

# Town of Portola Valley General Plan

## Introduction and Community Goals

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# *Introduction and Community Goals*

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- 0001 This document, Sections 1000 – 6300, constitutes the general plan of the Town of Portola Valley, California. The plan has been developed pursuant to the state law governing local planning as found in Chapter 3, Title 7 of the Government Code. The planning area includes the town and lands outside its boundaries bearing relation to its planning.
- 0002 Part 1 of the plan includes the most general policies pertaining to the entire planning area. Parts 2 - 4 describe more specific policies of significance to the planning area. Part 5, the comprehensive plan diagram, graphically illustrates many of the proposals contained in Parts 1 - 4. Part 6 deals in greater detail with specific parts of the planning area. Thus, to find the range of policy statements relevant to a particular subject, the user may need to refer to several parts of the plan.
- 0003 The appendices provide background information, statistical data derived from the plan, illustrations of plan concepts, and proposals for implementation. The appendices are supplementary information and are not a part of the general plan unless specifically included in the plan by reference in Sections 1000 - 6300.
- 0004 In order to meet changing conditions, incorporate results of more detailed studies and show more precisely what can now be foreseen only approximately, the plan is organized in sections so that amendment, when shown to be necessary, can be accomplished in an orderly manner. For convenient reference each paragraph is numbered.
- 0005 The plan is a long-range, comprehensive and general guide to the future physical development of Portola Valley. It is intended that the majority of the proposals included in the plan be carried out over a span of approximately 15 to 20 years. Some parts of the plan will need to be executed rather soon, while others can not be expected to be realized until later in the planning period.

