

From: [Lisa Natusch](#)
To: [General Plan](#)
Subject: FW: Comments: DRAFT 2023-2031 HOUSING ELEMENT & PLAN
Date: Friday, September 9, 2022 12:25:17 PM

From: Orna Resnekov [REDACTED]
Sent: Friday, September 9, 2022 12:24 PM
To: Al Royse <ARoyse@HILLSBOROUGH.NET>; Larry May <LMay@HILLSBOROUGH.NET>; Christine Krolik <ckrolik@HILLSBOROUGH.NET>; Sophie Cole <scole@HILLSBOROUGH.NET>; Marie Chuang <MChuang@HILLSBOROUGH.NET>
Cc: Ann Ritzma <aritzma@HILLSBOROUGH.NET>; Christopher Diaz <Christopher.Diaz@bbklaw.com>; Lisa Natusch <lnatusch@HILLSBOROUGH.NET>; Orna Resnekov [REDACTED]
Subject: Comments: DRAFT 2023-2031 HOUSING ELEMENT & PLAN

To whom it may concern, I request that all comments submitted to the town of Hillsborough on the **DRAFT 2023-2031 HOUSING ELEMENT & PLAN** be made publicly available to all town residents.

THOUGHTS ON THE DRAFT 2023-2031 HOUSING ELEMENT & PLAN

Good things that have happened:

1. Town residents and the HCA are getting involved in the discussion
2. Town staff have made limited efforts to involve town residents

Significant Problems:

1. I do not see any appreciable buy-in from either 1) Town staff or 2) Town residents for the **overall goals** of the "Housing Element"
 - o For example: the City Manager told me "this is just a plan"
2. I do not know who planned the process that led to the **DRAFT 2023-2031 plan**, but whoever did, and instructed staff, consultants and volunteer residents to come up with one draft plan set this process off in the wrong direction from the outset. There are many ways to

accommodate the overall goals of the "Housing Element". It would have been much better to come up with 2-3 plans and then have residents debate and discuss which plan(s) best suit the town of Hillsborough.

3. The town has many intelligent & capable residents who are willing to help. The town is not using the resources that it has at it's disposal optimally.
4. It is not reasonable to put forth such a plan and not examine how the town might deal with the impacts on the "the infrastructure" in Hillsborough - one is talking about adding about 600 housing units to the town (this is a significant percentage of the town's housing units):
 - o Schools
 - o The water system
 - o The police
 - o The firemen
 - o Town staff (who clearly are already over capacity and currently are not able to properly monitor building projects in the town)
 - o Evacuation routes in the event of an emergency situation
 - o The power grid (which is already not maintained properly)
 - o Communications
 - o Fire safety - adding about 600 units will lead to higher density housing in many areas of the town that are already considered to be a high fire risk areas
 - o Roads
 - o Additional impervious surfaces
 - o Property values
5. Land is expensive in Hillsborough and there is a lot of money to be made building additional and/or different housing units in Hillsborough. While some feel this is just a plan - market forces are going to push rapid development of areas that are either sub-divided and/or re-zoned to smaller lot sizes

Suggestions:

1. Listen carefully to the wishes of the residents, they are the ones that need to live with implementation of any Housing Element Plan that the town submits
2. Make use of the many intelligent & capable residents who are willing to

help think through the issues and suggest alternative plans

3. **Facilitate submission of independently generated alternative plans and promote them at town halls**
4. Give alternative plans equal and objective attention - plans suggesting meeting the RHNA by incenting the use of ADU's in Hillsborough are a good way to get around many of the failings of the plan that is currently available and circulated by town staff (DRAFT 2023-2031 HOUSING ELEMENT & PLAN)
5. Do not give in to deadlines and time pressure - those of us who have written grants know that the best product emerges close to deadlines

Question:

1. There may be elderly residents, retirees (or others) and young tenants in Hillsborough who are already within the 4 AMI categories (120%, 81-120%, 51-80%, 0-50%). Have town staff made themselves aware of how many such parties are already within Hillsborough? Should they (and the homes/ADU's/Jr ADU's/rooms that they occupy) be counted for the purposes of meeting the Housing Element?

