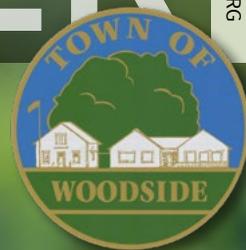


NEWSLETTER OF THE TOWN OF WOODSIDE

WOODSIDER



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MESSAGE FROM THE TOWN MANAGER

Welcome

No community is an island. The Town of Woodside is no different. This issue of the *Woodsider* features information about the next update of the Housing Element that the Town will need to conduct. Each city and town in California is charged by law with planning for its fair share of housing to meet future needs. Though each city and town in San Mateo County must adopt its own plan, Town staff participates with a working group made up of every jurisdiction in the County. This reduces the cost of preparing the Housing Element as well as allowing the cities and towns to share ideas.

We are fortunate in many ways to be in a collaborative environment with neighboring jurisdictions. As I reflect on the upcoming one-year anniversary of the CZU Lightning Complex fires, there are no more important collaborators than our colleagues at the Woodside Fire Protection District and the Town of Portola Valley. During last year's fires, I was in constant contact with the Fire Chief and Portola Valley Town Manager.

Building on that strong collaboration, the Fire District and two towns were recently informed that we have been selected to participate in a leading national wildfire planning program — the Community Planning Assistance for Wildfire (CPAW) program. CPAW is grant funded and run by Headwaters Economics, a respected independent research firm based in Montana.

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HOUSING ELEMENT UPDATE

by Jackie Young, AICP CEP, Planning Director

What is a Housing Element?

A Housing Element is one of the seven mandatory elements required by the State of California in a General Plan (a blueprint for development and conservation). A Housing Element is updated every eight years, and to be certified by the State, must be reviewed and approved by local decisionmakers and the California Department of Housing and Community Development (HCD). A Housing Element contains goals, policies and strategies for meeting the Regional Housing Needs Allocation (RHNA). RHNA is assigned by the State by region. Regional governments (for Woodside this is the Association of Bay Governments, or ABAG) then assign RHNA allocations to individual municipalities.



CYCLE 5 HOUSING ELEMENT

Woodside's current Housing Element (Cycle 5) covers 2015-2022, and the Town's RHNA allocation is **62 units** (the Town's portion of the RHNA of 187,990 units assigned to the nine Bay Area counties). This allocation is further specified by distribution of income level. The breakdown for our 62 units is: 23 very low income, 13 low income, 15 moderate income, and 11 above moderate income units. The Town's State-certified Housing Element recognizes ADUs as the Town's affordable units - according to a formula which was State approved. The affordability formula approved by HCD for the Cycle 5 Housing Element is as follows: 60% extremely low, 10% very low, 15% low, 10% moderate, and 5% above moderate (with no required use/rental amount disclosure required). **The Town will meet the Cycle 5 RHNA target. In Fiscal Year 2020/2021, building permits were issued for (14) ADUs.**

CYCLE 6 HOUSING ELEMENT

For Cycle 6 (2023-2031), the Bay Area has been assigned 441,176 units (a 2.3x increase from Cycle 5). San Mateo County has been assigned 47,687 units; of which, Woodside's final draft allocation is **328 units**. ABAG's draft allocations will become final by the end of this calendar year. Although 328 units is 5.3x times the Cycle 5 allocation, it presents only 0.7% (less than 1%) of the County allocation. The assigned 328 units are further broken down by income level, in a manner similar to previous cycles: 90 Very Low, 52 Low, 52 Moderate, and 134 Above Moderate.

Under the final RHNA draft, Colma would have the County's lowest assignment (202 units) and the City of San Mateo the highest (7,015 units). Of our "like" communities, Portola Valley would have 253 units, Atherton 348 units, and Hillsborough 554 units. If you compare Woodside and Portola Valley's numbers, the assignment is proportional to land area, i.e., Portola Valley is 9 square miles (with a population of approx. 4,600), and Woodside is 11.5 square miles (with a population of approx. 5,500).

The Town's highest recent eight years of unit production include: 2009, 2010, 2013, 2015, 2016, 2018, 2019 and 2020; which yielded 177 units total (the sum of new main residences and new ADUs). The Town will therefore need to include and implement additional policies and strategies to meet the 328-unit allocation for 2023-2031. It is important to note that although a Housing Element PLANS for housing; it does NOT BUILD housing. Our part is to create sufficient opportunity to achieve the RHNA goal.

The Cycle 6 Housing Element Update is due to the State in **January 2023**.