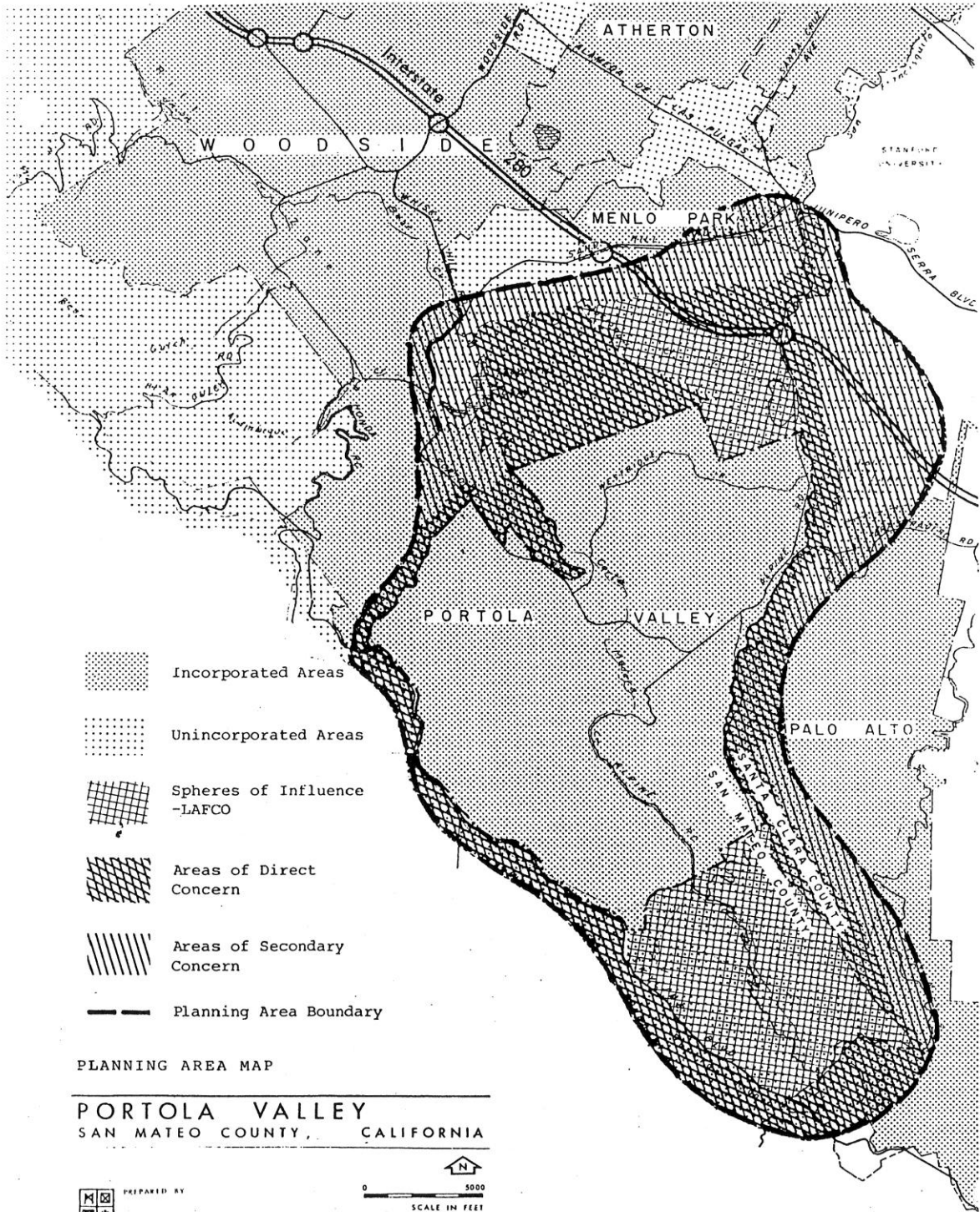
- 0006 The plan is comprehensive in that it deals with all of the land uses, services and facilities needed to make Portola Valley a functioning component of the Midpeninsula and the San Francisco Bay Area. Space has been allotted for all presently foreseen uses of land needed within the planning area to achieve the goals of the residents. These land uses and the necessary circulation facilities have been considered one in relation to the other in order to form a balanced and complete whole.
- 0007 This plan includes the seven general plan elements required by state law: land use, open space, housing, circulation, safety, conservation and noise. The plan also includes, as permitted by state law, a recreation element, a historic element, a scenic roads and highways element and a trails and paths element. The foregoing portions of the general plan pertain to the entire planning area. In addition, the plan includes three portions of the plan that pertain to sub-areas of the town: the Nathhorst Triangle area plan, the Alpine scenic corridor plan, and the town center area plan.
- 0008 The plan is general in nature and therefore does not indicate precise locations for land use and circulation facilities. Neither is each individual land use shown separately, but rather uses are indicated in general categories based on common characteristics. The degree of precision in the plan is geared to that needed to set forth major and critical relationships within the area and between the area and the rest of the Midpeninsula.
- 0009 The general plan should be evaluated annually to determine whether it continues to reflect the aims of the citizens and to provide a realistic guide for physical development. The plan should also be subjected to thorough review and updated at intervals of not greater than five years, so that it continues to cover a 15 to 20 year time-span. In this manner, although all proposals of the plan will not be fully achieved at any given time, it will continue to provide a long-range guide.
- 0010 General plans for sub-areas of the planning area, when developed and adopted, shall become parts of the general plan.
- 0011 This plan is based on studies of natural physical conditions, land use, population growth and characteristics, trends in economic activities, traffic, governmental services and service areas, public facilities and related matters. The initial studies were presented in the "Basic Data Report: Portola Valley General Plan Studies," 1964. This report and unpublished information in the town and county planning commission files provide the factual basis for the plan. A summary of major findings from the above-mentioned report is included in Appendix I of "General Plan Proposal, Portola Valley Area, 1964," adopted by the town in 1965. More recent studies are described or referenced elsewhere in this document.

- 0012 A broad range of programs for implementation are included in Appendix 5 of "General Plan Proposal, Portola Valley Area, 1964" adopted by the town in 1965. Most of these programs have been put into effect. Appendices in this general plan describe current implementation programs.

## ***The Planning Area and the Region***

- 1000 The planning area includes some 12,000 acres of mountainous and hilly land in the southern bayside portion of San Mateo County and northern Santa Clara County as shown on the following map. The Town of Portola Valley occupies approximately 5,785 acres of this area. The planning area consists largely of a naturally beautiful valley with steep, rugged tree-covered and open mountains on the west and lower more gently rolling hills on the east. Tree cover consists primarily of native oaks, with stands of coast redwoods in more shaded locations, especially on the western slopes. The San Andreas Rift Zone, an area of past and probable future earth movement, follows the floor of the valley. Much of the land southwest of the San Andreas Rift Zone consists of active or geologically recent landslides.
- 1001 The planning area includes considerable area outside the incorporated boundary of the Town of Portola Valley. This external area has been included because of its relevance to the planning for the town. Inclusion of this area does not imply that the town does or will ever have direct governmental control over all or any part of the area. It does imply, however, that existing and future land uses and circulation facilities in this area are of concern to the town. In some instances, the uses and facilities designated in the plan are a reflection of other jurisdictions' policies which the town recognizes as given and assumes will continue to exist. In other instances, the uses and facilities represent only the town's position as to their appropriateness.
- 1002 In addition to the Town of Portola Valley, the planning area includes the unincorporated communities of Ladera, Los Trancos Woods-Vista Verde and large undeveloped open and wooded areas in unincorporated portions of San Mateo County. Portions of the Town of Woodside, the City of Menlo Park, the City of Palo Alto and unincorporated areas in Santa Clara County have also been included because these areas are either functionally or visually related to Portola Valley and bear directly on its planning.

