak trees are going to be removed as part of the Gateway Project. Will those oak trees be relocated, how big will the footprint of the building be, etc. and so you certainly could flag those issues but this document really does not encompass those particular issues. They'll be analyzed at a later time.

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Commissioner Hasko: Ann, if it's okay with you, you can move on. I'll just whittle down to the [unintelligible] or areas that I think further supplemental backup would be helpful and if you circle back I'll be more efficient next time.

Chair Kopf-Sill: Sounds great. Okay Nicholas, would you like to go now?

Commissioner Targ: Sure. Just getting back to the first question, can... how does a project-level MND affect a future CEQA analysis. Cara, are there examples where consistency with zoning and a General Plan, for example, might... that were adopted under a program EIR... excuse me, program MND would result in a categorical exemption? Like an infill exemption or an affordable housing exemption or residential infill exemption. And the only reason why I bring it up is because there's certain... the answer to that I think is yes and I think that there's probably a more fulsome response that you might want to provide. I'm not sure that is has a great deal of bearing on the adequacy of this MND but (interrupted)

Town Attorney Silver: Yes.

Commissioner Targ: There's more to it than (interrupted)

Town Attorney Silver: That's an excellent point, yes.

Commissioner Targ: So, if you could expand on that. It's not appropriate for me to [unintelligible].

Town Attorney Silver: Sure, so think of this as an umbrella. We are screening out or we're trying to examine the possible impacts of all of the 293 units that are encompassed in the EI... in the Housing Element. Some of those projects will likely go through additional environmental analysis, such as Ford Field. That's one where, at a staff level, we believe that there will be some additional environmental analysis required. There are other projects that housing units, such as I mentioned before, the single-family home example, or an ADU. ADUs are exempt from CEQA under State Law, so we wouldn't expect to see any ADU project come up for further analysis. Single-family homes typically do fall under an exemption but not always. Again, CEQA is a complicated process and so there are certain exceptions to these standard exemptions but for the most part, single-family homes are exempt from CEQA. And so those types of projects would not undergo additional CEQA review.

Now there's a third category which is a little bit more complicated but there are certain projects that... housing projects in particular under State Law have CEQA exemptions and that's for instance the supportive housing project that... for Willow Commons. That was something that had a very unique CEQA exemption. There are also other projects if, for instance, the Town did not comply with submitting a Housing Element in a timely fashion. Then there are... then the State Law has this provision that certain projects must be approved by right and that by right includes no CEQA analysis as a repercussion. So, there are certainly overall exception to the general rule that most projects will undergo some additional CEQA analysis as they come online. That's... as I mentioned there are some unique situations.

Commissioner Targ: So, like affordable housing might fall under an affordable housing categorical exemption.

Town Attorney Silver: It might if it were a 100 percent affordable and that exception actually is pretty difficult to comply with and so we'd have to analyze it but it could, it could.

Commissioner Targ: And I don't know, and I actually haven't paid attention to the definition of urbanize in the infill exemption just because it's not...it's usually not an issue where [unintelligible](interrupted)

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Town Attorney Silver: Right, exactly. Yeah, it's very fact specific and in Portola Valley, the standard infill exemptions that you reference don't always apply.

Commissioner Targ: So, I just wanted to call out that it is more complicated and an MND that's adopted now has consequences for future entitlements certainly. The other couple of things that I wanted just to call out is there are issues of constancy. There are different assumptions made throughout the document about the number of people who live in town and it ranges from 4,289 to 400... excuse me, to 4,607 and in a couple of cases, we include folks from Los Transco for example when we're looking at VMT. We use a lower number, for example, when we look at public services, including for fire response rather than the larger number and I don't know if we should be looking at what the Fire District numbers are or whether it's the Town itself or it is a broader area. But the number that we use is... there is 4, 289 I think is [unintelligible] I can't really see that far. But in some cases that's going to have a ripple effect on issues of air quality, of VMT, of HGH impacts as well as providing services. I don't have a particular opinion in all cases as to how that skews things. If you're looking at a 17 percent increase in number of units, excuse me number of dwellings, residences, in town. Having a lower number in some cases would suggest that there would be a bigger impact. In other cases, the impact would be smaller but I would urge our team to go back through and actually make sure that all of your numbers match up properly.

The other sorts of things that I think about similarly is the assumptions as to the growth in number of people that will occur. If you take a straight 17 percent across-the-board increase. You're going to get a different number than the number that we include. It's not terribly big but it's like 50 people which is what, 20 percent-ish of the total. So, just go back through and actually make sure that the numbers are right and that you're comfortable in them because the assumptions aren't called out. They... maybe they are in the appendices but not in the main document.

Similarly, when going through the impacts in the other portions of the GP, General Plan. For example, in Ford Field, there are ripple effects that are expressly hit in the Recreation Element, the scenic road highway, in the Alpine Scenic Corridor, and the Open Space that will be just touched. And there are policies and objectives that won't be consistent. It's not hard to fix but you just need to go through and touch them. That was just an easy identification but I think that you really need to do the same thing for the GP generally as well as the specific sub plans. Like again the Alpine Scenic Corridor and there are a bunch of other little specific plans throughout the town.

So, anyway, so those are the sorts of things that I'd look and they may or may not ultimately have an effect on what the outcomes are. But the issues of constancy really ought to be scrubbed out and I'd be happy to talk with you directly offline instead of point out some of the issues there.

Chair Kopf-Sill: Thanks, Nicholas. Do you want to go John?

Vice Chair Goulden: Sure, except I have no questions.

Chair Kopf-Sill: Oh okay, that was quick. Good, I had just a few, are there specific thresholds for these judgments, like less than significant? Let me use the traffic or the wildfire evacuation. It was less than 10 percent but at what point, you know if it took 10 times longer, would that trigger significant? Where's the cut-off?

Planning & Building Director Russell: Generally, there are specific thresholds for the different topic areas and they come from different places and some of them are locally adopted. Some are regional like I was talking about. The wildfire part is still a new section of CEQA and so that's an evolving area and there's a lot of question about what the appropriate thresholds of significance related to evacuation in particular. So, I don't know if Cara or Carla you want to add anything else to that.

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Mr. Grandy: This is Bob Grandy, I'll just note that I'm not aware of any city or county in northern California that has adopted a quantitative threshold for evacuation time estimates.

Chair Kopf-Sill: Okay and then I guess my... that leads my question if you could run the though experiment. Like if you hired 10 different companies to do this analysis on this at the same moment. How similar or different would they be? Are there some consultants or experts that would judge things let me call it leniently and others that would be very harsh? Or are the standards kind of understood, maybe not all written down, but through case law that people would kind of come out to the same place if they do the same thing?

Planning & Building Director Russell: I think there are professional standards that are typical in traffic engineering. Especially the parts of it that have existed for a long time. Those are pretty standards. There's always going to be assumptions but you're going to get pretty consistent answers because of the professional standards. For the more evolving fields, you may get a little bit more variety. That the Town is leading on evacuation study and planning. Fehr and Peers is a lead transportation consultant. Professionally speaking, they come with the highest reputation. Honestly, we're very fortunate that they're even working with us on these projects because they pass on a lot of work. And so, they represent what we consider to be very high-level experts in terms of bringing the best practices that some of those are new. So, that's the way I would describe it in general. I don't know Bob if you want to add on to that based on your experience.

Mr. Grandy: No, the only thing I would add is that's one of the reasons why when we through the evacuation study and we worked through with the Emergency Preparedness Committee. We presented a range of different results. So, we didn't come in and say the evacuation time is going to be "X" because there's so many different variables in terms of what could happen during evacuation time. We looked at different scenarios, within those scenarios we provided a range based on how the roadway could be affected from a capacity stand point. So, we've got... there's not just one number that product. We product a range and that's meant to capture the fact that there are a lot of variables in terms of what might happen in the case of an evacuation. The only thing I would say is that we did assume 100 percent evacuation in which based on all the data that we've seen from other wildfires is conservative. Because we know that there are individuals who won't evacuate during a wildfire, even once it... a notice is given. So, we tried when there was a question about underlying data to err on the side of conservative nature and even from the stand point of the temporal distribution of trips. The... in which the evacuation started, the EPC wanted to go with a more conservative assumption which assumed 85 percent of residents would leave home within an hour of an evacuation notice. And that's fairly aggressive in terms of folks getting out the door within one hour of notice. We had 97 percent leaving within 2 hours. So, these are the kind of things we look at all the underlying assumptions and ran them through the EPC and we had three different hearings to talk about those with the EPC. So, we tried to be as transparent as possible in terms of what was going into the model and the kind of results that were coming from it so.

Chair Kopf-Sill: No, thank you, and for me, again that one was easy for me to latch on to because it was quantitative so that feels easy to look at. You know, there were other ones like I looked at the biological section where there's some special animals in town, which we all love the animals, right? But it's just hard for me to judge like oh, is that animal going to get hurt and will that make a significant effect on the biology? I guess I'm just wondering how... it many experts looked at the same situation, would they kind of all agree? Oh yeah, that's not significant or would some be like oh my gosh, the little salamander. No, no we got to stop.

Planning & Building Director Russell: Great question, thank you, and that its right because could you just have a pet animal and that is significant because that's your favorite.

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Chair Kopf-Sill: Right.

Planning & Building Director Russell: If that's your favorite frog. I... great question, thank you. Carla, I don't know if you can speak to that, or we were going to see if one of our sub-consultants could call in but he was coming from another meeting I believe. So, we do have a couple phone calls, people on the phone, I just don't know if one of them happens to be our biological consultant.

Ms. Violet: Yeah, I don't think I see him on here, but I do think given the number of just like the standards that exist in the Municipal Code and the General Plan, plus all of the protected species. That there... this is kind of coming back to that standard that experts would agree and have been using for many years.

Planning & Building Director Russell: Yeah because there's well-documented lists, right?

Ms. Violet: Right.

Planning & Building Director Russell: And categories of how protected the different species are (interrupted)

Ms. Violet: Exactly.

Planning & Building Director Russell: [unintelligible – crosstalk] are going to use the same references for what level those different types of species need to be protected at.

Commissioner Targ: Through the Chair, if I may, and Cara with your help here?

Chair Kopf-Sill: Yes.

Commissioner Targ: I just want to point out that 45 percent of Mitigated Negative Declarations... only 45 percent of Mitigated Negative Declarations in litigation that are appealed survive. The rest of them fail because they're found to be inadequate. Chair, it might be a good time to say... talk a little bit about what the standard is for the adequacy. I think that that goes generally to the Chair's question.

By the way, I think that the consultant team here is really top shelf and it's a great group of people. Nice job in selecting them, good folks, smart, do... people you would look for but Cara, what is the standard [unintelligible] here?

Town Attorney Silver: So (interrupted)

Commissioner Targ: And what is the standard of review?

Town Attorney Silver: Yes, what the court generally looks at is whether a fair argument can be made that an impact is significant and unavoidable and instead of a Negative Declaration, an Environmental Impact Report should have been prepared. And so, when you're looking at what types of fair arguments, what types you look at expert testimony and if the overall records shows that the Town relied on experts in the field. And that the criteria that was selected to analyze the impacts is grounded on a... the CEQA Guidelines, or on a regulatory standard that is was promulgated by the appropriate regulatory agency, and that there's been sufficient analysis. Courts will uphold that... the Negative Declaration. On the other hand, if the Town relied on a standard that doesn't really have any clearly... clear acceptance. It's not excepted by the experts in the field, it's not codified in the regulations. Then a court would have a problem with that. Especially if there's other evidence in the record to show that that was not an appropriate standard to use or if the analysis that was employed in the document was not appropriate. So, (interrupted)

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Commissioner Targ: And so, 55 percent of the time the court will find that it's inadequate. So more often than not for Mitigated Negative Declaration, the court will make the determination that there was an error which requires a higher standard of evaluation.

Town Attorney Silver: Yeah and I'm not familiar with that particular statistic that you're using. There... CEQA litigation also involves also not only the substance of the analysis but there can also be a variety of other procedural issues. You know maybe a Negative Declaration was not circulated for the appropriate period of time and so a court would require the document be circulated. Or maybe an MND was struck down because it wasn't distributed to the appropriate agencies. There are a variety of reasons for striking down Mitigated Negative Declaration. So, its... you know I'm just not familiar with that particular statistic Nicholas and as to what it encompasses. Whether it's just the analysis or whether there are other procedural deficiencies associated with an MND.

Planning & Building Director Russell: I've also seen a lot of bad MNDs written by associate planners without appropriate consultants. That's just honest.

Town Attorney Silver: Yes, and I will say that many cities and smaller towns have their... you're right, have MNDs prepared by staff members and without any particular expertise. They don't even bring in sub-consultants to run a traffic analysis. So, you're right, there are a lot of... there's a very big range of quality.

Chair Kopf-Sill: And if we had gotten this analysis done and many things... several things... many things had come back in that... in the really bad category. Would... what would we do then? Would we be able to submit our Housing Element and just say, best we could do? Looks like a few bad effects. We're the... to bad we have those bad effects but.

Planning & Building Director Russell: If we would have found significant impacts that could not be mitigated. Then we would have to do an EIR and finish an EIR process and the Housing Element couldn't be adopted until the EIR was finished.

Chair Kopf-Sill: Okay and I get the idea that some people think that if we... I guess maybe hoping that the analysis came out more negative. It might help us get out of our RHNA numbers somehow or housing obligation or if not this year, maybe it would help us be in a better position in 8 years from now to get a lower number. Is there any merit to that like...?

Planning & Building Director Russell: If... I think I understand your question. I think people are wondering whether an environmental document can be used as evidence that the Town can't build housing units.

Chair Kopf-Sill: Right and that we should get relief from these high numbers.