21 ELEMENTS

(San Mateo County Planning Collaborative)

Woodside is fortunate to be a part of 21 Elements, a county-wide planning collaborative of all 20 cities in the County and the County. Planning staff meets virtually twice monthly with 21 Elements, along with the other 21 jurisdictions; with work product being prepared by each jurisdiction's staff between meetings.

Completed work, in conjunction with 21 Elements, includes the required public outreach component. 21 Elements organized a series of "Let's Talk Housing" public workshops. The meeting designed specifically for Woodside was held in April 2021, and was advertised via the Town website, posting, NextDoor Woodside, and by mailed postcard. Key issues raised were concerning whether the Town would change its approach to meeting RHNA targets through ADUs. Additional comments focused on ways to further streamline the development process. Other completed work includes an updated vacant land inventory.

Work product nearing completion includes a market analysis of the Town's ADU strategy, and a policy update proposal for review with HCD for ADU income distribution and RHNA applicability.

ACCESSORY DWELLING UNIT (ADU) PRODUCTION

The Town of Woodside relies on ADUs for our affordable housing units. Our ADU Ordinance was updated in July 2020, to reflect new State law which became effective on, and was effectively implemented by the Town, on January 1, 2020.

The new State law allows all lots to have, by right, (1) 800 sf ADU, and (1) Junior ADU (i.e., a max. 500 sf ADU, which is a part of the main house and easy to incorporate, e.g., no fire wall required); and reduced setbacks (4-foot side and rear). The Town of Woodside further allows on lots 1-1.5 acres: (1) attached and (1) detached ADU, up to 1,500 square feet; and, on lots >1.5 acres: (2) ADUs - both can be detached - up to 1,500 square feet. Therefore, every "single-family" parcel in Town is currently allowed 3 units (a main residence and two ADUs, in varying forms).

ADOPTED HOUSING LEGISLATION

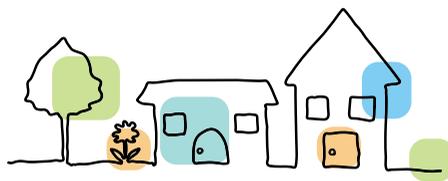
SB379 and SB99 require that the Housing Element update be coordinated with an update to the Safety Element or Local Hazard Mitigation Plan. The Town of Woodside is therefore also updating its Local Hazard Mitigation Plan this year.

PENDING HOUSING LEGISLATION

SB9 would allow for the construction of a duplex on most single-family lots, barring a few specific exceptions (e.g., historic districts), and the subdivision of single-family lots below the minimum prescribed lot size; with ministerial approval only, and with no environmental (CEQA) review.

The Senate passed SB9 on May 26, 2021, with a vote of 28 ayes, 6 noes, and 6 no votes received. This bill still requires passage by the Assembly and the signature of the Governor to become law.

The Town Council submitted an opposition letter for SB9.



ACTIONS TO SUPPORT RHNA GOALS

Code amendments can address permitting challenges and remove unnecessary obstacles to development. Amendments most recently adopted, and in progress, include:

- *The Glens Development Standards Review*: Adopted relaxed development standards for The Glens (January 2020);
- *ADU ordinance amendment to comply with January 2020 State law*: Added an extra 800 square feet of "free" floor area to every parcel in Town, i.e., up to 800 square feet of ADU is allowed by right, regardless of whether or not there is remaining available floor area for a parcel (July 2020);
- *ADUs above garages*: Modest increases to building and plate height and dormer allowances for ADUs above garages (February 2021);
- *Subdivision Ordinance*: A simplified procedure for land divisions (February 2021); and,
- *Southern Western Hills Development Standards Review*: The upcoming Southern Western Hills study and its accompanying, anticipated relaxation of development standards [In Progress].

Actions to assist in achieving the RHNA goal, which Planning staff will review with the Planning Commission and the Town Council in the coming months, include:

- A Town ADU Ideation Booklet;
- ADU Workshops;
- Transmittal of ADU guidance materials to real estate offices (for distribution during property marketing), design professionals, and residents;
- Targeted outreach for niche ADUs, e.g., ADUs in barns, multi-generational living, aging in place (e.g., care giver quarters);
- Expedited processing of subdivisions which plan for both a residence and 1-2 ADUs per lot;
- An amnesty program for assistance in permitting unpermitted ADUs;
- Mandatory inclusion of Junior ADUs in larger new residences; and,
- Zoning for Senior Housing.