Best,

Orna Resnekov, Trustee

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ORNA

[REDACTED] (cell)

[REDACTED]

From: [Nader Maghsoudnia](#)
To: [General Plan](#)
Cc: [Mariviv Torres Maghsoudnia](#)
Subject: Hillsborough Housing Element/Plan
Date: Friday, September 9, 2022 12:00:44 PM

Hillsborough City Council:

I strongly oppose Hillsborough's current draft of the proposal to satisfy and in some respects exceed the CA state requirement. I do not agree that drastic changes to existing zoning ordinances, creating substantial congestion/safety risks, and taking away from the nature like setting of our town is necessary in order to gain certification from HCD.

My recommendation is for Hillsborough to:

- Allow sufficient time for residents to properly review and provide feedback to the current plan only recently circulated. Many residents are completely unaware of the drastic changes intended to be pushed through in the near term.
- Revise the plan to disallow changes to zoning ordinances unless completely necessary and to be evaluated strictly on a case by case basis.
- Revise the plan to consider Hillsborough's good work in development of ADUs which has significantly exceeded set targets in the recent past and may be accelerated to help meet the required thresholds. Further on this point, my understanding is that town owned sites are available to be incorporated into the submitted plan.

Hillsborough will not be able to maintain its community feel while paving the way for dense development being proposed and contemplated in the current plan. Many thanks for your consideration.

Regards,
Nader Maghsoudnia

From: [Gina Rosenfield](#)
To: [General Plan](#)
Cc: Arouse@hillsborough.net; [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Lisa Natusch](#); [Christopher Diaz](#); [Ann Ritzma](#)
Subject: Hillsborough housing plan
Date: Friday, September 9, 2022 11:58:11 AM

I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it for the following reasons:

1. It unnecessarily rezones the entire City. We should rezone only where appropriate.
2. It will cause dramatic change to the landscape.
3. It will cause 10%-25% increase in school enrollments. The "temporary" portables have been employed at South school for over 23 years!
4. It erodes our property rights, including a goal to prevent owners of smaller homes and older from upgrading their properties.
5. It imposes necessary burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed.
6. It omits large town-owned parcels.
7. Any high density housing should be designated as senior housing to minimize the burden on our schools.
8. There are more moderate plans and solutions put forward that should be considered by the council.

Please enter this comment into the public record.

Respectfully submitted,
Gina Rosenfield
[REDACTED]
Hillsborough

--

Gina Rosenfield
rosenfieldinteriors.com
[REDACTED]

From: [The Zees](#)
To: [General Plan](#)
Subject: Feedback on Hillsborough Housing Element
Date: Friday, September 9, 2022 11:43:27 AM

Thank you for all the work put into the current Hillsborough Housing Element Plan.

Several comments/suggestions for the plan:

1. Do NOT rezone the entire town/all parcels - the amount of resources, time, and disruption this causes is not worth the churn and concern it creates among residents. In addition, it is unlikely that it will create more affordable housing as private landowners will not take action on this rezoning for decades, if ever.
2. Instead, focus only on town-owned / city hall parcel of land as it is sizable, and easily accessible to downtown amenities being on El Camino.
 1. Senior residents can downsize and retire in these condos, thus freeing up more housing stock in Hillsborough
 2. It will provide more affordable housing to new residents
 3. It will not disrupt the property values and character of the town that many residents have voiced as a valid concern

Thanks for taking this feedback into account.

From: [Oliver Zee](#)
To: [General Plan](#)
Subject: Re: suggestion for draft housing element
Date: Friday, September 9, 2022 11:28:55 AM

To whom it may concern,

I believe we should build all of the new housing on the city hall parcel, since it is large and close to el camino. building low income housing in the interior of the town would be detrimental.

thanks,
Oliver Zee
[REDACTED]

On Fri, Sep 9, 2022 at 11:26 AM Oliver Zee [REDACTED] wrote:

I believe we should build all of the new housing on the city hall parcel, since it is large and close to el camino. building low income housing in the interior of the town would be detrimental.