On the map of the planning area, three categories of areas outside the town boundaries are indicated: spheres of influence, areas of direct concern, and areas of secondary concern. Each category is discussed below under a separate heading.



- 1003     **Spheres of Influence.** These are unincorporated areas designated by the San Mateo County Local Agency Formation Commission (LAFCO) as being within the Sphere of Influence of Portola Valley. LAFCO will permit lands within these spheres to be annexed only to the Town of Portola Valley. The general plan expresses firm town policy for future development of these areas and provides the basis for rezoning and other effectuation measures required to carry out the general plan.
- 1004     **Areas of Direct Concern.** These are incorporated and unincorporated areas which are of direct concern to Portola Valley. For these areas, the general plan expresses town policy in order to provide a basis for collaborative programs or negotiations with the cities or counties having primary jurisdiction over these lands.
- 1005     **Areas of Secondary Concern.** These are incorporated and unincorporated areas of concern to Portola Valley, but to a lesser extent than "Areas of Direct Concern." Statements in the plan pertaining to these areas express Portola Valley's interests in them and indicate the town's desires regarding their general character and quality.
- 1006     The limits of the planning area largely conform to recognizable physical features such as major thoroughfares, large non-residential areas, and natural topographic features. The Skyline Boulevard ridge forms the western boundary of the planning area and divides it from western slopes leading down to the Pacific Ocean.
- 1007     Portola Valley is closely tied to other parts of the San Francisco Bay Area. Residents of Portola Valley draw on other parts of the Bay Area for a wide range of cultural, commercial, and recreation facilities. Employment centers throughout much of the Bay Area are within the reach of residents of the planning area. On the other hand, Portola Valley is a rather unique part of the Bay Area. It is an area of great natural beauty which is relatively close to major activity centers of the Bay Area. Hence it is attractive for those seeking a natural environment in which to make their home. Junipero Serra Freeway (Interstate 280), Sand Hill Road and Skyline Boulevard provide the primary links to other parts of the Bay Area.
- 1008     Portola Valley is also part of a recognized sub-unit of the Bay Area, known as the Midpeninsula. Palo Alto serves as the hub of this area. Major shopping and service facilities in downtown Palo Alto and the Stanford Shopping Center, the Stanford-Palo Alto Hospital Center and Stanford University form an important cluster of district serving activities. Major employment centers in the Midpeninsula are accessible to Portola Valley by car and limited public transportation. As a part of the Midpeninsula, Portola Valley is important as a low-density residential area set in a natural environment, as a large natural scenic area to balance the intensively developed urban areas to the north and as a resource for residents of nearby areas seeking a brief outing. Within the planning area, opportunities exist for varied recreational activities.