Planning & Building Director Russell: Yeah, I do not think the... there's that kind of connection in the way that people are talking about RHNA and how they're allocated. I did bring up some of these topics when... way back when the Methodology Committee was meeting. And I had a chance to meet with one of the representatives of the RHNA Methodology Committee and I did say to them, you know, you're putting us in a very challenging position given our... you know especially the fire danger and especially with fire being a newer topic area under CEQA. But even in that amount of time, that's about 2 years ago, a year and nine months ago maybe. In that amount of time, the CEQA practice has evolved quite a bit and a lot of people have been doing a good... a lot of good work around this. So, we think that we have reflected those best practices that are there but I don't think that there... that creates the case that we would not have to satisfy our RHNA obligations, or that that would necessarily be a way to try to reduce the numbers in the future. I think the ways to do that continue to be the ways

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that the Council has talked about and formed a subcommittee to reach out to the State regulatory agencies at a high level and talk to them. You know the... talk to the Insurance Commissioner and talk to Housing and Community Development and talk to CalFire and bring all those parties together. So, that the future legislation and the future policies are written in a way that takes that into consideration from the start as opposed to trying to address it in the end.

Chair Kopf-Sill: No, thank you. That's all my questions.

Commissioner Taylor: Anne, before we go [unintelligible], can I go back to one thing that you were because it seemed like one of the things I heard you say is for some of these things it was checked to be, you know, less than significant. It seemed like it might be nice if there was a little more like the reason we picked this was because we looked at the Endangered Species List and this and this. So, that maybe it got a little bit more information out of the experts so that a lay person could say yeah, I generally see how you got here. Not that they're going to be the... a lay person is going to be the final decider but that's sort of what I heard also is that if the public could look at this document and say one level down I sort of get how these checked boxes got checked. Is that the other thing you were trying to get at?

Chair Kopf-Sill: No, I was looking for a rubric that really said checks. I mean I think the documents pretty extensive so it talks about all the things that they looked at in the...

Commissioner Taylor: Well, it sort of does. Well, I don't know, I find it sort of does but then I find they conclude... like I can't read through it go on, and now I see how you concluded it less than significant. I mean I just see it says oh yeah blah blah blah blah blah but it doesn't help me get to how they picked one of those checked boxes. It seemed like they could have picked a different checked box and I would have read the same verbiage. So, I guess that's all that I was wondering is if there's some way to make it a little clearer how a specific checked box got check because generally it's like well we checked for endangered species. So, why isn't it like not significant at all versus it's just a little significant? I'm just, I don't know, a few of them just seems like if general lay people look at this stuff. It's still hard to understand where the check... they just... to me they seemed a little magical. So, I... just as a comment, I don't know if there's anything you guys can do to improve that but I'd say any place that you can make how the boxes got checked or obvious or at least a little more direct on why a particular [unintelligible] was checked. That might be helpful. Thanks, I didn't mean to jump in, sorry.

Commissioner Hasko: No, that's fine and I kind of agree. I am not challenging that this report isn't of a high standard or that the consultants are not being extremely thoughtful and professional. It's just from a lay person reading it, in the margin I wrote conclusionary, conclusionary. So, my comments are going to go into a few areas where if it's not unusual to do so, I would encourage them putting a little more context in if that's appropriate and I don't know what's appropriate or standard.

So, I'll go through those, and Laura, thank you for outlining the General Plan amendments in this slide. One question on Page 12 here it says "the Land Use Element would be updated to remove impermissible limits on population control". I don't know if you can kind of give us a preview of what area that is.

Planning & Building Director Russell: Yeah, there's a table in the Land Use Element that talks about persons per acre. Like it's density in persons instead of dwelling units and that's an old standard that's no long considered acceptable legally and could be... an has equity issues as well for people who have different household compositions.

Commissioner Hasko: So, you would [unintelligible] more in dwelling units with this change?

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Planning & Building Director Russell: Yeah, just switch the table to dwelling units.

Commissioner Hasko: Okay, thank you. One of the areas where it seemed a little conclusionary and again, I'll say this once and I'll stop repeating it. If it's appropriate and would be standard the commentary, it starts around Page 30 on the lighting and it just says light glare will be consistent with the general environment. I'm paraphrasing there and I actually think given the projects we have. Dorthey Ford Field does not fall into that and Glen Oaks do not fall into that. Those are dark at night so I think there is... if it's a general urban environment, I get that comment and I think that's where it derived from. But given that it is really low lighting, as is the Stanford Wedge, I question that. So, I'll leave it to the experts whether they enhance that or make that a little more nuanced there.

Okay, I was a little confused on the Open Space at 4388 versus 4370 and one question was we have to amend to reflect Open Space... changes to Open Space on 4388. How about 4370? I don't know if you can comment on that or we can put that aside if that's not relevant to the...

Planning & Building Director Russell: We would have to check but we'll certainly check.

Commissioner Hasko: Okay. I think... oh there are references, and this is around Pages 76, 77, and 112, that there's... this is like the historical parts that we want to be careful of when we're developing. There's a reference to "Dorthey Ford Field has part of a turnpike remnant" and that's interesting to cross the creek. The absent area where I'm like well what does that mean? Like is a turnpike 10 feet and not a big deal, or is a turnpike, you know, 50 feet and it might actually be an important thing to know about in terms of assessing the development and then implications for development in that area? So, that's a question.

Somebody earlier, questions on the [unintelligible] Fault and the earthquake fault and it's a question of do we have the right fault map with the right process. That's more of a question and I'll just leave it out there, but it does seem that since there's so many analyses that trigger off an earthquake fault and where it is and where you can build around it. I would think we need to be aware of what happened there in order to weigh in on the final report here.

Page 106 it says several of the or at least a couple of the sites are intersected by liquefaction hazards. Again, similar to the turnpike, how big? Like are these minor things to be worked around and drained appropriately or mitigated somehow, or are they larger? I'm implying that they're pretty minimal because they probably would have said but it would probably be good to add that context if its an appropriate thing to do.

I didn't know there was an environmental release at Dorthey Ford Field and they say there's an "adequate distance". Its been cleaned up is my interpretation and it's an "adequate" distance from Glen Oaks or Dorthey Ford Field but I'd like to know what that means. Is it a big deal? Adequate distance would be good to have some backup or detail on the plan for that.

And similarly, the map that's used for fire in the Safety Element, do you know if they did use the Moritz Map if any of these sites would be treated differently? That's a question I have, you don't have to answer it now but it's for the future.

On the evacuation pieces, it says planning on a single car. It might be good to confirm where that comes from. I know when my husband and I were thinking about evacuating, we were planning on two cars and we're only two people. So, like is that built into the evacuation plan? Is it something that might evolve?

Commissioner Taylor: Two cars per household.

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Commissioner Hasko: Yeah.

Commissioner Taylor: I mean that sort of... that was the assumption that was [unintelligible] (interrupted)

Commissioner Hasko: Yeah, okay.

Commissioner Taylor: Was two cars per household.

Commissioner Hasko: Okay because it said one in here.

Commissioner Taylor: Yeah well at least one of the things we tried to study. So yeah, I don't know about this thing but that was one place we tried to study.

Commissioner Hasko: Yeah, it said... and then 400, and... there was a reference in here. I'll go get... 401 additional trips in a full town-wide evacuation but we're adding 700 people. So, you know, I would like to see the linkage between the number of people, the evacuation plan and, you know, the 15 minutes, it would be helpful for some context here. I understand it's evolving. I'm not looking for precision, but to me, 15 minutes can be a big deal. So, I would think enhancing explanation around that not being significant would be necessary.

Then the last ones, I also noted Nicholas's questions or observation of the different numbers for population increase, current population, Los Trancos population. So, really think that would be very helpful for people and then I did not that the Stanford EIR was used as a citation for an authority late pretty far in. I think it was Page 295. Is that okay? Like are we able to use it? Is it's the Town EIR that we are able to use for these points of reference for other projects too? I just was curious.

Commissioner Taylor: Self [unintelligible – off mic] or something.

Commissioner Hasko: Yeah, it was a little odd.

Planning & Building Director Russell: Depends on the type of reference. It's actually really common for environmental documents to reference each other but it depends on for what. So, if there's already been an assumption made or a standard set or a threshold set that's been previously considered by the Town and sometimes we want to do that for consistency. Or if something was learned through another document then we reference that. So, it is often times acceptable.

Commissioner Hasko: Okay but in this particular case, you didn't find it out of normality?

Planning & Building Director Russell: No, in this particular case we find it to be typical.

Commissioner Hasko: Okay. Okay, thank you, those are mine.

Chair Kopf-Sill: Great, that's everything from the Planning Commission?

Planning & Building Director Russell: I wanted to note that we do have the biologist on the phone is someone wanted to ask any questions. Would you like to bring him in? Okay, so we'll... we're going to make you a panelist.

Commissioner Taylor: Did you want to (interrupted)

Planning & Building Director Russell: Or allow him to talk. Oh, did people have questions for him?

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Chair Kopf-Sill: I mean I was curious on how the standards but I don't need it. Well no, I guess... you know what I'd like to... if we heard from ten different biologists. How close would their answers be? That would be interesting to hear him [unintelligible].

Planning & Building Director Russell: Okay.

Vice Chair Goulden: [unintelligible – off mic] about the salamander.

Planning & Building Director Russell: Okay Jim, are you there?

Chair Kopf-Sill: Well maybe it's the bee. I noted there's a special bee nearby.

Planning & Building Director Russell: Jim if you're there if you could unmute on your side?

Ms. Violet: Was it *9? What's the... I feel like there's a button you have to push in order to... if you're dialing in. Oh, what is it?

Planning & Building Director Russell: It is *6 to mute and unmute if you're dialing in. So, Jim *6. Maybe?

Ms. Violet: I'll text him too.

Commissioner Taylor: Can you just unmute him? Are you the host?

Planning & Building Director Russell: He's unmuted on our side.

Commissioner Taylor: Oh okay.

Planning & Building Director Russell: I'm asking him to unmute but he has to do it on his phone.

Commissioner Taylor: He driving, [unintelligible – off mic]

Ms. Violet: So, he's trying and it's not working. I'm sorry.

Chair Kopf-Sill: Oh, it's okay.

Commissioner Taylor: Yeah, he ran over the salamander though.

Chair Kopf-Sill: I know, don't say that.

Planning & Building Director Russell: Okay, so we'll... I think we'll move on since it wasn't super critical but Jim, if you're able to connect then you know what the Chair's question was and we can pick that back up later if we're able to.

Chair Kopf-Sill: Great so we'll move on to public comments and as Laura mentioned at the beginning. Normally in our meetings we take public comments and then Laura or Cara or one of us tries to answer the questions after we collect them all but that's not the case today. We're going to collect these questions and they get answered in a later document.

Planning & Building Director Russell: Yeah, we really want to think about comments. So, think about if there's areas of the analysis or the mitigation measures. I think the Planning Commissioners have been a very good example of how they've looked at the document and analyzed. So, if there's things that you saw when you were reading the document that wasn't clear to you, didn't understand the

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assumptions, conclusions, or mitigations. That's especially helpful kind of feedback and so we'll be responding to those things... we won't necessarily be able to answer every single question but we will respond to all of the groups of the environmental issues that are raised.

Chair Kopf-Sill: Great, thanks, Laura.

Commissioner Taylor: Well and I think you got to the right thing. It's really not questions, it's comments. You're going to respond to the comments and make sure appropriate comments get embedded in the document.

Planning & Building Director Russell: Yes, in the response to comments.

Commissioner Taylor: Rather than there's going to be a list of 500 questions that somehow, you're going to answer.

Planning & Building Director Russel: Correct, we are not going to list 500 questions and answer them. This is about comments on the environmental document.

Commissioner Taylor: Now, are there any questions that you would answer through an FAQ independent of the IS/MND that we would maybe post on the website because there's kind of two things going on here? One is the specifics we're trying to get at and then the other is, to the degree we can, is help the public understand the process. So, I would say if the public in this open forum asks a question that's more about the process. Maybe we can put that question on an FAQ and post it some place. So (interrupted)

Planning & Building Director Russell: Yes.

Commissioner Taylor: That we don't have to keep answering it over and over again.

Planning & Building Director Russell: We can definitely respond to process questions in an FAQ, definitely.

Commissioner Taylor: I think that so comments for the document and then questions for FAQ.

Chair Kopf-Sill: Yeah, okay great. I see some people on Zoom so we'll start with Rita on Zoom first.

Ms. Rita Comes Whitney: Hi, I'll be quick since my comment is long. I came to Portola Valley for the same reasons as so many others. The rural character of the town, streams, animals, unique topography, trees, this is our home town. CEQA should be considered for any project that happens in this town. I feel uncomfortable with the constant threat of if we don't approve, developers will be able to come in and build whatever they want ignoring CEQA Guidelines. I can't imagine that a building could be built in this town that might dam a stream, building in a canyon, paint it purple, and have it look like a burger house. Portola Valley is not on an island and all the puzzle pieces of our neighboring towns need to be considered and I haven't been hearing that. An example is for evacuation, the roundabouts that are being proposed in Ladera that our past Mayor helped Ladera get and Los Altos Hills is using an Arastradero for evacuation. That people would then be coming onto Alpine Road. It makes me wonder if the big picture of all the housing projects, ours and our neighbors, are being considered in the evacuation plan. And for VMT, there's no bus service in town and it's been discontinued. A lot of it's been cut in the past year. To get food, to travel to a job, drop off a child to school, go to the doctor. You're going to have to drive and are we prepared for that? I'm not hearing that in all of the talk and this town has been the lead agency for the Stanford Wedge dEIR. That project, the comments for that project, were closed in May 2022, but we have not had any updates. And there were many sections

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that were in the dEIR that raised questions but then stated that there was no impact. When there clearly is impact but there is no follow up for the residents, for the community on those. And I understand that there's a time restriction for this document but if we have all of these other pressing documents that the Town cannot get in on a timely manner for a variety of reasons. What is the priority on this one over all of the other pending documents? And yes, we've hired many exceptional consultants but they seem to be spread out pretty thin by working on our many Town projects. And perhaps we need to clear up some of the old projects, instead of trying to patch possible holes in the projects that are not finished. Thank you for listening and please, let's do something about this so that we can save this town and keep it safe. Not just for the new people but for the current residents in this town. Thank you.

