Second Portola Valley Community Conversation about Housing: Second Units

May 5, 2018
Welcome

- Mayor John Richards
- Vice-Mayor Ann Wengert
- Council Member Maryann Derwin
First Community Conversation About Housing: March 3, 2018
Why Second Units?
Agenda

• Meeting Goals & Table Materials
• Table Introductions
• What are Second Units?
  – Table Discussion and Sharing
• Second Units in Portola Valley
  – Table Discussion and Sharing
• Next Steps
Meeting Goals

• Continue housing plan conversation
• Share information about second units
• Listen to your thoughts on second units
Second Unit Resources

• Second Unit Inspiration
• How to Build a Second Unit Work Book
• [Website Link]
• www.SecondUnitCenterSMC.org
• www.SecondUnitCenterSMC.org/calculator
Group Agreements

• Speak one at a time
• Let everyone participate
• Listen to understand each other
• Respect differences; be curious
• Your questions are valuable
Table Introductions

- Name
- Relationship to Portola Valley
- What do you value most about Portola Valley?
Housing Strategic Plan

- Community Engagement
- Second Units
- Affordable Housing Funds
- Town Owned Property
- Affiliated Housing
- Shared Housing
What people about Portola Valley is...

- Darkness
- Beauty
- Quiet
- Community
- Sustainability
- Wild open space
- Living with wildlife
- Nature
- Pine tree smell
- Friendly
- Feels like summer camp in the high Sierras
- Small town feel
- Continuity: Neighbors being there as long as we have been
- Outside family feeling
- People stay here a long time
- Variety of people of all ages
- Neighborhood
- Original sense
- Camp in the high Sierras
- NATURE
March 3rd Conversation

• What we heard from you:
  – Preserve our Rural Environment
  – We Value our Family Connections
  – Maintain our Vital Workforce
  – Seek Creative Solutions to Housing Challenges
March 3rd Conversation

• The next steps people asked for:
  – More conversations about housing
  – Spread the word about HIP Housing home sharing
  – Have better access to Housing Strategic Plan
  – More information about second units
  – Future discussions about town land and development fee funds
March 3rd Conversation

• Town Website on Housing:
  http://www.portolavalley.net/what-s-new/community-conversation-about-housing
Second Units: What’s in a Name?
Second Units Defined

- Share a lot with a single family home
- May be internal, attached or stand-alone
- Must have independent exterior access
- Must have a kitchen, bathroom and sleeping area
What is an Internal Second Unit?

• Located in house – no new external walls
• Owner occupies either unit
• Separate entrance
• Efficiency kitchen is an option: sink, cooking appliance, counter surface and storage
Other Common Terms Defined

• Tiny Homes
  – On a foundation = Second Unit
  – On wheels = Recreational Vehicle

• Prefab Construction
  – A construction option for second units
  – Also referred to as modular units
Second Unit Benefits

• Environmentally friendly
• A housing choice for multiple populations
• Use can evolve with family needs
• Additional income to homeowners
• Can be an affordable option
Table Discussion #1

1. What interests you about second units?
2. What questions or concerns do you have about second units in Portola Valley?
Second Unit Regulations in Portola Valley

- Internal
- Attached
- Detached
Internal Second Units in Portola Valley

- Allowed in any zoning district that allows housing
- 1,200 sq. ft. max
- No parking requirement
- No sprinklers if not already in primary residence
- Side and rear setbacks sufficient for fire safety
- Must have independent exterior access
Attached Second Units in Portola Valley

- Any zoning district with a parcel one acre or larger
- Size of unit depends on size of lot
- Can have 2 attached in largest parcel zoning districts
- Design review commission (ASCC) approval triggered depending on size, aesthetics, visibility from scenic corridor, and height issues
- 1 Parking space required, can be in setback
- Must comply with building code, including fire sprinklers
Detached Second Units in Portola Valley

• Any zoning district with a parcel one acre or larger
• Size of unit depends on size of lot
• Largest lots can include 2, but specific rules apply
• ASCC approval triggered depending on size, aesthetics, visibility from scenic corridor, and height issues
• 1 Parking space required, can be in setback
• Must comply with building code, including fire sprinklers
What Town is Considering Now

• Expansion of attached/detached second units to all zoning districts
• Changes to rules for “tiny homes” on wheels
• Reconvene “Housing on Town-Owned Property Committee”
• What else should we be considering?
What is the State Considering?

• Multiple bills making it easier to develop second units have been signed by the Governor
• Potential additional legislation in future
• Town has responded and adopted state regulations
Table Discussion # 2

What can we do together to make more second units possible in Portola Valley?

– What can the Town do?
– What else might people need?
Next Steps

• Table notes gathered and summary posted on Town website
• If there is interest from the Community, Council to consider establishing a second unit work group
• Council to consider work group recommendations on second unit regulations
• Further meetings to be scheduled
Next Portola Valley Community Conversation about Housing: Town Land

Fall 2018