## ***Assumptions***

- 1009      The general plan is based on certain general assumptions that recognize forces over which there is little or no local control. The assumptions include generally accepted forecasts; however, they are set forth here in the form of assumptions inasmuch as they cannot now be proven to be correct.
1.    Population and employment growth in the Bay Area, while less than from 1960 to 1990, will be substantial from 1990 to 2020 and will result in increasing pressures for development which will be felt on the Peninsula, including Portola Valley.
  2.    Residents of the Peninsula and Bay Area will continue to pursue healthy outdoor activities and will exert continuing and increasing pressure on the open space and recreational resources of the town.
  3.    Portola Valley will continue to attract a population that can afford to live in a low density residential community that enjoys and supplies extensive open space.
  4.    Population characteristics of the town will continue to change with older residents either seeking alternative housing within the community or moving out, and younger families moving in and thereby putting increasing pressure on the schools and local public facilities.
  5.    The rising cost and scarcity of undeveloped land will result in increasing pressure by developers and property owners for maximum development of their properties, both in terms of the size of buildings and multiplicity of uses.
  6.    Water shortages will continue and increase in California and the Bay Area thereby putting increasing pressure on the town to limit its use of water.
  7.    Pressures will increase for reducing the waste stream, conserving air quality, reducing water pollution and preserving natural features such as streams and native tree cover.
  8.    The use of computers and electronic means of communication will greatly increase, resulting in changes in life style such as allowing more residents to work in and shop from their homes.
  9.    Major outlets and facilities will continue to be available in other parts of the Peninsula and the Bay Area to meet the special needs of town residents while convenience goods and services will continue to be available within the town.
  10.   The automobile will continue to be the primary means of transportation for residents of the town because of the town's relative isolation, low density of population, and travel patterns of residents.



11. Employers on the Peninsula will put increasing pressure on employees to reduce the use of the private automobile in traveling from home to work.

## ***Major Community Goals***

1010 The goals included below are general in nature and basic to the entire general plan. Goals related to specific aspects of the plan are stated in other appropriate sections. The plan is designed and intended to assist in achieving these major local goals:

1. To preserve and enhance the natural features and open space of the planning area because they are unusual and valuable assets for the planning area, the Peninsula and the entire Bay Area.
2. To allow use of the planning area by residents and others but to limit that use so that the natural attributes of the planning area can be sustained over time.
3. To conserve the rural quality of Portola Valley and maintain the town as an attractive, tranquil, family-oriented residential community for all generations compatible with the many physical constraints and natural features of the area. Rural quality as used in this plan includes the following attributes:
  - a. Minimal lighting so that the presence of development at night is difficult to determine, so that the subtle changes between day and night are easily discernible and so that the stars may be readily seen at night.
  - b. Minimal man-made noise so that the prevailing sense tends to be one of quiet except for the sounds of nature.
  - c. Man-made features which blend in with the natural environment in terms of scale, materials, form and color.
  - d. An overall impression of open space, natural terrain and vegetation, interrupted minimally by the works of people.
  - e. Narrow roads bordered by natural terrain and native vegetation.
  - f. Unobtrusive entrances to properties, primarily designed to identify addresses and provide safe access.
  - g. Minimal use of fencing except when necessary to control animals and children on properties and then of a design which is minimally visible from off-site.
  - h. The ability to maintain horses on private properties and to enjoy a trail system throughout the town.
  - i. Paths and trails that allow for easy access throughout the town.
  - j. Agricultural pursuits in appropriate locations.

4. To guide the location, design and construction of all development so as to:
  - a. Minimize disturbances to natural surroundings and scenic vistas.
  - b. Reduce the exposure of people and improvements to physical hazards such as earthquakes, landslides, fire, floods, traffic accidents and to provide evacuation routes for emergencies.
  - c. Protect the watershed of the planning area.
  - d. Ensure that projects complement and are subordinate to their natural surroundings.
  - e. Minimize the use of non-renewable energy resources, conserve water, and encourage energy conservation and the use of renewable energy sources.
5. To protect, encourage and extend the use of native plant communities, grasses and trees, especially oak woodlands, because they reduce water usage and preserve the natural habitats and biodiversity.
6. To ensure that growth and development within the planning area is evaluated against required regional environmental standards.
7. To subject new developments with potential for adverse fiscal and other effects on the delivery of essential public services to an impact analysis to avoid unreasonable financial burdens on the town and other affected local governmental agencies and ensure the continued availability of essential public services.
8. To provide civic and recreation facilities and activities that are supported by the local citizenry and that encourage the interaction of residents in the pursuit of common interests and result in a strong sense of community identity.
9. To provide scenic roads, trails and paths to enhance enjoyment of the planning area and to increase convenience and safety.
10. To encourage the increased availability and use of public transportation and shared private transportation in connecting the town to regional shopping, employment and recreational areas and to the regional transportation network.
11. To provide for those commercial and institutional uses which are needed by the residents of Portola Valley and its spheres of influence on a frequently recurring basis and which are scaled to meeting primarily the needs of such residents. Commercial and institutional uses that meet the frequently recurring needs range from those that most residents of the town and its spheres of influence could be expected to use frequently, typically daily or weekly, to those that, while not frequented so often by most residents, still

could be expected to be used primarily by residents of the town and its spheres of influence. Those uses that meet the more frequently recurring rather than occasional needs of the residents are preferred.