Chair Kopf-Sill: Thanks, Rita. Go ahead, Ellen.

Ms. Ellen Vernazza: [unintelligible – off mic]

Chair Kopf-Sill: Okay, no, no, got to come to the mic, sorry. Recorded for posterity.

Ms. Vernazza: [unintelligible – off mic] that one or this one?

Chair Kopf-Sill: Either one, they're both on.

Ms. Vernazza: Yeah, this is a process question and it has to do with Laura's answer at the beginning of this discussion. I'm just saying, what is the point of having a General Plan if I can just be indiscriminately changed if there's a certain proposed development and I'd like to know what the process is. Who... is it the Town Council that changes this? Is it the Planning Commission that makes the changes? Is it Town employees that makes the changes to the General Plan? Are the people in town invited to put their... to have their input on this? Who is in charge of changing the General Plan and who has the power to do it? And if I'm not going to get an answer now, where would this be posted because I know a lot of people that I've been discussing this with want to know the answer.

Chair Kopf-Sill: Great.

Ms. Vernazza: Thanks.

Chair Kopf-Sill: So, Laura, we'll collect up... maybe you will answer the questions that are process questions at the end of the... after we hear all the questions.

Planning & Building Director Russell: [off mic] Sure, I can do that.

Chair Kopf-Sill: So, we'll answer it tonight. Let's see, on the phone or Zoom, Valerie Baldwin.

Ms. Valerie Baldwin: Hi, thank you for letting me speak. I wanted to second the November 11th letter sent to you by Rusty Day. It's really well-written and he brings up some many good points. I want to call your attention in particular to the changes in the maps that he referenced. The Moritz Map Fire Map was incorporated in our General Plan but was replaced by an older, discredited CalFire Map which changes Portola Valley from high fire hazard to no fire hazard. And also, the removal of faults from the Fault Map, we've never gotten an answer on why that has happened. Both change could allow buildings where they should not be and now that the cats out of the bag. Our Town might be liable if those homes are damaged.

I'd like to add one other footnote, in... on Page 61 of the IS, Conservation Element, which was cut and pasted from our old General Plan. Number two states and I dropped a few of the words out, to

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preserve and protect all nature plants with special attention to the preservation of unique communities such as oak woodlands. In the Stanford Wedge EIR, they have proposed to remove a very large number of oaks from an oak woodland. In fact, it's 177 trees and that was by a survey by Stanford consultant HortSciences and 123 of those trees over 100 years old. This cannot be mitigated with just a few young trees. Yet the IRR says that this has no significant impact. So, I was really wondering when we were talking about tonight about what no insignificant impact really means. This obviously is a serious impact on the area, moving a large... removing a large oak woodland there. So, how do we come about saying things are no significant impact?

I'll follow up this with a formal letter by the end of month so thank you.

Chair Kopf-Sill: Thank you. Great, next we have Danna on Zoom.

Ms. Danna Breen: Unmute, I got it.

Chair Kopf-Sill: We can hear yah.

Ms. Breen: Okay, hold on a sec. Okay you guys, I'm happy to have somebody else talk about the General Plan because you know that's my thing. So, I mean this is a massive process issue for me. We are... because we are... the Town has a General Plan which is our constitution and all these meetings and reports, we the people don't hear much about our constitution, the General Plan. Yes, there was Housing Element Committee and we listened to that but we never really talked about changes to the plan. We haven't discussed changes to the Safety Element. The General Plan is a large... largely an integrated document which is all tied together and internally consistent. The objective section of the plan, however, in each element and the entire section, set the tone for the ethos of the Town. The basic concept and objectives for any changes to the General Plan should be developed through an open public process from the community has... it has input to and that objective document should be approved by the Planning Commission as the Council after public input. And then serve as a guide as you proceed to consider actual revisions to the General Plan and any update to the Housing Element. You need to have a solid pathways document that lets everyone know where the community agrees it wants to go and then use that as a measure to ensure any changes achieve the basic agreed-upon objectives. This is a town effort and not something that should be driven by a particular vision of staff. So, are you saying that you plan to make changes to the General Plan by December 13th without a full public review of word changes to the plan? If you... you know, you've got your back up against a wall and I've been asking this for years to take a look at this so. And I know that you guys, I've talked to members of the Planning Commission, that you have pledged to review every word change but for me, you know, the General Plan yes, is the constitution and I want it followed. And I want the people to be involved in any changes to it. Thank you.

Chair Kopf-Sill: Thanks, Danna. Laura and maybe Carla, we have a phone number up here that doesn't have a hand raised but it's popping up to the top of the list.

Planning & Building Director Russell: That's the biologist.

Chair Kopf-Sill: Should I take that down?

Planning & Building Director Russell: No, he wasn't able to come through so we're just going to leave him there.

Chair Kopf-Sill: Oh okay, okay good.

Planning & Development Director Russell: Thanks.

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Chair Kopf-Sill: Next is the phone number that ends in 7562.

Commissioner Taylor: [off mic] Caroline.

Chair Kopf-Sill: Is that Caroline?

Ms. Caroline Vertongen: Thank you very much. Yes, this is Caroline Vertongen. Can you hear me?

Chair Kopf-Sill: Yes.

Ms. Vertongen: I sympathize with all my residents who have raised the issues. I am tired. We have spent, what 10 years now on several issues. We thought that the Town Council would follow the General Plan and they have not. I'm tired of hearing staff saying to the best of our ability. Unfortunately, that has not happened.

I will not... I will just add another issue. The CEQA, under section... there's one section of CEQA that also implements the cumulative impact under CEQA ruling and again, it's not mentioned tonight. I urge you to demand that all the laws that rule, that govern CEQA Guidelines, are being submitted to you so you understand. Don't rely on staff. I know these are young people. They all have to earn a living and they do according to what they're saying the best of their ability. We have CEQA specialists in town who know this stuff and I think its time that we hired a CEQA analysis.

I've rewritten my notes three or four times depending on what I heard and I appreciate the questions of Commission... the Commissioners but if the Commissioners don't know what's going on. Then how can you actually decide on policies? It's really a mess.

Like Danna says, we're a community, we had governing rules, and it's time that we abide to this. Every document that has submitted to another government agency was misrepresenting our data and how many times in the last 5 years have be addressed this through how many Committees? That every time you use a consultant, they misrepresents this data. This cannot continue. This is not who we are. We are very unique community. We have a General Plan like Danna said and its time that staff, Town Council abide to these rules and I'm sorry that I'm upset but you know what? I have spent several years, like many other residents, and it's time that you abide by our rules. Thank you.

Chair Kopf-Sill: Thanks. Let's see, next Nan Shostak on Zoom.

Ms. Nan Shostak: Okay, am I unmuted?

Chair Kopf-Sill: You are, we can hear yah.

Ms. Shostak: You can hear me? Okay great. Good evening Commissioners and real congratulations to Commissioners Hasko and Taylor. I'm a member of the Geologic Safety Committee but my comments are my own. Not those of the Committee. I've got two comments on the IS/MND from a geologist point of view.

First, the document as it's written is inadequate because it's unclear. Regardless of assurances to the contrary tonight, the IS/MND could be interrupted as taking priority over all other environmental analyses of individual development projects under CEQA. If approved as written, this study could obviate any future CEQA analysis. Any developers, current or future, could argue that the finding of no significant impact for geologic and seismic hazard for the totality of the project, that's with a Capital "P", all developments taken together, applies to their own projects. Therefore, those projects would not be required to undergo environmental analysis. If we rely solely on the Safety Element's geologic and

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seismic hazard provisions as the Initial Study does. We cannot ensure the geologic and safety... sorry, geologic and seismic safety of future projects. We also need the protections of a second analysis under CEQA. Blue Oaks is an example. The San Andres Fault runs right through the property. The developers trenching study reported no evidence of faulting. The Town's requirements under the Safety Element were satisfied and the developers were prepared to proceed with their project as planned. At that point residents of Portola Valley, Los Trancos Woods convinced the Town that the reports conclusion was extremely improbable. The Town ordered a second trenching study in which the San Andres Fault trace was found exactly where expected. Only because the second review was done was new home sited safely and not directly on top of a known active fault.

My second point, the Initial Study is incorrect in that it assumes the 2017 versions of the Town's Geologic and Ground Movement Potential Maps are the authoritative maps for geologic and seismic hazard. There are two issues here. First, these maps are not static. They're living dynamic documents. The Initial Study and the Safety Element should always refer to the most current version of the maps. Not to the static 2017 revision. Second, the Town's maps are supposed to show the best and most recent interpretations of geologic and seismic hazards, but the maps have increasingly and importantly diverged from the Hazard Maps published by the California Geological Survey on the United States Geological Survey. This divergent is particularly clear for inferred faults, not the known active faults. Both the Initial Study and the Safety Element must consider the CGS and USGS Maps as well as the Town's most current maps to determine geologic and seismic hazard. Thank you.

Chair Kopf-Sill: Thanks Nan and we're to our last... oh, let me take a speaker here. Go ahead Bob.

Mr. Bob: I have a question just to start. We... in the last meeting you were talking about zoning and this meeting you're not talking about zoning. So, I'd like to know when zoning comes back just so I have an idea of when that's appropriate for us to be able to deal with.

And secondly, one of the things in looking over and listening about CEQA, the General Plan has been developed over many years but I just suggest to the Planning Commission that the General Plan is the consolidated though of what the residents want. Now, if that's what they want, then when we do the HCD zoning and changes that we're going to do. I'd like to make sure that the General Plan, as it's written now, is thought through each time we're going to make one of those changes and I'll give just one example. Just one example is you have a creek and there's an argument over the creek. There's a creek at 4370, the General Plan shows it as a creek, but it doesn't name it as a creek. So, to me, now there seems to be creek there, but those kind of things I'd like to know when we're making the changes from that General Plan to whatever it is that we're going to do for the Housing Element and the zoning. And any comment on when that zoning discussion would be because it doesn't really lay out. You say you're going to have these meetings but it doesn't say which one is going to be zoning. So, whenever you can help us understand when that's going to be, I would like to suggest some good suggestions. Thank you.

Chair Kopf-Sill: Good, we'll go to, on Zoom, Betsy Morgenthaler.

Ms. Betsy Morgenthaler: Good evening Commissioners and I want to add my congratulations to everyone else's to both Craig and Judith. Well, thank you for what is cumbersome work and I'm a newbie at Program CEQAs and the format makes it extremely hard for me at least to get a foothold here. So, just a general observation, that when I'm flying at 30,000 feet, almost everything looks in significant and fuzzy. So, I turned to peer municipalities trying to understand others approached this same process and I found five examples. I didn't look beyond that and in terms of their organization and presentation. One name that every one of the five CEQA plans presented, and one that each one included so it was standard in all the cases, where multiple summary tables. They appeared in the first 20 pages of a multiple 100-page document. These summary tables were a grid, the delineated each

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project by name, each project by impact, and next to that there were associated mitigation measures that were going to be taken. So, I looked at our document for something that was similar, and again so that I could get some kind of a foothold, some specifics. We didn't have anything like that and for my taste, it would have helped me a great deal in a means of approaching commentary. It's still high level as I guess this is intended to be, but it was far more grounding.

I do want to ask a few questions about, their kind of perfunctory questions, some of them, but about the high-level nature. Does HCD mandate that we assume this broad program CEQA study or is that at the discretion of each municipality? Could we instead do program-by-program studies if we so chose? Whether or not it's practical, could we in fact do it that way? Secondly, what is HCD's deadline for the CEQA study? I'm... I looked for it long enough that I'll put the question back to you because I couldn't find it. And theoretically, I guess this is back to the question that I just post, theoretically could we in fact accept as a first case a program study, if that is what is required, but subject to conditions that the Commissioners may or may not chose to put out there? That would include mandatory follow-up with project CEQA studies down the road. So, thank you for those, what I think are process questions, so if I received an answer tonight that would be fabulous. Thanks so much for your attention and for your work.

Chair Kopf-Sill: Thanks, Betsy. Next, we have Dale Pfau on Zoom.

Mr. Dale Pfau: Great, thank you very much for your time. My congratulations to Craig and Judith, of course, and I'm going to also thank Craig for bringing up the Safety Element in this discussion. Because as you all know we're in the process of review and as a personal statement, I find the Safety Element extremely wanting. It of course relies on an outdated fire map. We should be using the Moritz Map as a placeholder and we do expect to get new fire maps maybe as soon as January. And so, therefore, the Safety Element is going to be considerably different than what is currently presented, and to have this document, the environmental document, rely on a safety... a draft Safety Element that I find wanting seems kind of silly to me. A lot of work probably is going nowhere so I think you need to pay attention to that and to the timeline there too. We had a meeting of a subcommittee of the EPC this discussing the Safety Element and it could be months actually before we finalize the Safety Element based upon the commentary. So, please take that into consideration. It's very important that we get this right. Thank you.

Chair Kopf-Sill: Great, thanks. Okay, now maybe lastly, we have Caryl Russel but I think it's usually Bill.

Ms. Caryl Russell: Not to confuse you, this is Caryl Russell.

Chair Kopf-Sill: You're tricking me.

Ms. Russell: And amazingly Bill has conceded his 3 minutes to me so I will be speaking tonight. First of all, I would like to thank the participants who called in to speak with respect to the Safety Element, the geological issues, and the evacuation issues. I think that all of them put together show that there's some fundamental errors to the IS and the underlying data and I think the Planning Commission should look closely at that.