From: [Veronica Krivkovich](#)
To: [General Plan](#); [Lisa Natusch](#); [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Christopher Diaz](#)
Subject: Opposition to the draft Housing Element plan
Date: Friday, September 9, 2022 10:41:54 AM

Hello,

I'm writing to express my deep concern about the draft Housing Element plan that is currently being considered by Hillsborough, and to voice my opposition to the plan. I do not support it.

I believe the plan should be adjusted to put a far greater emphasis on ADU's as a solution to meet California's requirements.

I prefer the Smart Housing For Hillsborough Plan and would urge the town of Hillsborough to adjust the current draft proposal to incorporate many elements of this alternative plan.

Finally, I'd like to say a big 'THANK YOU!' to all of you for representing our community! I realize it's a volunteer position — and at times a thankless one!

Warm regards,
Veronica Krivkovich

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Veronica Krivkovich

M: [REDACTED]

From: [Bob Comartin](#)
To: [General Plan](#)
Subject: Housing Element
Date: Friday, September 9, 2022 10:16:58 AM

I attended the meeting on Tuesday Sept 6th at North School!

My general overall first impressions:

Overall I object to the top down form of government by the State! (I realize it's not part of this, just my opinion)

I don't think rezoning of the entire town is a good idea!

Seems like the addition of ADU's is going fine! (Sixty units in a year?)

I understand the the need for affordable housing! (Not sure it's possible in Hillsborough other than ADU's)

It seems like there are many apartments units being built all over the Peninsula! (What is the number of affordable units and what is the vacancy factor?)

Is the population on the Peninsula increasing or are people leaving the area?

In general, I think more consideration should be given to alternative plans!

Thank You!

From: [Lorne Rosenfield](#)
To: [General Plan](#); Arouse@hillsborough.net; [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#)
Subject: Housing Element formal statement of opposition
Date: Friday, September 9, 2022 7:23:38 AM

Dear Hillsborough Council:

I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it for the following reasons:

1. It unnecessarily rezones ("up-zones") the entire City.
2. It will cause dramatic change to the landscape and 10%-25% increase in school enrollments will destroy major reasons why people want to live here
3. It Opens a slippery slope making future "up-zoning" easy.
4. It erodes our property rights, including a goal to prevent owners of smaller homes from upgrading their properties
5. It imposes necessary burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed.
6. It omits large town-owned parcels
7. It burdens our schools and related infrastructure and instead should be designated for seniors

Please enter this comment into the public record.

Respectfully submitted

Lorne Rosenfield

██████████ Hillsborough, Ca 94010

Lorne King Rosenfield MD

University of California SF Clinical Professor
Stanford University Assistant Professor
Duke University Consulting Professor

Board Member American Aesthetic Society
Board Member Aesthetic Surgery Journal
Comm Member Am Board of Plastic Surgery

1750 El Camino Real Suite 405
Burlingame California 94010
www.DrRosenfield.com ██████████



INDIE AESTHETIC SURGERY SUMMIT 2.0

AUGUST 27 & 28, 2022

From: [Linda Batt](#)
To: [General Plan](#); Arouse@hillsborough.net; Ckrolick@hillsborough.net; Mchuant@hillsborough.net; [Christopher Diaz](#); [Ann Ritzma](#)
Subject: FW: Hillsborough low income housing plan
Date: Friday, September 9, 2022 5:26:40 AM

I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it for the following reasons:

1. It unnecessarily rezones ("up-zones") the entire City.
2. It will cause dramatic change to the landscape and 10%-25% increase in school enrollments will destroy major reasons why people want to live here
3. It Opens a slippery slope making future "up-zoning" easy.
4. It erodes our property rights, including a goal to prevent owners of smaller homes from upgrading their properties
5. It imposes necessary burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed.
6. It omits large town-owned parcels

Please enter this comment into the public record.