12. To limit growth in order to minimize the need for additional governmental services and thereby maintain and preserve the town's predominately volunteer local government, a government which fosters a sense of community.
13. To work with neighboring communities, when appropriate, to identify and develop solutions to interjurisdictional problems.
14. To ensure that development will produce a maximum of order, convenience and economy for local residents consistent with other stated goals and objectives.
15. To foster appreciation of the heritage of the planning area by encouraging the recognition and preservation of important historic resources.
16. To control the size, siting and design of buildings so that they, individually and collectively, tend to be subservient to the natural setting and serve to retain and enhance the rural qualities of the town.

## ***Functional Organization of the Planning Area***

- 1011 The major land use and circulation features of the general plan are briefly described in the following paragraphs to provide an overview of the plan. These and other features are graphically illustrated on the comprehensive plan diagram, found separately in this document.
- 1012 The land use and circulation system proposed in the general plan derive from and recognize the location and role of Portola Valley in the San Francisco Bay Area and the Midpeninsula. These proposals are also determined and conditioned by the shape of the valley, and the rugged topography and natural beauty of the area. Within the planning area, the proposals for land use and circulation recognize the existing development as setting the general framework for further development.
- 1013 The spectrum of land use and circulation proposals conforms to the concept of Portola Valley as a major open space within the larger urbanized region. Thus, the intensity of land uses, the distribution of land uses, and the standards for development all reflect the recognition that the natural beauty of the area is its prime asset, important both to local residents and to the Midpeninsula and Bay Area.
- 1014 Commercial and institutional uses serving all or most of Portola Valley are grouped in areas on the floor of the valley along Portola and Alpine roads. Residential land

use intensities tend to be highest on the more level lands near commercial and institutional uses and decrease outward as terrain becomes more difficult for development and distances from community facilities and major thoroughfares increase. Ladera contains another concentration of commercial and institutional uses that serve the local population.

- 1015 Employment areas along Sand Hill Road in the northern portion of the planning area (areas of "secondary concern") are close to more intensively developed areas to the east and are well served by major thoroughfares.
- 1016 The important skyline ridge on the western side of the planning area is proposed to be developed as a scenic corridor in which the existing character of the terrain and natural vegetation would be retained. Elsewhere in the planning area, major creeks are to be retained and enhanced as important natural features. Major emphasis is placed on the retention of natural land forms and vegetation in all development proposals for the planning area.
- 1017 Two major thoroughfares provide for the primary movement into and out of the planning area: Sand Hill Road and Alpine Road. The Junipero Serra Freeway (Route 280) provides for movement by motor vehicle connecting the planning area with parts of the Bay Area to the north and south, and indirectly to the east.
- 1018 Skyline Boulevard, La Honda Road and Alpine Road west of Skyline Boulevard provide access from the area to the more western parts of San Mateo County, the recreation areas in Santa Cruz County, and the western part of Santa Clara County.
- 1019 Within the planning area, a system of arterials, major collectors and minor collectors link the various parts of the area and provide access to community facilities and services. A system of trails and paths provide for movement on foot, horseback or bicycle.

## ***Use of the Plan***

- 1020 The general plan is a complex document which has been carefully prepared to provide an internally consistent set of policy statements to guide the growth and development of Portola Valley. By and large, policy statements are not repeated in the plan, and in some cases the user may need to refer to several parts of the plan to find the range of policy statements relevant to a particular subject. In all instances, the more detailed policies with respect to a specific topic take precedence over more general policies.

## **Introduction and Community Goals Appendix 1: Chronology of Amendments to the General Plan, Summary of Major Revision Programs and CEQA Compliance**

The table at the end of this section lists all planning commission and town council resolutions which adopted (A) or amended (Am) elements of the general plan. The table indicates only those elements substantively affected by the resolutions. All background reports and studies pertinent to the initial adoption and amendment of elements listed continue to constitute a part of the record for the general plan. The method of establishing compliance with the California Environmental Quality Act is also indicated on the table.

Brief summaries of the work leading up to the 1964 general plan and major general plan revision programs are described below. Also included are references to major zoning ordinance amendments that affected the permitted density of housing.