The General Plan recognizes the existence of the Applewood/Nathhorst Neighborhood. It consists of 27 homes. The IS describes 11 different areas within the town, yet there's absolutely no mentioned of our neighborhood, or the environmental impact on the neighborhood arising from the proposed zoning allowing three-story structures at 4370 and 4394 Alpine. The environmental impacts are real and these are impacts that are program related. Not project related because there are creatures of the Zoning Ordinances themselves and not as a result of the particular development of a single parcel. Both 4370

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and 4394 are adjacent to and literally back up to single-family residences in the neighborhood. 4370 contains .88 acres of Open Space, described in the General plan as greenway creek open space and park. The General Plan also describes the creek located on this property and calls for its protection. For decades, the residents of our neighborhood have benefited from this open space as a noise and light shield from the nearby commercial development as well as protection for wildlife and protection of the vistas and views across the open space into Windy Hill.

Principle 9 of the Open Space Element of the General Plan provides that open space along creeks, streams, and scenic trails should be protected with the help of development setbacks, conservation easements, public acquisition of such properties as appropriate. We also need to remember that the General Plan states that open space can be on private land and that the size of the open space is irrelevant to the protection that needs to be afforded. Nothing in the IS seems to address these issues and concerns. It has been suggested that not only should there be new zoning ordinances, but that the General Plan should be amended to reflect the zoning changes. The General Plan is this Town's bible. It sets forth the hallmark principles on which this bucolic community was founded. The Initial Study completely fails to address this issue, nor does it discuss how and under what circumstances a General Plan can be amended and I note that many other speakers want to know the same thing.

In its draft plan, the Town has designated nine units for 4370 Alpine. These are not necessary to reach to the 253 RHNA units. If they are deleted there will still be 31 proposed units beyond the required 253 units. If the Town still believes that it needs these 9 units, then market-rate ADUs with no deed restrictions can be employed to make up the short fall. There is internal confusion concerning the proposed zoning for 4370. Nine units are proposed based on six units per acre. That is what is in the draft element describe... the draft element describes the property as 1.5 acres. However, the property is 2.4 acres, so to get to nine units it would be sufficient to zone the property for four units per acre.

Now some of the comments I've just made with respect to 4370 were based on the existence of dedicated open space on the land as reflected the Nathhorst Area Triangle Diagram which is part of the General Plan. However, I heard in the beginning of the Planning Commission meeting, Laura Russell say that the map was going to be changed to eliminate the open space. Was this because there never was open space and the map needs to be corrected? Or is the map being changed for the suppose of eliminating existing open space? And if the ladder, by what authority does she have the right unilaterally remove open space from the General Plan? Thank you very much.

Chair Kopf-Sill: Go ahead, Bob.

Mr. Bob: Thank you. The 2008 Moritz Map has been the official fire hazard map in our General Plan since 2010 and it serves as a basis for fire safety policies. To inform the Department of Housing and Community Development that the 2008 CalFire Map represents our fire hazards, as the Town did in August, is a dramatic departure from what's defined in our General Plan. And I'm wondering what the legal basis and by what legal authority did the defined Hazard Map in our General Plan was ignored?

Fire Marshall Bullard and fire safety consultant Zeke Lunder both indicated to the Housing Element Committee in January that the 2008 Moritz Map is the best hazard assessment we have for fire hazard and if anything, it understates our hazard. The Woodside Fire Protection District calls the 2008 CalFire Map unsafe and inaccurate. In rewriting our safety policies to base on the CalFire Map, polices are eliminated from up to 83 percent of Portola Valley's area. To be clear, it's not all fire safety policies that are eliminated. It's just the most restrictive ones. The ones that have been reserved for our most dangerous areas. Those are the ones being eliminated from large areas of Portola Valley. Why is the impact on fire wildfire risk of the change in Hazard Map and elimination of fire safety policies from large areas of Portola Valley not evaluated in the IS?

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After repeated queries about the rationale for the... for changing the fire hazard map, we still don't have an answer. The Mayor indicated the 2008 CalFire Map was being used as a placeholder while we wait for updated maps, but that's simply a restatement that the Moritz Map is being replaced by the CalFire Map. It's not an explanation for the reason for the change. The Planning Director indicated that State Law requires that the CalFire Map be analyzed but the Government Code she cites does not require that the CalFire Map be adopted as our official fire hazard map in the General Plan or serve as the basis for our safety policies. What is the reason for selecting such an inaccurate and unsafe map? What is the reason for eliminating our fire safety policies from large areas of Portola Valley?

I'd like to ask a couple clarifying questions and one process question. I understand that the Town will respond to residents' comments by I think it was December 15th and my question is what happens if residents feel that that reason is inadequate? What recourse do residents have? A comment was made that if the CEQA review goes into an EIR process. The Housing Element couldn't be adopted until that EIR is complete and I was wondering if you could elaborate on what that process is and how long it would take and what the ramifications would be if we are not able to adopt our Housing Element? Thank you.

Chair Kopf-Sill: Okay, I think that... oh gosh, come on. I guess everybody wants to be the last speaker, is that it?

Mr. Rusty Day: No, I hope there are more.

Chair Kopf-Sill: Yeah, you're not the last.

Mr. Day: Good. Thank you, I... Rusty Day and I began my comments this evening during the public session by speaking about the integrity of governance. Now I want to talk with you about the integrity of our CEQA review and I want to talk about the integrity of the CEQA review because I want to address my comments to the Planning Commission. Not the staff, not the consultants, I want to talk to you about your role in this process and your responsibility in this process. You are the ones who are charged with defining whether we are performing an appropriate CEQA review of the changes that we're proposing. We're looking to you, the residents, to protect our interests to ensure that this process is performed correctly with integrity, and I think what does that mean to have an integrity in the CEQA review? I think we all can understand whether a house or a product is well designed, well built with quality materials, and craftsmanship so that it will last for a long time.

Now let's take a look at the CEQA review that you're... this Initial Study that you're looking at and let's think about some of the questions that Commissioner Taylor, Commissioner Targ asked tonight. Is this premature? We don't even have a Safety Element to look at. We don't even know what our safety policies are going to be or what hazards are going to be and we're doing a hazard assessment in an Initial Study without that information? Isn't that a little bit premature? We don't have the zoning districts that we're going to adopt, defined and laid out on a map so we don't know where they are. We don't know what parts of town they're going to effect. Isn't that a little premature and indefinite and in specific? How do you assess environmental impact of a district you don't even know the boundaries of? We've got no approved wording for the changes that we're going to be making of the General Plan. Let alone the Safety Element or the Housing Element and yet we're going to assess their environmental impact when we don't know what they are?

The other point that I want to raise about the integrity of this review was brought out I think most clearly by Commissioner Targ. We're told tonight that this is a project review, despite what the document says. It's a program review. Well, why doesn't it say that? Why isn't that distinction explained in the Initial Study? Why aren't we informed and educated that this is a program review, not a "project review"? The document says it's a project review and it sweeps within the scope of that project. Every development

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project, including the Stanford Wedge, including Ford Field, every development that's in the pipeline are proposed. If this is, in fact, a program review, that should be specifically called out and you should insist on language in this Initial Study that makes very clear what the effect of this program review will be on all pipeline, pending, and future, development projects. You should clarify, that's your responsibility. That's the Planning Commission's responsibility. Staff hasn't done it, you need to.

Chair Kopf-Sill: Times up, thanks, thank you, Rusty. Is there anybody else in the room that would like to speak? Hey Kristi, we're going to let you finish up. You're on.

Ms. Kristi Corley: Oh, hopefully, I'm not the last because this is an important topic, and the more that can speak, the better. I wanted to thank the Commissioners who asked questions. I think you are the ones that need to ask questions to protect our environment. We only have three minutes to talk, you can take it longer and I expect that.

I do think that 401 additional trips seems low with 700 plus residents. Maybe we should look at the days of the week and the times of the day and the date that these were done. Should they be redone if they are older dates?

I'm concerned about the commute... the effects over time rather than each project giving it a Negative... Mitigated Negative Declaration per project. We need to look at all the projects together and look at the commute of... I'm trying to say the effects over many years. Not just for that individual project which is what we're being told to do. Look at each project, then we'll decide. No, we need to look at the whole plan together and make sure we look at the cumulative effects.

I believe we should hire a CEQA land use specialist to make sure the proposal of Mitigated Negative Declaration is exactly what we should do and take recommendations accordingly.

I think we should look at the report from the Fish and Wildlife that was done for the Stanford Wedge on May 13th and that should be a part of this study. We should also ask the Water Board to be involved and be consulted because we have the river running behind some of these projects and through some of these projects. I do believe that the Fish and Wildlife called out the tributaries. They said "if a project would impact the unnamed tributaries to Los Trancos Creek or any other streams or associated riparian habitat. Then the project would be subject to LSA notification requirements as further described below". So, there also is many animals that are fully protected in this report and I will just name a few. So, they found that the San Francisco Garter Snake is fully protected and it's a year-round cycle and the construction/maintenance activities have a potential result in direct and indirect. If you have direct or indirect take or indirect take of any of these, at any stage of their life cycle, through the construction of roads and loss of habitat. Then these are fully protected so that is one.

Chair Kopf-Sill: Thanks, Kristi. Okay, is that it? Thanks, Kristi.

Ms. Corley: No (interrupted)

Chair Kopf-Sill: And I'm not trying to discourage anybody.

Ms. Corley: Well, then ask the questions for us because you can talk longer. Really, please ask these questions. Please [unintelligible](interrupted)

Chair Kopf-Sill: So, Kristi, we have a procedure, you can send comments in and they'll all get either before meetings but in this process before there's a date. There's a 30-day open period so definitely put your comments into those.

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Ms. Corley: We're trying to let others hear us and start thinking themselves.

Chair Kopf-Sill: They can read the comments too. I'm going to stick with the three minutes, but if anybody else would like to speak now is the right time. Put your hand up on Zoom or here? Yes, great, okay.

Ms. [unknown speaker]: I'm sorry I missed the... a good deal of Laura's presentation but I was struck by one thing which was the standards which were [unintelligible] I felt. And that's... I come to my convictions about the Town and about nature from the point of view of restoration, not mitigating against our worst possible outcome. So, it strikes me that as a Town that works towards it... making an honest effort to be an ideal Town and doing a great job at it. We should do better than just accepting that the standard was the way things are right now because we actually know that things are not going well with our current environment. And it would just be wonderful if we could just up the anti-just a little bit so that each time we make a change. We make the world a little better instead of a little worse or mitigate against worse changes. Thank you and thank you for your good work.

Chair Kopf-Sill: Good, thanks. Anyone else here? Anybody else on Zoom? Oh, wait did you... you already spoke though, didn't you in this section?

Ms. Vernazza: [unintelligible – in the audience off mic]

Chair Kopf-Sill: Okay.

Ms. Vernazza: [unintelligible – in the audience off mic]

Chair Kopf-Sill: This is... this... talking specifically about the... this environmental thing. There's specifically this 30-day window. We take comments here but there... that 30-day window is still open. So, those comments are what I'm talking about will get addressed in a package.

Ms. Vernazza: [unintelligible – in the audience off mic]

Chair Kopf-Sill: It will be a document on the website I presume.

Commissioner Hasko: Anne, if it could ask for even my own education, where on the website do you submit or is the information to send the submission to? And then when and where will the responses be available? I'd kind of like to know both.

Planning & Building Director Russell: So, we would like comments to be submitted through the email address housing@portolavalley.net. That's the best way to send them in. So, that's... you can put attachments that way, that's the best thing to do. That email address is the best way to get them into this process.

Then there will be a response to comments memo and then there will be a FAQ on the procedure like questions about what the steps are. I can't promise that we're going to be able to answer every question that comes in from every resident. That's not a, you know, kind of a typical part of this process to answer every question. So, we're trying to respond to comments and answer process questions.

Commissioner Taylor: Through the Chair? I think we have to be really careful. We're using comments and questions interchangeably and they're not. Comments are people expressing concerns, opinions on something that's written and we hope... you know, staff's going to look at those comments and then hopefully alter the document to take those into account. Questions are more of these open-ended like well, how's this going to happen? Why are you doing this? That's not part of a process for getting a

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document done. So, that's why I was trying to separate. I think there's some of these questions that are process questions that we ought to do as an FAQ because all of us, Planning Commission and the public, want to just understand how this process is going to unfold and so, those feel to me like things we should put on our website. It's independent of the IS/MND but it's about the process of delivering it and so those I just think go on the website and Laura can decide a place to put them. But I think we need to make sure that that's clearly separated from the comments that we're making on the IS/Mitigated Negative Declaration. So, that's what I... I hear this, it just seems like we keep flipping back and forth and I don't think it's reasonable to expect that Laura's going to answer every question that everybody has about an IS/MND. That... I don't think that can happen, like I don't think that's practical just from a staffing point of view, so at least that's my opinion. So, I would ask for the public to make sure that you kind of separate your concerns into the questions that are about process and I listed as many... you know I've got a half a dozen here that I heard. But I want to make sure that before we close up that we read out loud so that Laura can say great, I will make sure I post an answer for those. But the rest I think should be comments that go against the IS/MND and Laura will come up with a document. This is here a response to comments but it's not going to be an answer to each individual question. It's going to be a general document that it basically is here are the changes that we made based on the comments that we got. At least that's my understanding of how we're approaching it.

Commissioner Hasko: Yeah, if I could.

Chair Kopf-Sill: Go ahead.

Commissioner Hasko: I think part of the point is people would like to know what those comments are from each other to each other. Rather than them going in and having a work product that may address some but not all. If I understand correctly it's not they're not allowed to talk within the meeting to each other and they're given three minutes and they kind of want to know what they're neighbors are saying or the comments that are being made and is that not part of the process? If it... I mean let's just be honest with... is that possible or not?

Planning & Building Director Russell: It's not normally part of the process.

Commissioner Taylor: Well, I think we could post the comments. I just don't want to get staff in the position of having to feel (interrupted)

Commissioner Hasko: I understand.