Respectfully submitted,

[Full name and address]

Linda J. Batt



Hillsborough, California 94010-

Linda J Batt

Voice: [REDACTED]

Fax: 650-348-6395

Cell: [REDACTED]

[REDACTED]

From: [Heidi Leupp](#)
To: [General Plan](#)
Subject: Housing Element Plan
Date: Thursday, September 8, 2022 11:45:03 PM

To whom it may concern-

I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it for the following reasons:

1. It unnecessarily rezones ("up-zones") the entire City.
2. It will cause dramatic change to the landscape and 10%-25% increase in school enrollments will destroy major reasons why people want to live here
3. It Opens a slippery slope making future "up-zoning" easy.
4. It erodes our property rights, including a goal to prevent owners of smaller homes from upgrading their properties
5. It imposes necessary burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed.
6. It omits large town-owned parcels

Please enter this comment into the public record.

Respectfully submitted,

Jay and Heidi Leupp
[REDACTED]
Hillsborough CA 94010

--
Best,

Heidi L. Leupp

[REDACTED]
cell: [REDACTED]

From: [Sapna Jain Palrecha](#)
To: [General Plan](#)
Cc: [Al Royse](#); krolik@hillsborough.net; [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Housing Element
Date: Thursday, September 8, 2022 11:26:35 PM

Dear Hillsborough Councilmembers:

I have lived in Hillsborough since 2014 and have been impressed by the growth and development of our town. Thank you for the fine work you are doing on the mandate to increase low income housing across the state.

I have read the full draft plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. To all of the Councilmembers, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

I am strongly opposed to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the

public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Best,

Sapna Palrecha

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Sapna Jain Palrecha, MD

Neuroradiologist and Musculoskeletal Radiologist

MRI Chief, KP Greater Southern Alameda Area

Musculoskeletal Radiology Chief, KP Greater Southern Alameda Area

Kaiser Permanente

From: [Renee Fitzpatrick](#)
To: [General Plan](#)
Cc: [Al Royle](#); [Christine Kroll](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Christopher Diaz](#)
Subject: Housing Zoning policy
Date: Thursday, September 8, 2022 10:42:26 PM

Thank you for the opportunity to share my comments. I have reviewed the draft housing plan and would like to request that you consider incorporating more ADUs and reject the other strategies that have been presented. The obvious strain on infrastructure: water, sewer, cellular, parking, and electrical are a major concern. And most importantly, the long standing education system that has so carefully been built and fostered over the years would be inundated and stressed.

Rezoning and lot splitting is not the best solution for Hillsborough. I think we can work together to encourage and incentivize residents to build more ADUs as we've seen with neighboring towns such as Atherton. Let's remove all multi family overlay zones from the proposal and stay true to the long standing neighborhood and community that is Hillsborough.

Thank you for all your hard work on this matter and for your dedication to our town and residents.

Sincerely,
Renee Fitzpatrick

Sent from my iPhone

From: [Vannessa Seacrest](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krollik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Hillsborough Re-Zoning Plan
Date: Thursday, September 8, 2022 10:14:29 PM

Dear Hillsborough Councilmembers:

I have read the full plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. To all of the Councilmembers, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

I am strongly opposed to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Kind regards,
Vannessa

From: [Leanne Zhu](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Opposition to the Draft Housing Element.
Date: Thursday, September 8, 2022 10:12:36 PM

Dear Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz,

My family has been Hillsborough residents for seven years. We all enjoy very much what Hillsborough has been well known for - its green and lush woods and hills, its super low crime rates, and its extreme privacy.

We appreciate all your efforts to serve the public in Hillsborough, and want to voice our strong opposition to the draft Housing Element recently shared with the public. This plan will hurt our town significantly in the long run, in our opinion.

First of all we strongly oppose any reduction in lot sizes, and any other changes to our current "RD" zoning. This denser housing throughout our neighborhoods will create more danger for fire and other emergency situations and eliminate what makes Hillsborough special. Do not change our zoning. Most areas of the town have already been marked as " high fire danger zone" by the state, therefore getting home insurance have already been very difficult. We can not make it worse.