### **1964 General Plan**

The 1964 general plan was prepared prior to incorporation of the town. Upon incorporation, the town then adopted this new general plan. The plan had been prepared by William Spangle and Associates under contract with San Mateo. The consultants worked with the “Portola Valley Advisory Planning Committee” which was appointed by the San Mateo County Planning Commission. Since the original plan covered all of what became Portola Valley as well as part of Woodside and unincorporated areas in San Mateo County, including Ladera, Los Trancos Woods and Vista Verde and Woodside High, the committee included representatives from these areas as follows:

L.W. Lane, Portola Valley  
Horton Whipple, Portola Valley  
S.H. Halsted, Portola Valley  
Myron Alexander, Portola Valley  
R.L. Boothroyd, Woodside  
D.S. Bushnell, Ladera  
Mrs. Richard Hayes, Ladera  
Robert W. Gates, Los Trancos Woods  
Ryland Kelly, Hare, Brewer and Kelly, developer  
Guilford Snyder, Portola Valley  
Mrs. Morgan Stedman, Woodside

The committee and consultants worked on the plan during parts of 1963 and 1964. The current plan still includes the fundamental objectives of the originally adopted plan. One of the major tasks of the committee was to establish zoning density standards that represented the opinions of the committee. Thus, the original general plan included two slope-density standards, a

relatively new concept at the time. The standards included: a “low” intensity standard to be applied to relatively accessible lands ranging from 1 acre per housing unit to 9 acres per housing unit for lands with slopes 50% or greater and an “open-residential” category to be assigned to relatively inaccessible lands ranging from 2 acres per housing unit to 9 acres per housing unit on slopes in excess of 50%.

### **1969-1973 General Plan Amendments**

Amendments during this period generally added elements which more fully developed general policies already in the general plan or added elements newly required by state law. The amendments did not greatly affect fundamental aspects of the plan.

### **1977 General Plan Amendments**

The 1977 revision resulted in a major reorganization of the general plan and major substantive changes. The 1977 revisions commenced with the formation of a General Plan Review Committee (GPRC) at a joint planning commission-town council meeting on November 20, 1974. The committee consisted of no more than two persons from each of the following: town council, planning commission, architectural and site control commission, conservation committee, and parks and recreation committee. This committee met periodically and reviewed the general plan to determine what amendments and revisions were needed. On May 28, 1975, the town council received the GPRC's report, which had been reviewed by the planning commission, and declared its intention to proceed with certain revisions. The amendments subsequently carried out were the preparation of the safety element, noise element, and scenic roads and highways element, all of which were adopted in 1975. The committee then undertook a review of the existing general plan to determine those portions of the plan in need of modification. Based on the recommendation of the committee, a consultant proposal was submitted and approved by the town council on August 12, 1975.

The consultant worked with the GPRC through April of 1976. The meetings of the GPRC during this period as well as since its inception were open to the public and public input was solicited. The major changes considered by the GPRC during this period included land use modifications in response to data and policies contained in the safety element, changes in the circulation system to reflect changes in town policy over the years and modifications to better tailor the plan to the town's planning area since the plan had previously been prepared for a larger planning area. Of particular importance was the addition of a new residential land use category, “Conservation-Residential.” The results of the GPRC were subsequently presented to the planning commission at its meeting of March 17, 1976. The Commission then recommended that the town council authorize the consultant to undertake the next step, which was the preparation of the proposed revised general plan.

During the review and revision of the general plan, numerous background materials were used, most of which are mentioned elsewhere in the appendices. Several maps not mentioned elsewhere and which were important inputs in the revision of the land use element in particular were:

“Property Ownership 1975, Town of Portola Valley, Developable Areas as Delineated on Stability Map, 1” = 500’, 12/3/75, revised 12/5/75”

“Slope of the Land, Town of Portola Valley, 1” = 1,000’, June 1972”

“Major Property Ownership 1975, Town of Portola Valley, 1” = 1,000’ ”

### **1980 General Plan and Zoning Ordinance Amendments**

On June 13, 1979, the town council decided that with the experience to date, it was time to review the general plan. The council established a General Plan Review Committee composed of members of town committees as follows:

Jane Ames  
John Ames  
Sue Crane  
Jay Foss  
Betty Hone  
Don Moore  
Kent Mitchell

The committee held a number of meetings and concluded its deliberations on August 13, 1979 with recommendations to the planning commission. The planning commission and town council held numerous public hearings between August 1979 and May 28, 1980 at which time the council adopted a set of revisions to the general plan. A major change to the plan was to change the slope-density standard for the Conservation-Residential category from 1 ac. – 9 ac. to 2 ac. – 9 ac.

