

# Second Portola Valley Community Conversation about Housing: Second Units

May 5, 2018

Town of Portola Valley



# Welcome

- Mayor John Richards
- Vice-Mayor Ann Wengert
- Council Member Maryann Derwin





# First Community Conversation About Housing: March 3, 2018



Town of Portola Valley



# 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
- [www.SecondUnitCenterSMC.org](http://www.SecondUnitCenterSMC.org)
- [www.SecondUnitCenterSMC.org/caluculator](http://www.SecondUnitCenterSMC.org/caluculator)



# 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?









# March 3<sup>rd</sup> 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



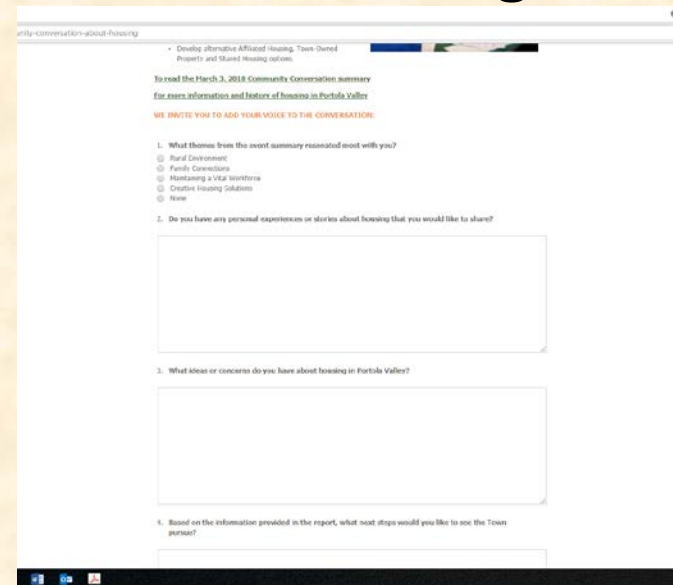
# March 3<sup>rd</sup> Conversation

- 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 3<sup>rd</sup> 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

Town of Portola Valley

