

## ASCC April 8, 2024 Recommendations for M-U (Mixed Use) Zoning District Regulations.

Version 4

Subcommittee: Rebecca Flynn, Vice Chair and Gina Dixon, Commissioner

### Update of Recommendations

The subcommittee has met with several homeowners, property owners, and other stakeholders in the community and continued our discussion on the zoning amendments. We are recommending a few changes to our initial rushed recommendations:

1. A request for the ASCC to continue refining the zoning amendments so that we provide HCD with a fully considered, final version. This would allow time for simplifying the two and three story objective requirements and bringing them more in line with Portola Valley Design Standards already in our Code. We recognize the risk of a potential Builder's remedy project but consider that the probability remains low. The other issue is that HCD may well reject these zoning amendments as being too complex and too undefined which would necessitate the same effort and delay our recertification even more.
2. The ASCC has already recognized in this document the need for more modeling and site testing by the Planning Department as we were only able to do limited modeling in the time available.
3. We are requesting additional time so that we can meet further with the relevant property owners and neighbors to fully understand their requirements.
4. Some small changes are made to the recommendations below, highlighted in strikethroughs and green ink to bring the recommendations fully in compliance with the Housing element and to correct some issues based on new information that we gained in the past couple of days.
5. An update of the definitions for FAR, CAR, LAR, and IAR in the zoning amendments is necessary to fully understand the zoning requirements as is the concept of "developable area." The definition should be in alignment with 18.54.040 - Building Coverage, or if different, should be clearly defined how to calculate.
6. Ultimately there is a need to fully understand what size multifamily and mixed use zones will make the most sense for Portola Valley and the potential projects most likely to be built in town with interested property owners and developers. This would likely necessitate locating a few more likely sites for affordable and multifamily housing, so we don't get caught in the "no net loss" provision for HCD.

### Summary of Recommendations

Add option for ASCC discretionary review for more flexibility.

Define "Landscape Area Ratio"

Update Development Standards

MU-6

- Add a Floor Area Ratio (entire building sf) (28%)
- Add Coverage Area Ratio (CAR) (Building coverage for the entire parcel/footprint) (20%)
- Add a max and min unit size (300 to 3000 sf)
- Add building separation requirements with increasing amounts as height increases (Min.18 feet: 3 story; 15 feet:2 story; and 6 feet: 1 story)
- Add a Landscape Area Ratio (LAR) (32%) (dependent on Planning Dept modeling)
- Change Impervious Area Ratio (IAR) (from 65% down to 48%)(dependent on Planning Dept modeling)
- ~~Add a 20% affordable housing unit requirement.~~ (Remove to eliminate a potential disincentive for housing in MU zone.)
- We recommend adding different development standards to the existing Supportive Housing Overlay for 4394 Alpine Road in exchange for an increased number of housing units and more supportive units. All the requirements in the Supportive Housing Overlay will continue, including a minimum of 2 affordable units.
  - Add a FAR (40%)
  - CAR (40%)
  - ~~Min. 16 units~~
  - ~~50%~~supportive housing units (because of the definition of “supportive” housing and “shared housing units” in the HE differs from HCD definition of dwelling units, the increase in percentage did not make sense.
  - Parking, LAR, and IAR requirements would be adjusted to fit the expected population (tentatively LAR (30-32%) and IAR (28 to 30%) and reduced parking requirements for Supportive Housing Overlay projects.).

#### Changes to Objective Design Standards

- Remove minimum space requirements for ground floor commercial space.
- Remove ceiling height requirements for non-residential buildings.
- Increase flexibility for window transparency.
- Require conformance with PV landscape lighting requirements, including for security lighting.

## Appendix with Details of Recommended Changes

### 18.23.050 Development Standards

Add section: Modest exceptions to the objective limitations may be permitted as a part of a discretionary ASCC review. Applicants are encouraged to meet with the ASCC prior to submittal to get feedback on preliminary ideas and to explore available options.