Subsequently, the town council amended the zoning ordinance by establishing a new SD-2 zoning district with parcel area requirements starting at 2 acres on level land up to 9 acres on slopes over 50%. This combining district was applied to the Stanford Wedge and the land between Alpine Road and Los Trancos Creek from Arastradero Road to the northerly town limits. In addition, the then existing SD-2 category which starts at 3 acres and extends to 18 acres was renamed as SD – 3. (Ord. 1981-181)

In addition, a new slope-density combining district, SD-1a, was established that starts at 1 acre at 15% slope and increases to 9 acres at 50% slope. This new combining district was applied to the Alpine Hills Subdivision. (Ord. 1981-182)

These amendments set forth specific requirements as follows: SD – 1 where land area per dwelling unit ranges from 1 acre on level land to 9 acres on slopes in excess of 50% slope and SD-2 where land area per dwelling unit ranges from 3 acres on level land to 18 acres on slopes in excess of 50%. (Ord. 1979-166)

## **1989 Zoning Amendments**

On September 6, 1989, the town council, based on recommendations from the planning commission, established new slope-density standards in the zoning ordinance and applied them to existing subdivisions. While the subdivisions existed, the new regulations established standards that would limit the potential for resubdivisions of existing parcels or the combination of parcels to form additional parcels. The intent was to discourage overdevelopment of existing subdivisions. The added standards were SD-1a and SD-2.5. Recognizing the pattern of existing subdivided areas, the standards start at 15% slope rather than 1% slope that is the beginning standard applied to unsubdivided areas. The following subdivisions had the SD-1a standard applied: Arrowhead Meadows, Coombsville, Corte Madera Acres, Nathhorst, Oak Hills, Pine Ridge, Stonegate, and Willowbrook. The SD-2.5 standard was applied to the Westridge subdivision. (Ord. 1989-246)

## **1998 General Plan Amendments**

On August 24, 1994, the town council established a General Plan Review Committee to review the general plan to determine if it adequately reflected the current goals of the community and to make general recommendations to the planning commission and town council as to the nature of the changes that should be considered by the town. The committee included the following:

Kathleen Bennett

Jonathan C. Dickey

Jean Y. Eastman

Steve Harrison

Marcia E. Keimer

Jon Silver

Marilyn Walter

### Non-voting Members

Bud Eisberg, ASCC Liaison

Annaloy Nickum, President, Los Trancos Woods Community Association

Robert Zimmerman, Vista Verde Homeowners' Association

Town Council and Planning Commission members were also invited

The town planner attended all meetings.

The committee found that in most respects the plan was as relevant and useful as when it was first written. The committee did, however, recommend reducing the development potential on the western hillsides because of heightened awareness of major problems including access, geologic instability, fire protection, traffic and the need to preserve natural vegetation and water resources. The purpose of the change was to result in a more logical location of future homes. In addition, the committee addressed concerns including: senior housing, fire



protection, and the pressure for larger homes to accommodate today's family needs. Also of concern was the potential destruction of natural resources that accompanies a rapidly increasing usage of town roads and open space by visitors from all over the Bay Area. The committee proposed changes to better deal with these perceived problems.

The planning commission considered the committee's recommendations at ten meetings from May 1996 through April 1997. The commission agreed with many of the recommendations of the committee and, in addition, provided increased attention to protection of natural biological resource areas, including riparian corridors. The commission agreed with the committee's recommendation to help ensure that development is in the most logical areas. To this end, the commission recommended designation of specific residential cluster areas for the large undeveloped parcels in the town. The commission recommended reduction in densities in order to achieve this goal.

The town council then considered the proposed amendments at fourteen noticed public hearings from May 14, 1997 to April 22, 1998. The council decided to approve all proposed amendments except those relating to a reduction of residential densities on the western hillsides, the modification of cluster designs on two properties on the western hillsides and the addition of two cluster designs in other locations. The council directed that additional study be given to proposed density reductions and cluster designs and that these matters be brought to the council at a future date. These matters would then have to be set for public hearing.