Commissioner Taylor: They have to answer each individual comment. That's (interrupted)

Commissioner Hasko: I understand, but one is easy, post stuff (interrupted)

Commissioner Taylor: Post, yeah.

Commissioner Hasko: Somewhere. One's hard and may not be completely achievable so.

Planning & Building Director Russell: We can post the comments as they're coming in if the Planning Commission would like us to do that. So far, they have been made public. What we have received (interrupted)

Commissioner Hasko: They have?

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Planning & Building Director Russell: Has been made public already. They've been attached to Packets but people would have to comb through Packets.

Commissioner Hasko: Exactly, exactly, I'd kind of like (interrupted)

Planning & Building Director Russell: So, yeah, we could batch the public comments (interrupted)

Commissioner Hasko: A place to see them.

Planning & Building Director Russell: And especially, I mean it's not going to be perfect because they're going to be coming in fluid and then they come in more often towards the end but yeah, we could do that, sure.

Chair Kopf-Sill: I like that.

Commissioner Hasko: If it's a relatively easy thing to do I think it could be helpful. If... I mean I didn't want to create a conversation but that's what I'm hearing.

Chair Kopf-Sill: I like that, yeah. Good, so how about if we answer the questions as good as or the process questions that you can answer?

Planning & Building Director Russell: Sure (interrupted)

Vice Chair Goulden: [unintelligible – off mic]

Commissioner Taylor: So, Anne, could I just make a suggestion (interrupted)

Commissioner Hasko: [unintelligible – off mic]

Commissioner Taylor: On the FAQ? Because could we just list what the questions are and not answer them tonight but actually have them posted on the FAQ? Because that's my concern is if you're not at this meeting or you don't read through all this stuff. Then you don't get this whereas I think if we just said we've all agreed. Here are the questions that we heard and they will be answered on the FAQ rather than actually doing the answers. Could we... would that be okay?

Chair Kopf-Sill: Couldn't we do both? I mean if people do like to hear right now to the extent that they're straight forward to answer. Get them now and then separately if it's in the FAQ, I like that.

Planning & Building Director Russell: Sure, I'm happy to do that. I mean it's only 9:36.

Chair Kopf-Sill: Exactly, I am feeling like we got plenty of time here. We got plenty of time.

Planning & Building Director Russell: Okay so here's some of the big process questions that I heard and then we can make sure that we got them all collected at the end. So, that we can get an FAQ document together.

So, we were talking about how does a General Plan get amended. Who has the authority to do that? It's not me, number one. Okay, so General Plan amendments are subject to a State Law process. The State Law process says that the Planning Commission has to review it and make a recommendation to the Town Council and the Town Council has to adopt it. So, that is a legal process. The minimum that's required by State Law is one public hearing... meeting before the Planning Commission and one public meeting before the Council. Some cities do that. I'd be very surprised if this Town ever did that. I would expect there would be multiple meetings, typically by both bodies, in order to do that.

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And there's kind of a question about like a big picture. I take it as kind of a philosophical question about amending the General Plan in general. This is a decision that's made by the local jurisdiction. The State requires us to update certain elements of our General Plan under certain timelines. And there's also some laws that say that you have to generally check in on your General Plan elements and periodically update them is kind of the way the Law works. Most cities undertake a comprehensive update to their General Plan periodically. That has not been the way that this Town has done it. There was a big update to the General Plan, I'm sure it was in 1998, where a majority of the elements were updated. But it's very unusual for there to be General Plan that has not undergone a comprehensive update for the length of time that this Town has not. And I... again, I take that as an active decision, a philosophical decision, but it is still typical and standard for most cities to periodically take up different issues, revise the General Plan and keep it up to date with the community's expectations at the time. So, there are lots of community that's update their General Plan regularly. So, I just want people to be aware that that's normal. So, is done here is pretty atypical, not to say it's bad, but it is atypical. So, there's even a law that says you can only update certain elements four times a year. I mean that tells you that some cities update their General Plan four times a year.

Chair Kopf-Sill: Right.

Planning & Building Director Russell: I mean so, you know, there's places that schedule General Plan updates quarterly because they do them four times a year. So, there's a whole range of things that might be done. So, I just want people to have that kind of background general knowledge.

Okay, so there was questions about reviewing peer documents and this came from Betsy, and that there were tables with the mitigation measures. I would guess that she's talking about what's called the Mitigation, Monitoring, and Reporting Program, MMRP. We will have one of those also. We're just not to that stage yet to have produced that document.

Commissioner Hasko: In though... in this (interrupted)

Planning & Building Director Russell: Yes.

Commissioner Hasko: Report?

Planning & Building Director Russell: There will be an MMRP that goes along with this IS/MND and so what you do is you take out all of the things that have mitigation measures. And you put all of them into a table and you assign a responsibility for who's responsibility it is to monitor those things. So, that product will be forthcoming. That's normal part of an MND.

There's question about whether HCD mandates a program-level CEQA analysis and it's not exact HCD. It's actually CEQA law that says that you have to do CEQA review on General Plan amendments. So, the State Law says you have to do a CEQA review on General Plan amendments but then depending on the nature of the General Plan amendments you're making. The level of CEQA review could vary greatly. It could be a little tinier review or it could be a gigantic EIR that costs a million dollars would be a typical EIR that goes with a very big General Plan amendment. So, anything in there but you have to do something in order to amend your General Plan. You have to make some CEQA statement to adopt a General Plan amendment. So, this proposal, this MND, has a relationship and a proportionality to the scope of the General Plan changes. If there were a lot more General Plan changes, it would have to be more a robust document. So, it's kind of in the middle is a good way to think about it.

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And then there's a question about what's an HCD deadline for a the CEQA study. Well, it's an indirect deadline because we can't adopt a General Plan amendment without a CEQA analysis. Therefore, we have to finish the CEQA analysis if the Town's intent is to adopt the Housing Element by January 31st.

And then there's a question about could we do a program study and then require mandatory CEQA study down the road. The State Law already does this but maybe not in the exact way that she was asking. But every project still is required to undergo its own individual analysis, but the level of review might vary. So, I think her question was could the Town require a higher level of review and under CEQA law not really because everyone... every applicant, you know, has falls... that... they may fall in the different categories like Cara was talking about. There are certain things that are exempt under State Law and certain rules. So, the applicant has a reasonable expectations. The CEQA law is going to follow the best practice and the case law when they make an application. The Town can require additional analysis through other measures. You know, we just have to make sure that that's compliant with other parts of State Law. Right, so that's where like our own local findings and our own decision-making process come into play.

Commissioner Taylor: So, if you could just add to that. I mean what I heard was, in addition, was that there was a concern that some how the program CEQA could obviate the need for a project CEQA. That's... and I think you just need to answer that directly which is what you've told us in this meeting is that it does not.

Planning & Building Director Russell: It does not. Even project that comes up after the program analysis still has to be analyzed on its own. This gets pretty nuanced but when Commissioner Targ was asking a question, so once you've adopted a General Plan and then you have a project that comes in. It being consistent with the General Plan is one of the main findings that you have to make right, to be able to approve a project, as the Planning Commission well knows. Right, so by adopting these amendments to the General Plan, we've created those policies that sometimes make it easier to achieve a CEQA exemption because it's consistent with the General Plan. It doesn't require a General Plan amendment to approve that project. So, that's where there might be specialty exemptions and Commissioner Targ was talking about an infill exemption or an affordable housing exemption. That it may be one step easier to use an exemption on that project but there would always still have to be an analysis of every individual project that came forward. It could be exempted, it could require an EIR, or anything in between. Is that helpful?

Commissioner Taylor: Sure, I just think you want to be explicit that there will be this explicit analysis because I think from the lay point of view. There's this concern that some how the program thing then supersedes anything else and you're saying it doesn't. That there's still going to be an analysis on each individual project. So, all I'm saying is just make sure that that wording clearly gets in there because I think part of what we're trying to do here is put some of these concerns to bed. So, they don't keep coming up over and over and over again. Its like look, this is... this question has been answered and I understand what you're saying. It's nuanced and I'm okay with that but each project will get a review. None of them get a pass.

Commissioner Hasko: I have a question that pertains. A review of whether there is a review is what I thought I heard earlier. Like for some projects you can't have any additional burden, right? That's just... so I don't want people to misunderstand. Some projects, nothing more ever.

Commissioner Taylor: Yeah, they might not have to do CEQA or a Mitigated Negative Declaration but there will be analysis that says whether they have to do it or not.

Commissioner Hasko: Yeah, yeah [unintelligible](interrupted)

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Commissioner Taylor: There will be nothing that just gets a pass that says because the program thing was passed, this is just passed for free. There's no further (interrupted)

Vice Chair Goulden: We've heard this like four times tonight, let's move on.

Commissioner Taylor: Yeah, no I agree, I just... but I'm trying to get after my goal of this FAQ is to make these things so clear that we don't keep getting these questions over again which is why I'm hammering this into the ground and then another (interrupted)

Vice Chair Goulden: We'll still get the question again.

Commissioner Taylor: Let's try to not get it again. You may be right, I'm trying to be less cynical.

Vice Chair Goulden: Where are we?

Chair Kopf-Sill: We were (interrupted)

Planning & Building Director Russell: That's what I have for process questions. If others have written some down, I'd be happy to make sure we've got those in the record.

Chair Kopf-Sill: I had one more. Bob asked when is the zoning being three more meetings.

Planning & Building Director Russell: Oh good, thank you. Okay, there will be parts of the zoning will be back on November 30th for that meeting and we'll be talking about the amendments to the other elements of the General Plan on November 30th, two weeks from tonight. So, those... that's a really important meetings, that's the first time that we'll talk about the other amendments to the General Plan. And then we're just continuing to work on what you've requested for the zoning. So, we'll bring a piece back on the 30th, and then we'll continue to work on that. I'm going to be working with the Chair to come up with like an organizing principle of how we're going to organize the next three meetings. So, we're working on that. We talked about that so that you've got, you know, really the 30th and the 7th of December to discuss these issues. So, that stuff is in pretty good shape for you to make a recommendation on the 13th.

Commissioner Taylor: So, I've got some. On the General Plan, there's... I would say there's two things and this goes for the IS/MND as well, is what's the deadline and I think the answer to that is January 31st?

Planning & Building Director Russell: Yes.

Commissioner Taylor: Right, that's when we're getting... but I think we should just state that... and you stated it multiple times. I'd just like to get it in the FAQ that our goal is to get the Housing Element, the modifications to the General Plan, the Mitigated Negative Declaration, all those things need to get done for the... at the same time. And then maybe explain why the Safety Element in this draft form can then come in later, so that people can see that in the FAQ.

Planning & Building Director Russell: Okay.

Commissioner Taylor: And then there were two questions, one was on this fault trace, why the map got changed. I think that needs to get answered. I mean I don't know what the answer is and at some level, I almost don't care other than I think the public deserves an answer on how it got changed. And it may have been administrative, I mean whatever it is, but let's just write it down so that we don't have to (interrupted)

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Vice Chair Goulden: We already have though. [unintelligible – off mic] meeting with the Town Geologist nine months ago, right?

Commissioner Taylor: Well, then lets (interrupted)

Vice Chair Goulden: Anyway, we can dig it out.

Planning & Building Director Russell: Yeah, I mean we've covered it but we'll dig it out, sure.

Commissioner Taylor: Great, so let's put it... I'm just saying for the FAQ, let's just make sure that it's there so we don't have this. And then the same thing with the change in the wild fire map. I mean why did we go to Calfire and what are the implications of that? Because that's clearly... I mean wildfire risk is clearly a big issue for everybody here and so that one's kind of a hot-button issue.

Planning & Building Director Russell: Do we want to speak to I think it was Bob's questions about what recourse do the residents have? So, the... we will issue, we being the staff consultant team, will issue the response to comments memo, and then if residents don't think that that's sufficient. Then they need to bring those comments to the Planning Commission and/or the Town Council meetings. So, that's the recourse for the residents and I think along with that was a question about an EIR process.

So, what would happen if there were significant impacts in our analysis? An EIR process has more steps than a Mitigated Negative Declaration does and so it would be a matter of going through those additional steps. Months that were associated with that additional work, so it would delay adoption of the Housing Element.

Commissioner Taylor: Right, which gets to my... I think basically my last point is we've talked about it here but putting something up on the Builder's Remedy. So that people... because I think some of the public is starting to feel like this is being used as a threat to force this through on the 31st which I don't think is at all the intent of staff. I don't think... staff's just trying to do their job and I'm totally on board with that. I think people need to understand that by not getting it done, what risk the Town's at and I think that should be up as an FAQ. Just something that says there's this thing called Builder's Remedy and here's what happens if we're not substantially in compliance. And I know you said it many, many, many times. I'd like to get it in the FAQ so it's one place and I can point people there and say look, here's the answer to this question and we don't keep re-answering it. Does that seem reasonable?

Planning & Building Director Russell: Yeah, it's just hard to write some of those answer on something that so uncertain but we just need to capture that in an answer. I understand your point.

Commissioner Taylor: Right and I think it's okay to say look, we don't know for sure and I think we don't. I mean (interrupted)

Planning & Building Director Russell: Yeah, we don't.

Commissioner Taylor: We don't know if there's any builders who would want to take advantage of it. We don't know what's substantially in compliance means. I think it's okay to say these are... but how much risk do we want to take? Because that's the question that openingly gets asked of the Planning Commission and the Council to actually make that judgment call. The public at least needs to know that there is a judgment call that needs to be made. That it's not just an idle threat. There is some risk and then you just have to decided how much of that we want to take on.

Planning & Building Director Russell: Right, it's a risk analysis (interrupted)

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Commissioner Taylor: Yes.

Planning & Building Director Russell: For, starting with the Planning Commission and your recommendations and then ultimately with the Council.

Commissioner Taylor: Yeah, yeah great, thank you. I think that would be helpful.