Table 18.23.050

MU-6 (4370, 4388 (Willows Commons), and 4394 Alpine Road)

Red indicates changes from proposed Zoning Amendments

Standards MU-6	ASCC MU-6	Zoning Amendments MU-6 March 2024
Unit Density	Min 3 du/ac; max. 6 du/ ac	Min 3 du/ac; max. 6 du/ ac
Lot width	Min. 120 feet	Min. 120 feet
Floor.Area.Ratio.(FAR).residential	<p>Max. 28% of lot area</p> <p>The existing Supportive Housing Overlay would be amended to include a FAR of max. 40% if the project includes a minimum of 16 units and includes min. 50% supportive units. (The percent increase in density being afforded by the increase in FAR and CAR would be lockstep with the percent supportive units. Final ratios and numbers would be based on modeling calculations and site testing.)</p>	
Floor Area Ratio, non-residential	Necessity to be determined after modeling and site testing.	Max. 0.18, exclusive of residential uses
<p>Coverage Area Ratio (CAR) (Building Coverage) (Footprint)</p> <p>Remove the condition for number of units and change percent back to 25% to bring the zoning amendments back into compliance with the Housing Element. The definition of “shared housing unit” does not match HCD’s dwelling unit.</p>	<p>Max. 0.2 or 20% of lot area.</p> <p>The existing Supportive Housing Overlay would be amended to include a CAR of 40% if the project includes a minimum of 16 units and includes min. 25% 50% supportive units. (The percent increase in density being afforded by the increase in FAR and CAR would be lockstep with the percent supportive units. Final ratios and numbers would be based on</p>	

	modeling calculations and site testing.)	
<p>Unit size (max, min) including any garage space</p> <p>These changes allow for the option to create a supportive housing building that contains individual shared housing units along with common areas and potential internal ADU-type units. The individual shared housing units may not correspond with HCD’s definition of a “dwelling unit” unless they contain a small built in kitchenette and private bathroom.</p>	<p>Min 300 sf; Max 3000 sf.</p> <p><del>Supportive Housing Overlay would have a maximum unit size of 2000 sf and the state minimum size.</del></p> <p>SHO would maintain a max shared housing building size of 7500 sf if individual shared housing units within the building do not conform to HCD’s definition of a dwelling unit. Otherwise, for dwelling units matching HCD’s definition, the individual unit sizes would go from the State “minimum room area” up to maximum 3000 sf.</p>	
Lot Size		
Area	Min. 1.0 acre (If 4370 Alpine is unable to create a separate area of 1 acre, they will have the option to reduce the min. size to 0.88 ac)	Min. 1.0 acre
Lot Width	Min 120 ft	Min. 120 ft
Gross Ground Level Floor Area for a Single Building (Floor area limit)	<p>Max. 3000 sf.</p> <p>The Max. 7500 sf Gross Ground Level Floor Area for a Single Building would be moved to the Supportive Housing Overlay. This recommendation is acknowledged as a change from the exact language contained in the Housing Element.</p>	Max 7,500 sf
Building Height		
Principal Structure	<p>Building height, max: 34 ft;</p> <p>Building height, vertical: max 28 ft</p>	<p>Building height, max: 34 ft;</p> <p>Building height, vert: max 28 ft</p>
Accessory Structure (not incl. ADUs)	Building height, max 16 ft.	Building height, max 16 ft.
Setbacks		