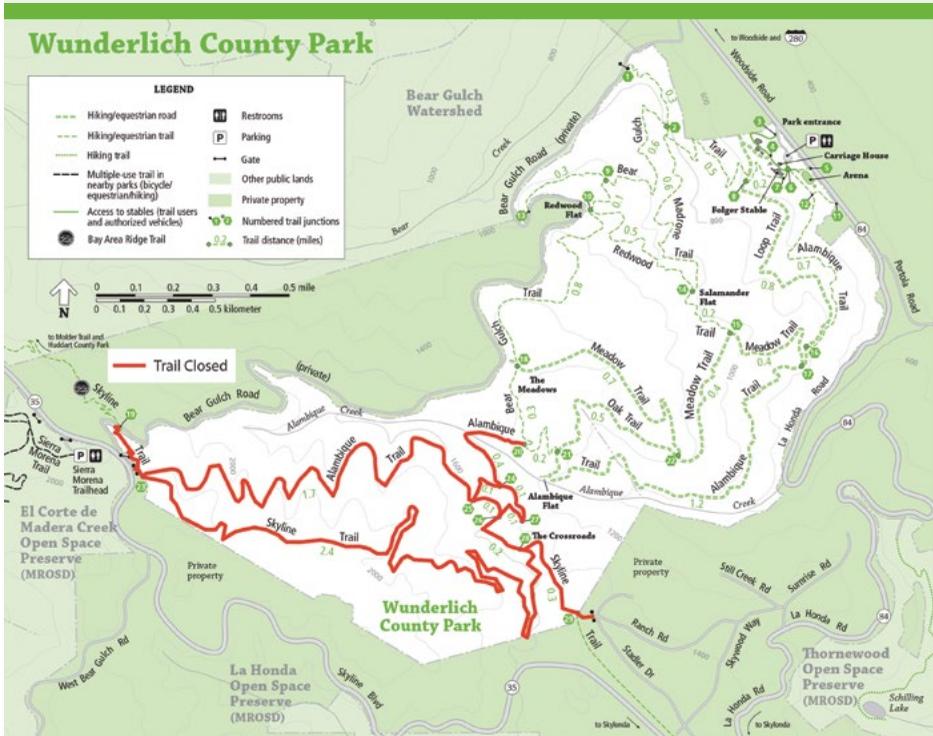
County Begins 184-Acre Fuel Reduction Project in Wunderlich County Park

The first of two San Mateo County Park projects in Woodside focused on reducing fire risks and improving forest health and community safety began July 12 in Wunderlich County Park. During the next two years 402 acres will be treated—218 acres in Huddart Park and 184 acres in Wunderlich Park.

Work crews are using hand tools and large equipment to reduce overgrown vegetation and remove trees that are small, diseased and dead to create shaded fuel breaks that can function as defensible landscape during a fire. Shaded fuel breaks also serve as escape routes and enhance the ability of emergency responders to quickly access and slow the spread of fire to residential areas.

Before crews began work, a consulting forester, San Mateo RCD and San Mateo County Park staff identified and flagged sensitive biological and cultural resources, rocks and potential ignition sources, and targeted shrub and tree species for retention.

It will take approximately three months to treat the project area in the upper portion of Wunderlich County Park. During that time, Alambique and Skyline trails will be closed. Once the Wunderlich project is completed, crews will move over to Huddart Park.



You can view a map of the work area, read more project details, and sign up for the project newsletter at <https://parks.smcgov.org/wunderlich-park-forest-health-fuel-reduction-project>

San Mateo Resource Conservation District (RCD) and San Mateo County Parks Department are partners in both projects that are funded by the California Department of Forestry and Fire Protection (CAL FIRE) as part of the California Climate Investments Program.

To see more information about both projects, including FAQs and recorded forest health webinars, visit <https://parks.smcgov.org/forest-health-community-safety-initiative>.

TOWN PROJECTS SPOTLIGHT

COMPLETED PROJECTS

KINGS MOUNTAIN ROAD SAFETY ENHANCEMENTS

This project added high visibility striping and signage and constructed seven 5-foot wide bike pullouts in the uphill direction of the Town’s portion of Kings Mountain Road from Entrance Way to near the entrance of Huddart Park. The project also repaved and restriped the entire roadway. Construction was completed from May to July 2021.