Commissioner Hasko: If I could just add one request. The fault map, I think there was both the substance but there was also the process. What is the normal process for amending the fault map and what happened here? So, that's the question and then I did hear a request for clarification and on where Nathhorst/Applewood is in the zones. So, I don't know if that's something for the commentary memo but there was a lack of express reference. This was Ms. Russell's comment.

Planning & Building Director Russell: Okay.

Vice Chair Goulden: Yeah, some of those elements didn't quite match up.

Commissioner Hasko: Yeah, it wasn't clear (interrupted)

Vice Chair Goulden: [unintelligible – crosstalk] my own [unintelligible] area is lumped in with [unintelligible] in one particular section which doesn't bother me but it doesn't quite line... I don't [unintelligible](interrupted)

Commissioner Hasko: Yeah, exactly. Where is it suppose to be? Yeah.

Chair Kopf-Sill: Got everybody's process questions?

Planning & Building Director Russell: Yeah, we got them all? Okay.

Commissioner Taylor: I mean I'm hoping this will help improve things because I'm trying to take load off of you. I mean I know this probably sounds like more load right now but my long-term goal is to take load off you so hopefully, we'll achieve it.

Chair Kopf-Sill: Good, okay, Item Number Two.

COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

(2) Commission Reports

Chair Kopf-Sill: [unintelligible]

Vice Chair Goulden: Commission reports.

Chair Kopf-Sill: Commission reports, any Commissioners with a report?

Planning & Building Director Russell: If I could through the Chair, say thank you to our consultant team than came to the meeting tonight.

Chair Kopf-Sill: Oh yeah, oh thank you.

Planning & Building Director Russell: Thanks for coming, good night.

Commissioner Hasko: Thank you.

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Chair Kopf-Sill: Appreciate it.

Vice Chair Goulden: I finished with one item and you like jump. What am I going to do next as opposed to saying good bye, thank you.

Chair Kopf-Sill: Good, okay I think I'm hearing no Commissioner reports.

(3) **Staff Reports**

Chair Kopf-Sill: Staff report.

Vice Chair Goulden: Got anything else you worked on?

Commissioner Taylor: No.

Planning & Building Director Russell: I would like to report that our new Development Review Technician Thomas is really doing a wonderful job and it's amazing to have another staff person. So, that's really great and I think you all know this but our Senior Planner Adrian is back from maturity leave. She's here tonight in the background listening and she'll be writing that FAQ so we can all be excited about that. So, it's tremendous to have another full-time person and my full-time person back. So, it makes a really big difference for my team.

Chair Kopf-Sill: Great.

Commissioner Taylor: Where do you think you're going to post it on? Like if the public where to go look for it and say we... do you have an idea where it would be?

Planning & Building Director Russell: It will be on the Housing Element page on a tab called public comments.

Commissioner Taylor: Okay, great.

Chair Kopf-Sill: And then we had a Housing Element meeting. I think the Commissioners were all there so nothing new to report but we got Laura's report on the letter from HCD.

Planning & Building Director Russell: Yeah so, I'd be happy to take any questions but I think you're all very much up to speed on that. So, that's all I have for you for a staff report.

Chair Kopf-Sill: Okay.

Chair Kopf-Sill: We'll go onto the minutes where we have (interrupted)

Planning & Building Director Russell: I'm sorry, through the Chair, we have a hand up that we should take.

Chair Kopf-Sill: Oh, that's right, that's right and yes, of course. Yes, Rita?

Ms. Rita Comes Whitney: Hi, thank you for taking my comment. Just a question, with all of these projects that we have going on that the same time, as I mentioned earlier. It would be really nice to see what's the update. You know, such as the Stanford Wedge dEIR that so many of these other documents seem to be referring to in some way. It would be really nice to see like all of these consultants are working on that particular project but that was done, what was it? May 13th and we haven't had a public comment on what's the status of that particular document and we're unanimously

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waiting that particular document because the Housing Element touches on some things. The Stanford Wedge is included in the Housing Element as housing units and affordable housing units. So, it's just not very clear and a lot of our questions could be answered by the effort that we've put forth in answering and making comments and questions on that particular document. It would make life a lot easier for us and it just seems to be something that's pending and we're just doing new projects and not finishing up these other pending ones. But like I said before, fixing holes in the past projects but they're not being closed. They're not being finished, they're not being done but we seem to be starting new projects to fix the holes in those past projects that are not finished. Please, I know this particular Commission is going to be changing in the next couple of weeks. Please, finish some of those projects. The residents really want those things finished and it just seems like there's a rush to the gate but these things need to be finished and they need to be documented. So, that we have then a history of what we need to do moving forward in five years from now, eight years from now when we're looking at these same issues again. We have something to look back on, on what happened at this time. Thank you.

Chair Kopf-Sill: Let's see, next Caryl Russell and we're taking comments on the staff reports right now. Go ahead Caryl, your hand was up, then it flashed away. Now it's back up.

Ms. Caryl Russell: Sorry, that's... I'm not... I don't have any questions of the staff. Thank you.

Chair Kopf-Sill: Thanks. Kristi, we're taking comments on the staff reports, go ahead.

Ms. Kristi Corley: I'm going to pass as well.

Chair Kopf-Sill: Okay. Can you come up to the mic, if you don't mind?

Vice Chair Goulden: That way you're recorded.

Mr. Rusty Day: As part of the F and A that Commissioner Taylor is requesting, could the slides that were presented tonight be publicly available on the website so all residents can see the material?

Chair Kopf-Sill: Let's see, we'll move on to the minutes. We have (interrupted)

Planning & Building Director Russell: Can I speak to Rita's comment?

Chair Kopf-Sill: Of course, yes.

Planning & Building Director Russell: I answered this question the last time Rita asked it which is the response to comments is still underway. It's been a tremendous amount of work. We received hundreds of pages of comments. We had to extend the contract. Our consultants had a sub-consultant availability issues and I indicated that we would be updating the website and our project planner has requested those changes. They might be live by now, if not they will be soon, but it's just not done yet. There's been that much work.

Chair Kopf-Sill: Thanks, Laura.

APPROVAL OF MINUTES

(4) Planning Commission Meeting Summary Minutes of November 2, 2022

Chair Kopf-Sill: We'll move on to Item Number Four which is minutes from our last meeting which we have long meeting minutes now. Thank you, Laura. Does anybody have comments on these meetings... these minutes?

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Commissioner Hasko: I think they're great. I really appreciate it. I know how much work it is but I do have my usual set of clarifications. I think they're all pretty straightforward. Page... Red Page 37, mid... just above mid-way, the "unlined zoning". I think it means underlying zoning. Red page 41, at the very last it says I commented, etc. "and that would constrain public comment... the public input". I also said because it would result in one fewer meeting or fewer meetings. So, you can check if that's... if my recollection is accurate but that was an important point, hopefully, it's on there.

Commissioner Taylor: [unintelligible – off mic]

Commissioner Hasko: 44, Red Page 44, mid-way down, I... Commissioner Hasko noticed that the concept for "afflicted partners" should be "affiliated partners".

Planning & Building Director Russell: That's a good one.

Chair Kopf-Sill: That is a good one.

Vice Chair Goulden: Spelled correct gets [unintelligible].

Commissioner Hasko: Red Page 47, Dorthey Ford Park, right in the middle, is "Dorthey". It is a typo kind of thing. Red Page 48, the long paragraph starting Betsy Morgenthaler, four lines up from the bottom, I think it's "minimum lot width", "l-o-t" instead of "lock width". And then the next paragraph, Ellen Vernazza, the second line I think her point was eliminating parking on Applewood Road... it says "eliminating parking would continue to block the properties". I think she said unless you eliminate or allowing parking because logically you would only block properties if there were parking in the way and this is phrased as eliminating parking.

Vice Chair Goulden: Yeah, I think it... she said not eliminating parking.

Commissioner Hasko: Yeah, yeah. Okay, they were long so thank you. Oh, Red Page 51, second paragraph, Commissioner Hasko stated and second line "what needs to be done by January 31, 2023" not "2022". And then the very first paragraph on that page, I think there's a period where there needs to be a whole sentence concept. "If the Town"... yeah, "Commissioner Targ said the issues regarding setbacks are priority and while he was concerned about building separation and wildfires" period. I think that's suppose to be comma "the Fire Marshall will provide their comments". So, I think that was just a typo. Red Page 51, last big paragraph, kind of about eight lines up from the bottom. Here there's a sentence saying "with has to be done". I think it should probably say "this has to be done" or something. Red Page 52, I'm losing the audience, sorry guys. Commissioner Targ, it's about one, two, three, fourth paragraph, it says towards the end "requested a crosswalk to be developed that identified the line in the Housing Element that generated the modifications". So, I don't know what crosswalk was supposed to be there.

Commissioner Taylor: That's a Targ term.

Commissioner Hasko: Oh okay.

Commissioner Taylor: It's sort of bringing together two ideas.

Commissioner Hasko: Oh okay, if it's a Targ-ism, we can leave that.

Planning & Building Director Russell: Yeah, it is.

Commissioner Hasko: Alright, sorry Nicholas, I now respect that term. Alright, that's it.

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Chair Kopf-Sill: Okay good,

Planning & Building Director Russell: And guardrails, we all say guardrails now because of Commissioner Targ.

Commissioner Hasko: Crosswalk and guardrails, okay. I'm on board.

Chair Kopf-Sill: Anybody else have comments on the minutes from the Commission? I have one on Red Page 47, at the top, the first paragraph it talks about me, and then it was about the Opt-In Program and how many parcels. Then it just has a hanging thing that Carla Violet, Urban Planning Partner. I think she answered that there were 150 might be the rest of that sentence.

Planning & Building Director Russell: Yeah, I think we said approximately about 150.

Chair Kopf-Sill: That part's easy. That's it.

Commissioner Taylor: You ready for a motion?

Chair Kopf-Sill: No, we have to take public comments.

Commissioner Taylor: I wasn't sure where we do that. Do we do it before the motion?

Planning & Building Director Russell: Yeah.

Commissioner Taylor: Great.

Chair Kopf-Sill: So, we'll take public comments on... just on these minutes if you don't mind?

Chair Kopf-Sill: So, let's see, Kristi Corley.

Ms. Betsy Morgenthaler: This is actually Betsy Morgenthaler.

Chair Kopf-Sill: That's fine.

Ms. Morgenthaler: So, am I taking the wrong spot?

Chair Kopf-Sill: Nope, nope.

Ms. Morgenthaler: I just wanted to say that there must a very long German word for this sweetness of having something lost and then suddenly returned to you. So, I just want to say thank you so much staff for making this happen. It's totally wonderful and one of my favorite of the Planning Commission meeting is listening to Judith go through a very long list of corrections because attention is love. So, thank you all. I think it's a wonderful moment.

Chair Kopf-Sill: Okay, great.

Commissioner Taylor: You can look forward to it at the Council.

Chair Kopf-Sill: Great, Caroline, I think that's your number up there.

Ms. Caroline Vertongen: My hand was raised on other issues and so this is not about the minutes. It's about the conduct. I don't think it's appropriate that people are laughing when we, the residents, have been impacted by the lack of process and the lack of abiding by our General Plan. We are all impacted

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and to continuously propose wonderful propositions but again, like I said today, the CEQA rules have not been applied. And not to list the CEQA rules and then ignore the cumulative impact for all the projects in the last 5 years that have been approved by staff. All just approving it and saying that they were not... that they all were CEQA exempted and we all have submitted the data to show that the decision-making by staff was incorrect. This is appalling and it's not acceptable. Thank you.

Chair Kopf-Sill: Kristi Corley, we're taking comments on the minutes.

Ms. Kristi Corley: Yes, Page... Red Page 49, second sentence, for the Opt-In Program she inquired what process a parcel would have to go through to be included in the program. I think I said that many residents are not in favor of the Opt-In Program and because it can cause problems with the neighborhoods and between neighbors possibly. And I encouraged you to research the town of Santa Clemente and what happened there. Thank you.

Chair Kopf-Sill: Can I go back to the last comment from Caroline? You know, when people criticize the Commission, I feel like yeah, I'm going to take it but it's kind of hard to listen to you to criticize the staff. I'm positive they have not slide projects through that shouldn't have been slide through. If there were ones that were required to have administrative review, I'm sure they did that but I really can't listen to the staff is doing something wrong or not right, so I didn't like that. Now, we can have a motion on the minutes.

Commissioner Taylor: I'll make a motion to approve the minutes of November 2, 2022.

Chair Kopf-Sill: With the changes that (interrupted)

Commissioner Taylor: With the changes as stated.

Chair Kopf-Sill: We all made, yeah.

Vice Chair Goulden: Second.

Planning & Building Director Russell: Commissioner Taylor?

Commissioner Taylor: Aye.

Planning & Building Director Russell: Commissioner Targ?

Chair Kopf-Sill: We couldn't hear you.

Vice Chair Goulden: [unintelligible] (interrupted)

Chair Kopf-Sill: But I could see him... yeah, I could see him.

Commissioner Targ: I'm sorry, can we have the crosswalk, please?

Planning & Building Director Russell: We kept the crosswalk, are you in favor of the minutes?

Commissioner Targ: Yes, indeed.

Planning & Building Director Russell: Commissioner Hasko?

Commissioner Hasko: Aye.

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Planning & Building Director Russell: Vice Chair Golden?

Vice Chair Goulden: Aye.

Planning & Building Director Russell: Chair Kopf-Sill?

Chair Kopf-Sill: Aye.

Planning & Building Director Russell: Motion passed 5 to zero.

Commissioner Taylor moved to approve the minutes of the November 2, 2020, meeting, as amended. Seconded by Vice Chair Goulden, the motion carried 5-0.

ADJOURNMENT [10:35 p.m.]

Chair Kopf-Sill: And how about a motion to adjourn?

Commissioner Taylor: Motion to adjourn.

Vice Chair Goulden: Second.