**Chronology of Adoption and Amendments to the General Plan and Index to CEQA Compliance**

**General Plan Elements**

A = Adoption  
Am = Amendment

Planning Commission		Town Council		Land Use	Circulation	Housing	Historic	Conservation	Open Space	Noise	Scenic Roads and Highways	Safety	Recreation	Alpine Scenic Corridor	Northern Sphere of Influence (1)	Nathorst Triangle Area	Trails and Paths	Town Center Area	Sustainability	CEQA Compliance (2)
Date	Resol. #	Date	Resol. #																	
05/19/65	1965-17	07/08/65	1965-48	A	A				A											
08/20/69	1969-82	10/08/69	259-1969			A														
07/15/70	1970-93	09/09/70	302-1970										A							
07/15/70	1970-93	10/14/70	306-1970														A			
02/17/71	1971-97	05/12/71	329-1971											A						
04/21/71	1971-100	08/11/71	344-1971												A					
04/04/73	1973-126	05/23/73	422-1973													A				
05/16/73	1973-128	06/13/73	424-1973					A	Am											CE
07/30/75	1975-147	08/13/75	572-1975							A	A	A								ND
12/03/75	1975-152	01/14/76	602-1976													Am				ND
03/02/77	1977-169	08/24/77	701-1977	Am	Am	Am		Am	Am			Am	Am	Am	Am	Am	Am			ND
03/05/80	1980-199	03/26/80	834-1980														Am			ND
02/06/80	1980-198	05/28/80	845-1980	Am		Am						Am		Am						ND
11/05/80	1980-212	11/02/80	867-1980	Am																ND
09/15/82	1982-241	10/13/82	1007-1982						Am				Am				Am			CE
09/15/82	1982-239	11/10/82	1009-1982			Am														ND
11/27/84	1984-263	03/27/85	1104-1985			Am														ND
11/28/88	1988-287	03/09/88	1239-1988	Am																ND
02/03/88	1988-289	03/23/88	1244-1988													Am				ND
03/07/90	1990-313	03/14/90	1324-1990	Am					Am				Am							ND
03/07/90	1990-314	03/28/90	1329-1990													Am				ND
12/05/90		12/19/90	1361-1990			Am														ND
11/04/92	1992-336	12/09/92	1421-1992													Am		A		ND

A = Adoption  
Am = Amendment

Planning Commission		Town Council		Land Use	Circulation	Housing	Historic	Conservation	Open Space	Noise	Scenic Roads and Highways	Safety	Recreation	Alpine Scenic Corridor	Northern Sphere of Influence (1)	Nathorst Triangle Area	Trails and Paths	Town Center Area	Sustainability	CEQA Compliance (2)
Date	Resol. #	Date	Resol. #																	
12/01/93	1993-340	1/12/94	(3)				A													ND
07/19/95	1995-359	6/12/96	1537-1996	Am																EIR
9/3/97	1997-369	3/26/98	1630-1998	Am																EIR
4/2/97		4/22/98	1638-1998	Am	Am		Am	Am	Am		Am	Am	Am	Am		Am	Am	Am		ND
11/5/97		12/10/97	1618-1997													Am				ND
5/6/98	1998-383	6/10/98	1642-1998	Am																ND
3/21/01	2001-399	4/25/01	1891-2001											Am						
11/5/02		1/8/03	2035-2003														Am			ND
12/17/08		1/28/09	2429-2009																A	ND
1/21/09		3/25/09	2441-2009							Am										ND
11/18/09		12/9/09	2469-2009			Am														ND
		1/27/10	2472-2010	(4)	(4)		(4)							(4)		(4)	(4)	(4)		CE
6/2/10		7/28/10	2501-2010									Am								ND
4/6/11	(3)	5/25/11	2523-2011					Am	Am				Am							ND

- (1) In the 1977 revision (Ordinance 701-1977), the material in the Northern Sphere of Influence Element was distributed to the other elements and the Element was deleted from the plan.  
(2) This column indicates how the adoption and/or amendment was reviewed with respect to the California Environmental Quality Act. The documents referred to are on file at Portola Valley Town Hall. (CE) – Categorical Exemption (ND) – Negative Declaration (EIR) - Environmental Impact Report  
(3) Recorded in minutes but no resolution number.  
(4) In the 2010 revision (Ordinance 2472-2010), all general plan diagrams were converted to a Geographic Information System (GIS).