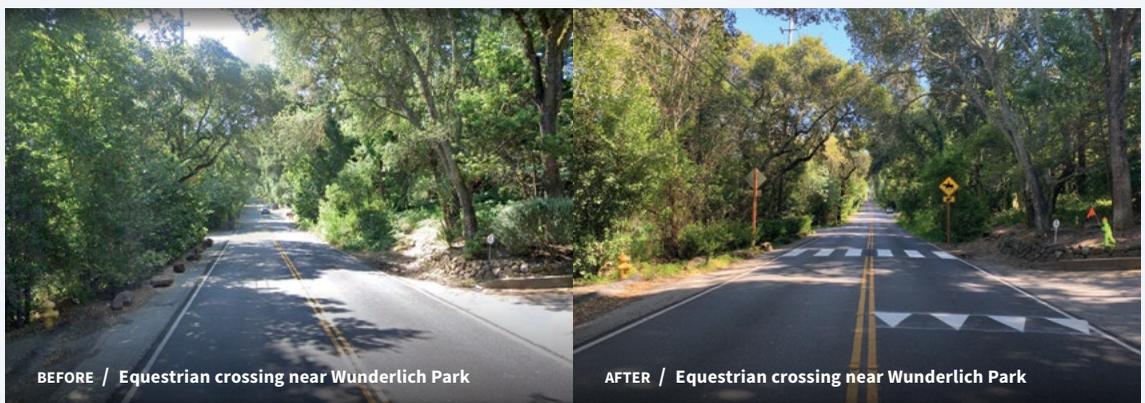
EV CHARGING STATIONS AT TOWN HALL

This project installed four new level 2 Electric Vehicle (EV) charging stations in the Town Hall parking lot. This is the first commercial EV charger installation in Woodside. Extra conduits were installed to facilitate the addition of more charging stations in the future should the need arise. Construction started in early May 2021 and was completed in June 2021.



WUNDERLICH PARK EQUESTRIAN CROSSING

This project installed high visibility striping, signage, and stenciling of the equestrian crossing of Woodside Road between the Boone Equestrian Trail and Wunderlich Park to enhance safety for equestrians and reduce vehicle speeds in the area. Construction was completed in April 2021.



ONGOING/UPCOMING PROJECTS

PORTOLA ROAD BRIDGE REPLACEMENT

This project will replace the deteriorated 22-foot wide Portola Road bridge with a new 30' wide bridge and will include a wide shoulder on the south side of the bridge that could be used for a multi-use path in the future. Construction started in mid-June 2021 and is anticipated to be completed in November 2021.



2021 ROAD REHABILITATION

The 2021 Road Rehabilitation will repave approximately 3 miles of Town roads, 1,000' of asphalt trails, and 1,000' of roadside drainage swales. Roads to be repaved include Blue Ridge Lane, Brookwood Road, Ridgeway Road, Todo El Mundo, W California Way, Woodside Way, Dean Road, Marva Oaks Drive, and Godetia Drive. This project is anticipated to start mid-July 2021 and be completed by September 2021.



BARKLEY PARK PLAYGROUND FENCE

This project will construct a new iron fence with gates around the Barkley Park playground area. The new fencing will match the style and dimensions of existing fences at the Park. The project is anticipated to commence and be completed in summer 2021.



COMMITTEE SPOTLIGHT

CIRCULATION COMMITTEE

Submitted by Zackary Simkover, Circulation Committee Chair

What is the primary purpose of your committee?

Improve the safety, access and ability to navigate freely along Woodside's roads, trails and paths.

What is an exciting project your committee has worked on recently?

Kings Mountain Road cycling pull out lanes. This project enables motorists to safely pass cyclists riding west on Kings Mountain Road.

What is a project that your committee is looking forward to working on in the future?

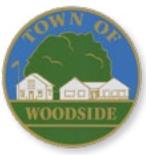
We have organized the Circulation Committee to focus specifically on safety across different groups that use Woodside's roads and trails. We have representatives from the equestrian, cycling, pedestrian and motorist communities. Our goal is to identify common risks and work with both Town Council and our local Sheriff's deputies to find ways to improve the safety and accessibility throughout Woodside.

What characteristics or attributes would make the ideal candidate to join your committee?

We're looking for community members that are passionate about improving safety and access to Woodside's roads and trails. We welcome anyone that identifies with one or multiple key user groups of circulation in Woodside: cycling, pedestrian, equestrian, motorist.



Top: Portola Road Bridge, Bottom: Kings Mountain Road Bike Pullout



TOWN OF WOODSIDE

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WELCOME / CONTINUED FROM FRONT COVER

The CPAW program will have no direct cost to the Fire District or two towns. The Woodside and Portola Valley community will receive assistance including land use planning recommendations, capacity-building opportunities, and custom research tools and resources; all to build on our efforts to be a more wildfire resilient community.

The selection reflects past and current efforts of the Fire District and the two towns to address the threat from wildfire and the opportunities for even more creativity in meeting the challenge. Part of what makes our communities desirable to work with is our history of successful collaboration on shared issues. All three agencies understand all too well that natural disasters do not recognize political boundaries.

As we slowly transition away from pandemic restrictions, it is important to remember that in many ways a healthy community is a series of collaborations. I hope you are finding your way back to that community.

Stay safe,

Kevin Bryant
Town Manager



COVER PHOTO /
Daffodil by Mark Leet