Chair Kopf-Sill: All in favor.

[All Commissioners said aye]

Chair Kopf-Sill: Thanks everyone staying till the bitter end, even the minutes.

Planning & Building Director Russell: Thanks, everyone.

Commissioner Taylor: Thank you.

Commissioner Taylor moved to adjourn. Seconded by Vice Chair Goulden, the motion carried 5-0.

Thomas Geisler

From: Gene Chaput [REDACTED]
Sent: Monday, November 21, 2022 9:04 AM
To: housing
Subject: Fwd: 2022.11.11.PlanningCommissionLetter.pdf - Google Drive
Attachments: 2022.11.11.PlanningCommissionLetter.pdf

From: Gene Chaput [REDACTED]
Date: November 17, 2022 at 3:40:00 PM PST
To: housing@portolavalley.net
Subject: 2022.11.11.PlanningCommissionLetter.pdf + comments

Completely agree and support the facts, comments and conclusions stated in Rusty Day's letter submitted to your Committee (PDF above).
Mr Day has articulated the reasons why the 'blanket approval' of the preliminary CEQA document prepared for the PV Town Council and by Town Staff is fraught with errors, misjudgments, inaccurate misleading assumptions and damaging irresponsible conclusions.
Please consider Mr Day's comments to be in total synch with my own.
Eugene M Chaput
358 Alamos Road
Portola Valley, CA 94028

Thomas Geisler

From: Kristi Corley [REDACTED]
Sent: Friday, November 18, 2022 1:09 PM
To: housing
Subject: ISMND comment period should be extended

Laura and Planning staff,

I believe this comment period for the ISMND should be extended as our first public meeting on the ISMND was 11/17/22. The due date is just after the Thanksgiving holiday and the residents deserve a better time frame to comment regarding protecting the environment in which we all live. Do you truly care about our comments? If so you would extend the date!

I noticed Menlo Park's comment period goes into late December!

I'm hoping you reconsider the comment period to end in late December as Menlo Park is doing.

All the best,
Kristi Corley

Thomas Geisler

From: Aruna Gambhir [REDACTED]
Sent: Sunday, November 20, 2022 2:27 PM
To: housing
Subject: Development of ford field

To whom it may concern,

I'm writing to voice my objection to the high density housing proposed on Ford field property in Portola Valley. The Initial environmental study undertaken did not take into consideration the aesthetic impact on the major thoroughfare into and out of Portola valley. Having high density housing at that location will ruin the character of the town. The current walking and biking trails adjacent to ford field are used by not only town residents but many adjacent communities to enjoy nature. Having a high density housing there would ruin the calm aesthetic that exists there now.

In addition the high density housing could negatively impact evacuation during fire and earthquakes. Adding so many units with their associated vehicles right at the main evacuation route is not a sensible option. I would urge the town council to reconsider adding ford field housing in the housing plan.

Sincerely,
Aruna Gambhir

Thomas Geisler

From: Rusty Day [REDACTED]
Sent: Sunday, November 20, 2022 9:37 PM
To: housing
Cc: Laura Russell
Subject: Request for Extension of Public Review Period -- Comment on Initial Study and Mitigated Negative Declaration
Attachments: 2022.11.20.Russell.CEQA.ExtensionRequest.pdf

Attached please find my written request for a 30-day extension of time for submission of public comments on the Town's CEQA review of its proposed General Plan and Municipal Code amendments for its Housing and Safety element updates.

November 20, 2022

Laura Russell
Director, Planning and Building Department
Town of Portola Valley
Town Center
Portola Valley, CA 94028

RE: TOWN OF PORTOLA VALLEY, INITIAL STUDY/MITIGATED NEGATIVE
DECLARATION, GENERAL PLAN SAFETY AND HOUSING ELEMENT
AMENDMENTS

Dear Laura,

I write to request a 30-day extension of the public comment period for the above-referenced notice of CEQA review. I request an extension of the current 30-day period ending November 29, 2022, to a 60-day period ending December 29, 2022. The current 30-day period provides insufficient time for adequate public input, particularly in light of the extensive information that is missing from the Initial Study on which the Mitigated Negative Declaration is based.

While 30 days is the minimum period of time required by CEQA for public comment regarding the Town's Initial Study and Mitigated Negative Declaration, the Town has clear authority and power under CEQA to extend the public comment period to afford an adequate and informed opportunity for public comment. I request that the Town do so for all of the following reasons.

First, as a result of our November 8 election, two current members of the five member Planning Commission and three current members of

the five member Town Council will be removed from office effective December 14, 2022. An extension of time is required to enable the new members of both legislative bodies governing our Town to take office, familiarize themselves with the status and basis for this CEQA review, and exercise appropriate supervision and jurisdiction over its preparation, review and completion.

Second, the Initial Study and the public records it references fail to provide critical information required to perform an informed assessment of the environmental impact of the many proposed changes and additions to the General Plan's Housing element, Safety element and Municipal Code. For example, what are the metes and bounds of the newly proposed zoning districts and how do each of those proposed new zoning districts relate to the various seismic, wildfire and flood hazards mapped and described in the current General Plan, to the locations and capacities of our existing evacuation routes and to the condition and capacities of our existing power, communications, water and fire suppression infrastructure? Without such critical information it is not possible to assess the impact such proposed General Plan and Municipal Code amendments would have on our current and future environment, or the nature, necessity and effectiveness of measures that might mitigate such impacts.

Third, as members of the Planning Commission noted at their November 2, 2022 meeting, the Initial Study fails to provide the Fire District's assessment of the impact of the many proposed changes on our existing wildfire hazard and risk. In particular, it fails to provide the Fire District's assessment of the impact of the proposed zoning changes on wildfire hazard and risk. While staff was directed to obtain and publicly disclose the Fire District's assessment of the impact of such

zoning changes on wildfire hazard and risk, no such disclosure has yet been made. Until such information is publicly disclosed, it is not possible to assess the adequacy or propriety of the Initial Study's assessment of impacts on wildfire hazards and risks.

Fourth, on October 17, 2022, I submitted a written request to the Town under the California Public Records Act for all of its communications with Cal Fire, the Fire District and/or Community Planning Assistance for Wildfires regarding the Town's proposed changes to the Safety element. The Town has only partially complied with that request, and appears to be withholding important, relevant communications with the Fire District and its representatives. As with the Planning Commission's directive, until such information is publicly disclosed, it is not possible to assess the adequacy or propriety of the Initial Study's assessment of impacts on wildfire hazards and risks.

Rusty Day

11/21/2022

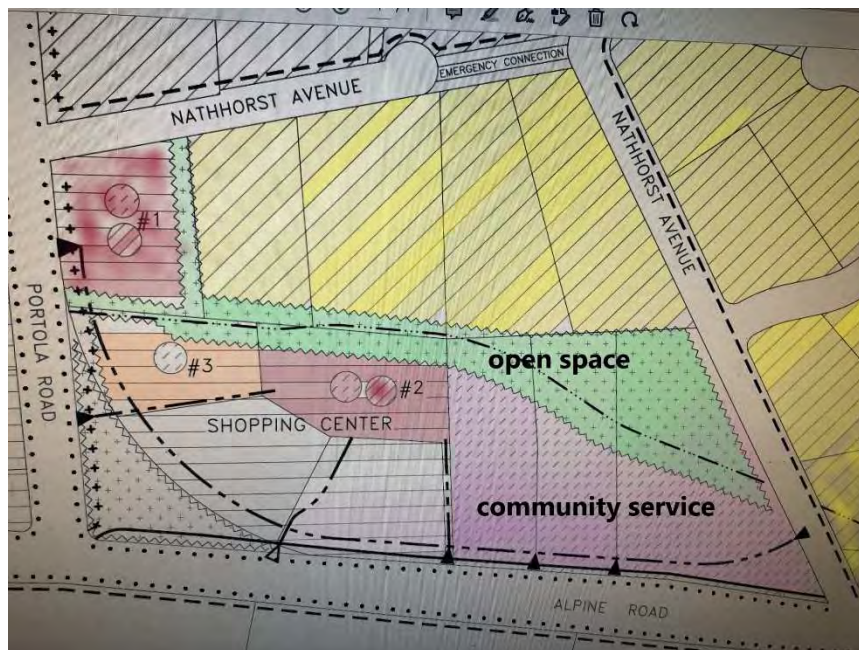
To the Planning Commission-

I have a few questions regarding the zoning and usage of 4370, 4388 and 4394 Alpine Rd.. Since I cannot yet find a FAQ page on the town website, I am asking to get responses before the Planning Commission meeting on June 30th -- as I'm sure you will also need the information before being able to discuss any changes or proposals. I have asked some of these questions already to no avail and I think that the answers are very important before proceeding any further.

- 1) What is the *allowed* FAR for 4370 Alpine Rd.?
- 2) What is the *existing* FAR on 4370 Alpine Rd. including the existing office buildings?
- 3) Should additional housing be allowed to be built on 4370, how much additional FAR is available on this lot in addition to the office FAR?
- 4) What were the dates of Planning Commission and Town Council meetings in the process of changing the General Plan for 4388 Alpine Rd. to remove the Open Space designation?
- 5) What are the actual laws regarding townhouse and condominium developments and ADUs? Are they allowed to build any and who would own them and be responsible for them?

Thank you very much for your response. It is very disheartening and frustrating when no one in charge seems to have these important answers.

Ellen Vernazza



Thomas Geisler

From: [REDACTED]
Sent: Sunday, November 20, 2022 9:44 AM
To: Safety Element
Cc: [REDACTED]; Brandi de Garmeaux; Melvin [REDACTED]
Subject: RE: Attached please find questions (and some suggested edits) for the Safety Element from the Sustainability Committee

CORRECTION.....please refer to the list below for the questions we would ask concerning the Safety Element, not the document I sent previously.

Thanks,

Scott

1. What information and policies actually belong in a Safety Element? Is the SE only for immediate safety issues such as storms caused by climate change, or should it also include policies to prevent long-term climate change? Do we want to also focus on reducing GHG emissions as much as possible today to reduce the effects of even more severe climate change in the future?
2. Do water conservation (P-81) and GHG reduction (P-83) actually belong in the Safety element? They seem more suitable for the Sustainability Element?
3. Most policies don't seem specifically related to climate change, but rather generically apply to disaster planning and hazard mitigation. For example, P-79 "Prepare the Town for post-disaster recovery through proactive planning", and many others (P-72, P-73, P-74, P-76, P-77, P-78, P-79). Should these be in other sections such as emergency management instead?
4. Some policies in this section seem very vague compared to other sections. For example, P-72 "Prioritize the needs of vulnerable populations affected disproportionately by hazards and disasters.", among others. Should the policies point to more specific actions that the Town should take?
5. Is it appropriate that the climate description covers SMC broadly rather than PV specifically? For example, "The Coastside area experiences a marine climate...", etc.
6. P-82 calls out San Francisquito Creek, which seems to be an issue for San Mateo County safety rather than PV. Does it belong in our SE? And/or should other PV creeks/issues be included?
7. In A-84-1, why is there a desire to have an independent Climate Adaptation plan, rather than adapting the relevant Safety Element sections for wildfire, flooding, etc.?

From [REDACTED] >

Sent: Saturday, November 19, 2022 7:18 PM

To: safetylement@portolavalley.net

Cc [REDACTED] >; 'Brandi de Garmeaux'

<BdeGarmeaux@portolavalley.net>; 'Melvin Gaines' <mgaines@portolavalley.net>

Subject: Attached please find questions (and some suggested edits) for the Safety Element from the Sustainability Committee

CLIMATE CHANGE ADAPTATION AND RESILIENCE

Climate is the long-term behavior of the atmosphereweather—typically represented as averages—for a given time of year. This includes average annual temperature, snowpack, or rainfall. Human

Emissions of carbon dioxide and other greenhouse gases emissions (greenhouse gases) derived mainly from burning of fossil fuels for energy generation, heating, transportation, and industry and from methane emissions from leaking gas lines and factory farming are

important drivers of global climate change, and recent detrimental changes across the climate system are increasing in intensity and damage. unprecedented. Greenhouse gases trap heat in the atmosphere, resulting in warming the planet over time. This atmospheric warming leads to other changes in the systems of the earthsystems, including changing patterns of rainfall and snow, melting of glaciers and ice, and warming of oceans.

Human-induced climate change is already resulting in many weather and climate extremes in every region across the globe. Evidence of observed changes includes heatwaves, heavy precipitation, droughts, increased wildfires, and hurricanes, and more severe and frequent storms.

Likewise, California and Portola Valley are already experiencing the effects of a changing climate. Both gradual climate change (e.g., sea level rise) and climate hazard events (e.g., extreme heat days) expose people, infrastructure, buildings and properties, and ecosystems to a wide range of stress-inducing and hazardous situations. These hazards and their impacts disproportionately affect the most vulnerable populations, including children and elderly adults, low-income populations, renters, immigrants, and BIPOC residents (as well as insect, animal and plant populations). Many of the climate change projections are compared to the a historic time period from 1961-1990. This time period is considered a target for greenhouse gas reduction and provides a community with a target threshold for greenhouse gas emissions that can be established to determine which future climate mitigation and adaptation actions will contribute to reductions in climate-change-related impacts.

INCREASING TEMPERATURE

During the last century, average surface temperatures in California and the Bay Area rose steadily. Average minimum and maximum temperatures in San Mateo County rose faster than California. Between 1970 and 2006, the average minimum temperature rose by 1.2°F per decade and the average maximum temperature increased by 0.7°F per decade across the region.²⁷ Several of the warmest years on record, in terms of annual average temperature, have all occurred since 2000, including 2020, 2018, 2015, 2014, and 2009. In Portola Valley, average January temperatures are currently a maximum of 60°F and a minimum of 37°F. Average July

temperatures are a maximum of 88°F and a minimum of 51°F. They were x degrees in 1970.