<p>Front</p>	<p>Min 75 feet Alpine Road. See Chapter 18.58 – Special Setback Lines for other roads.</p> <p>Min.30 Feet if no special setbacks.</p>	<p>Min 75 feet Alpine Road. See Chapter 18.58 – Special Setback Lines for other roads.</p>
<p>Street Side</p>	<p>Min. 30 ft along Nathhorst; Min. 25 ft elsewhere.</p>	<p>Min. 30 ft along Nathhorst; Min. 25 ft elsewhere</p>
<p>Interior Side</p> <p>Correction to the information to bring it in alignment with the HE. This brings up the question of why there are four different side setbacks for the same zone.</p> <p>Note that residential properties in PV have the following side setbacks:</p> <ul style="list-style-type: none"> <li>• 1 acre +: 20 feet</li> <li>• 20M and 15 M: 10 feet</li> <li>• 7.5M: 5 feet.</li> </ul> <p>A-P districts have 20’ side setbacks so there might be a potential conflict within the Housing Element wrt permitted uses of the A-P zone and the relevant properties.</p>	<p>Min.25 feet at 4370 Alpine Min. 15 ft. at 4394 – MU-6 Min. 20 ft. at 4394 - SHO</p>	<p>Min. 25 feet</p>
<p>Rear Setbacks</p> <p>Correction to the information to bring it in alignment with the HE. This brings up the question of why there are two different rear setbacks for the same zone.</p> <p>Note that residential properties in PV have 20 foot rear setbacks for all combining districts. A-P districts also have 20’ rear setbacks.</p>	<p>Min. 25 feet at 4370 based on the actual property line.</p> <p>Min 20 feet at 4394 – MU-6 and SHO based on the actual property line.</p>	<p>Min. 25 feet</p>
<p>Creek setback</p>	<p>As specified in an individualized Engineering Study approved by the Town Engineer, but in no case less than 10 feet.</p>	<p>As specified in an individualized Engineering Study approved by the Town Engineer, but in no case less than 10 feet.</p>
<p>Building separation</p>	<p>Min.18 feet: 3 story; 15 feet:2 story; and 6 feet: 1 story (No less than the minimum separation determined by</p>	<p>Min. 15 feet</p>

	the California Building Code at the time of building permit application.)	
<p><b>Landscape Area Ratio (LAR)</b></p> <p>LAR needs a specific definition in the zoning amendments.</p> <p>Does Chapter 18.56.010 IMPERVIOUS SURFACING AND LANDSCAPING also need to be amended to reflect the new zones?</p>	<p>Min. 0.32 or 32% of lot area (Planning Dept and Consultants to model calculations for confirmation.)</p> <p>Supportive Housing Overlay would have a LAR of tentative min. 30-32% based on modeling calculations for parking requirements for expected population)</p>	
<p><b>Impervious/Paved/Hardscaped Surface Ratio (IAR)</b></p> <p>Does Chapter 18.56.010 IMPERVIOUS SURFACING AND LANDSCAPING also need to be amended to reflect the new zones?</p> <p>Clarification that in the SHO situation, the parking requirements would be much lower, depending on the final number of supportive and other similar types of units.</p>	<p>Max 48% (Planning Dept and Consultants to model calculations for confirmation.)</p> <p>Supportive Housing Overlay would have a IAR of tentative max. 28-30% based on modeling calculations for parking requirements for expected population.)</p>	Max. 65% of lot.
<b>Parking Buffer</b>	Min. 15 ft landscaped buffer required between on-site <del>property</del> parking and property line within the scenic corridor.	Min. 15 ft landscaped buffer required between on-site property and property line within the scenic corridor.
<p><b>Affordable Housing Units</b></p> <p>The subcommittee discussed this further and decided that this put an unnecessary constraint on MU-6 housing development.</p>	<del>Min. 20%</del>	

Changes to MU Design Standards

18.23.060 Design Standards C. Non-residential design.

- 1. Ceiling Height – remove
- 2. Nonresidential space: remove

3. Transparency: Change to: A minimum 40 percent of ground floor street-facing non-residential facades shall be transparent window surfaces with no more than a 5% tint. Mirrored windows not allowed.

C. Non-residential design. The following standards apply to ground floor non-residential design.

1. Ceiling Height. The ground floor ceiling height shall be a minimum of 12 feet.
  2. Non-residential space. Ground floor leasable commercial space shall have a minimum depth of 50 feet for at least 50 percent of the length of the building or a minimum length of 30 feet, whichever is larger.
  3. Transparency. A minimum 40 percent of ground floor street-facing non-residential facades between 2.5 and six feet in height shall be transparent window surface. Opaque, reflective, or dark tinted glass is not allowed.
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G. Security lighting: shall conform with PV lighting standards

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.

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Request for Future revision to be scheduled for ~~May 2024 (or September 2024)~~ **immediately.**

Simplification of design standards - provision of an objective standards option for simple 2 story buildings and greater flexibility in the design standards **for all buildings.**

**Consideration of the need for long term bike parking structures and fire safe parking for ebikes for multifamily zones. And compliance for any signage with PV signage regulations added to amendments.**