Commented [RF1]: When? Today?

Climate change models indicate that temperatures will continue to rise in Portola Valley.

Annual average maximum temperatures are projected to increase between 3.2°F and 4.0°F by mid-century (2035-2064) and between 4.2°F and 7.1°F by end of century (2070-2099). The lower temperature bound assumes that greenhouse gas emissions peak by 2040 and then decline (medium emissions scenario); the higher temperature bound assumes that global greenhouse gas emissions continue to rise through the 21st century (high emissions scenario).²⁸

With climate change, extreme heat events in California and Portola Valley are becoming more frequent, more intense, and longer lasting. Historically (1961-1990), Portola Valley averaged five extreme heat days. The number of extreme heat days is anticipated to increase significantly across the Bay Area region during the next century, but more so for inland areas than coastal cities. In Portola Valley, an extreme heat day is considered a day where-when the temperature exceeds 90.7°F. By mid-century (2035-2064), the town is expected to have, on average, between 10 to 12 extreme heat days per year, increasing to an average of 13 to 23 extreme heat days per year by the end of century (2070-2099).²⁹

In addition to extreme heat days, warm nights are also a concern. Historically (from 1961-1990) Portola Valley has experienced approximately four warm nights where the temperature exceeds 55.1°F. According to Cal-Adapt, by mid-century Portola Valley is projected to experience 35-46 warm nights and 49-89 warm nights by the end of century. Increases in warm nights may exert greater strain on electrical infrastructure and older air conditioning units in homes.

Extreme heat days and heat waves can negatively impact human health. While the human body has cooling mechanisms that help auto-regulate body temperature within 1 or 2 degrees of 98.6 degrees, heat stress can cause fatigue, headaches, dizziness, nausea, and confusion. The combination of heat and high humidity is particularly lethal; it can result in heat stroke, which can lead to death, even among healthy people.³⁰

CHANGING PRECIPITATION PATTERNS

Dry, mild summers and moist, cool winters characterize San Mateo County's overall climate. Temperatures are strongly influenced by large saltwater bodies on the east (San Francisco

Bay) and the west (Pacific Ocean) and by the Santa Cruz Mountains. This combination of features has resulted in a variety of microclimates throughout the cCounty with hill and ridgetop areas, valley floors and coastal areas each experiencing different temperatures and precipitation patterns.

The cCoastside area experiences a marine climate, characterized by cool, foggy summers and relatively wet winters. Fog, the result of condensation over the ocean near the coast, provides moisture and cool air for the coastal terraces. These elements are largely responsible for the emergence of the cCoastside region as an agricultural area, featuring several specialty crops.

Bayside climates are generally warm and sunny, particularly in the summer months when hot air from in the valleys moving to the east warms pulls the prevailing cool ocean breezes over the Bay Area.

The majority of annual precipitation in San Mateo County occurs from December through March. During this wet season, precipitation levels average from 3.00 to 4.5 inches per month.

One of the key influences upon precipitation is elevation. The bBayside generally receives less precipitation than the same elevation on the cCoastside, because the Santa Cruz Mountain Range acts as a rain shield causing moisture-laden air moving in from above the Coastside ocean to condense and deposit much of its moisture in the form of rain or fog as it reaches the higher, colder mountains.³¹

Weather in Portola Valley is usually mild during most of the year. Summers are dry and can be hot; winter temperatures rarely dip much below freezing. Based on Cal-Adapt, the average annual observed 30-year average precipitation is 32.9 inches.³² Based on the historic record from 1961-1990, Portola Valley experiences average annual precipitation between 30 and 32 inches. Based on Cal-Adapt, projections are anticipated to slightly increase to 33.0 to 33.7 inches by midcentury, and 33.8 to 34.9 inches by the end of the century.

Cal-Adapt provides maximum daily precipitation projections, which based on the observed historical 30-year average, Portola can expect rain events that produce up to 2.29 inches. By mid-century, this projection is anticipated to increase by 2.47 to 2.51 inches and 2.54 to 2.76 inches by the end of the century. This increase in the maximum daily precipitation amount

Commented [RF2]: What?

Commented [RF3R2]: Sf is not warm and sunny in the summer. It's foggy because of hot dry air in the valley pulling water-laden cool ocean breezes to the east, passing over the city.

Commented [RF4]: Why?

may be due to more intense rainstorms resulting from climate change.³³

DROUGHT

Drought is a normal part of the climate cycle. Droughts are generally considered a slow-moving hazard, which can cause significant damage, causing losses similar to those from

hurricanes, tornadoes, and other faster-moving disasters. Droughts can significantly impact agricultural resources; affect water supplies, energy production, public health, and wildlife; and can exacerbate wildfire risks. Measuring drought typically involves the use of drought-oriented indexes like the multi-scalar Standardized Precipitation-Evapotranspiration Index (SPEI). SPEI is a multi-scalar drought index that can be used to detect, monitor, and analyze droughts. The tool measures drought severity according to its intensity and duration and can identify the onset and end of drought episodes. A value equaling (-1) implies the drought is at least moderate in intensity, with more negative values representing more severe droughts. The data is represented as days where this threshold of (-1) is met or surpassed and indicates that there is a water deficit. According to Cal Adapt, the observed historical 30-year average SPEI for Portola Valley is 0.2 months annually. This number is expected to increase to between 2.2 to 2.8 months by midcentury, and as high as 3.0 to 5.5 months by the end of the century. Longer durations of time with the SPEI below -1 can lead to drier soils and vegetation/fuels, which increases the potential for wildfire hazards. For additional details regarding wildfire and drought relationships see the Wildfire Hazards section.

Policies and Implementation Actions

P-72 Prioritize the needs of vulnerable populations affected disproportionately by hazards and disasters.

P-73 Engage vulnerable populations in identifying potential hazards and program responses and priorities.

A-73-1 Use Community Emergency Response Team (CERT) resources (WPV-Ready.org) to assist with

identification, outreach, and engagement of vulnerable populations.

P-74 Collaborate with local and regional agencies on hazard mitigation and emergency management projects and programs.

P-75 Ensure infrastructure can accommodate changing conditions and effects associated

Commented [RF5]: What do the studies indicate as the reason for more rainfall?

Commented [RF6]: Drought seems more of a safety hazard than flooding in PV. Why not list drought first before talking about precipitation?

Commented [RF7]: Previous SC May 2022 feedback: **Additions to policies and more specific implementations to consider adding or more general versions of these ideas:** Encourage expanded use of renewable energy, solar and wind power adoptions, battery technology, and electric vehicle expansion and charging infrastructure. Encourage and expand all-electric housing construction, green building checklists, increased air sealing and insulation practices, and passive house standards to reduce the need for energy and air conditioning. Encourage water use reduction including drought tolerant and fire-resistant native plantings, expansion of greywater and rainwater, and explore greater recycling of wastewater to prepare for longer drought durations and more strict water rationing. Expand the use of smart grid and electricity demand technologies to reduce strains on electrical infrastructure. Provide increased education to residents to reduce greenhouse gas emissions. Provide resources to residents on individual emergency preparedness and climate resiliency. Encourage on site storm water management to provide greater resilience to drought and to prepare for more violent and intense storm events.

Commented [RF8]: Do we need to identify who these vulnerable populations are in PV?

Commented [RF9]: What does this sentence mean? Are we saying we need to help VPs to identify available programs or to identify missing programs and priorities?

with climate changes.

A-75-1 Look to Best Practices to develop and maintain resilient infrastructure standards.

P-76 Require capital projects in high hazard areas to adhere to higher standards [\(for building requirements?\)](#) to reduce future potential hazard vulnerability.

A-76-1 Develop risk assessment guidance and resilience strategies.

A-76-2 As part of the capital planning and budgeting process evaluate and determine if capital projects located within high hazard areas need to adhere to risk assessment guidance and identify appropriate resilience strategies.

P-77 Strengthen emergency management capacity and coordination with the San Mateo County Department of Emergency Management and the Woodside Fire Protection District (WFPD).

A-77-1 Regularly assess emergency management needs and identify resources to prepare for current and future hazard events.

A-77-2 Incorporate the likelihood of climate change impacts into Town emergency response planning and training.

A-77-3 Incorporate locations and operations responsibility for establishing cooling centers for extreme heat events as part of the next update of the Town's Emergency Operations Plan.

A-77-4 Incorporate the projected impacts of climate change, including extreme heat, drought, flooding, wildfire, and storm events, in the Multijurisdictional Local Hazard Mitigation Plan, the Housing Element, Sustainability Element, Emergency Operations Plan, and other comprehensive planning efforts.

P-78 Continue to promote the Community Emergency Response Team (CERT) program to strengthen community cohesion and emergency preparedness through community engagement efforts.

A-78-1 Coordinate with Town sponsored advisory bodies/committees and neighboring communities to ensure effective coordination with the Safety Element.

P-79 Prepare the Town for post-disaster recovery through proactive planning.

A-79-1 Develop a post disaster recovery framework.

P-80 Require floodproofing for new development in flood hazard zones.

A-80-1 Identify areas of a parcel subject to flooding by type of flooding, including inundation, creek, and groundwater and by the potential depth of flooding.

A-80-2 Encourage increased freeboard above current 100-year base flood elevation requirements.

Commented [RF10]: What is freeboard?

A-80-3 Locate mechanical equipment, such as boilers, chillers, and air handlers for ventilation in appropriate locations to ensure operation during flooding.

P-81 Monitor drought conditions and enact appropriate measure to reduce water demand in coordination with local and regional water providers.

A-81-1 Continue to collaborate with Town advisory bodies/-committees, in conjunction with Town’s water service provider, to identify opportunities for water conservation and efficiencies.

A-81-2 Collaborate with SMC Environmental Health on new graywater regulations modeled on those in Arizona and New Mexico.

A-81-3 Collaborate with Westbay Sanitary District on sewer reclamation projects.

A-81-4 Continue to encourage drought-tolerant native landscapes.

P-82 Continue to work with San Mateo County Flood and Sea Level Rise Resiliency District on developing and implementing adaptation options for San Francisquito Creek.

A-82-1 Restore creek ecologies and create transitional habitat zones to build resilience and ecosystem services.

A-82-2 Continue to identify opportunities to reduce down-stream flooding from town

~~Stormwater~~ ~~wastewater~~

Commented [RF11]: What wastewater is going into the SF Creek?

Commented [RF12R11]: stormwater

P-83 Identify the major sources of greenhouse gas emissions in the Town and opportunities to reduce them.

Commented [RF13]: We already know the major sources of GHG emissions in Town: transportation, energy, heating and airconditioning, and gas leaks (and consumerism). Why not be more specific and mention these in the SE?

A-83-1 Develop a climate action plan that identifies the most impactful measures for reducing greenhouse gas emissions in the Town.

A-83-2 Work with Town advisory bodies/ committees, utility providers, and regional

partners to identify and develop programs and incentives that support these measures.

[A-83-3 Expand electrification of homes in the Town through education, programs, and incentives.](#)

[A83-4 Expand onsite solar, wind, and renewable energy generation and battery storage.](#)

[A83-5 Expand Electric Vehicle expansion and evaluate charging infrastructure.](#)

[A83-6 Expand the use of smart grid and electricity demand technologies to reduce strains on the electrical infrastructure.](#)

P-84 Address climate change impacts and develop adaptation strategies that **focus** on fire prevention and protection, flooding and severe storms, extreme heat events, public health, and the health and adaptability of natural systems.

A-84-1 Develop a climate adaptation plan for the Town.

[A-84-2 Develop local renewable energy generation and storage for the Town to build energy resiliency.](#)

P-85 Ensure that the community can respond to future extreme heat events.

A-85-1 Explore upgrades to electrical and HVAC equipment within Town facilities to ensure greater resilience during extreme heat, wildfire smoke events, and public safety power shutoff events.

Commented [RF14]: IS the SE only for immediate safety problems? Do we not want to also focus on reducing GHG emissions as much as possible today to reduce the effects of even more severe climate change in the future?

PORTOLA VALLEY WILDFIRE PREPAREDNESS COMMITTEE

QUESTIONS ABOUT THE PORTOLA VALLEY SAFETY ELEMENT DRAFT

A-44-2 Explore the feasibility of other vegetation management strategies, including:

- a. Elimination of use of fire-hazardous plants.**
- b. Use of non-prolific landscaping species.**
- c. Requiring project proponents in hillside areas to evaluate and upgrade as necessary fire flows and water supplies to hillside areas.**

Question: Why is the word “explore” used in this action item? We currently have a great understanding about the vegetation management strategies mentioned in items (a) and (b).

P-48 Maintain and adequately fund fuel breaks and other fire defense improvements on public property and require similar measures for private property in compliance with fire safe regulations where possible.

Question: Why is the term “where possible” added at the end of this policy? Is there something specific that the author had in mind?

P-53 Educate residents and property owners on proper water shut off procedures during a hazard incident or evacuation order.

Question: We would like to understand the history of this policy. Are there currently “proper water shut off procedures” that are recognized by the town? Does this just pertain to wildfire evacuation or all types of evacuations?

P-62 Require non-combustible roofs and exterior siding in all fire hazard areas.

Question: We would like to understand the history of this policy. Is this for new homes or also remodeling projects? What types of roofing and siding products are you trying to describe? When you refer to ‘all fire hazard areas,’ does this mean all properties?

A-65-1 Assess structures along slopes to determine if setbacks should be increased to protect structures in wildfire prone areas.

Question: This action is part of P-65, which discusses new developments in fire-prone hillside areas. When A-65-1 refers to “Assess structures,” are you referring to existing structures or the plans for new structures? If you are referring to existing structures, when and under what circumstances will these assessments occur?

General questions:

1. How many PV homes have been upgraded or built to Chapter 7A standards via the permit process?
 2. Is there a list of chapter 7a property addresses?,
 3. In the HE, there is a chart of housing units by year built. How are remodeled homes counted in that analysis?
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