Second, we very much oppose using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and so should we. If Atherton, a community similar to us, adopted a reasonable method to estimate their number of ADUs (which is much higher than the number based on the safe harbor method), we do not see why we need to use the safe harbor method when we have a track record of completing a much higher number of ADUs in the past . The Town should allot a minimum of 62 ADU's/ year, which is what we are already on track to complete for the most recent two years.

Third, we oppose having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate homeowners' property rights and penalize those homeowners with no compensation. Please remove this goal from our plan, and do not implement it in the future. We also oppose having any new housing units (other than ADU's) that do not have 1:1 parking.

All in all, we want to work together to at least maintain the charm of our town, to keep Hillsborough special as it has been. The burglary rate has increased quite much over the past period, we would like to turn it around, not making it worse. Building dense units on or near woody slopes will only increase the fire danger, earthquake danger, and restraint on water usage.

In summary, we heartily support an alternate approach for our Housing Element, utilizing the maximum number of ADU's/JADU's possible, reducing or eliminating the unreasonable 20% " buffer" to achieve our RHNA goals. We support the evaluation of senior housing as suggested by both the 2014 Housing Element and the 2022 HEAC.

Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development. Thank you for your considerations

Sincerely,

Hillsborough Resident

Leanne Zhu on behalf of her family

Tournament Drive, Hillsborough CA 94010

From: [Kristine Holterman](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Cc: [General Plan](#)
Subject: Draft Housing Element
Date: Thursday, September 8, 2022 9:52:51 PM

Dear Council Members,

First, I'd like to thank you for your commitment to our Town and the time you have spent working with the consultants on the Draft Housing Element. As you know, I was on the HEAC and observed the process and the decision making of the consultants. While I appreciate that we were present in theory to give feedback and express opinions, I did not feel that the final draft is reflective of what many of us believe is best for Hillsborough in the long term. Houseal Lavigne pushed an agenda that was ignorant of the particular and very unique aspects of our small town and the result is a draft that may work in a larger city with an urban and commercial center, but not one that works for us. Many alternatives to rezoning were quashed at the moment they were introduced during the HEAC meetings, leading me to believe there was an agenda that was decided before the community was enlisted to discuss the topic. We were given information (e.g. we had to do this or we would go into receivership) that was misleading and prevented honest analysis of the situation as well as potential other options. What the consultants created to present to Sacramento leaves no negotiating power in the future, and no consideration for the ramifications of what this plan will mean for the viability of our schools, our infrastructure, our neighborhoods and management of safety and emergency systems. We *can* meet most of the housing quota through ADUs and more logical use of our current town-owned vacant properties. Additionally, few citizens really understood what was happening around this issue, and while the Town did send postcards and emails, the information was vague. At this point, however, the community at large is engaged and ready to add to the discussion. As you all know, we have an educated and productive citizenry and it is time to consider their ideas, their thoughts and utilize their skills and knowledge to work towards a solution that actually makes sense for our town and that will not jeopardize the characteristics of Hillsborough that make it a great place to live.

I **do not approve** of the Draft Housing Element plan and hope each of you will consider further edits and constructive and open discussion with the community to improve upon the

plan.

Best,

Christine Holterman

From: [Joy Chen](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Opposition on draft housing plan
Date: Thursday, September 8, 2022 9:32:42 PM

Mayor Royse, Vice Mayor Krolik, Council Members May, Chuang and May, City Clerk Natusch, and City Attorney Diaz:

Thank you for all your efforts and support for residents in Hillsborough.

I strongly oppose the draft housing element as I attended the open house on Tuesday and review the draft housing element. The plan is very bad for our town.

I strongly oppose changing the zoning to reduce the lot sizes and to build the high density housing through our neighborhoods. For example, On the draft housing element, high density housing will be builded in 50 brook ct. This will create danger of fire and other emergency situations.

Please review our feedback and consider alternative proposal.

Sincerely,
Joy Chen

A black rectangular redaction box covering the signature area.

From: [John Huang](#)
To: [Al Royle](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Opposing Housing Element Draft and a Proposal for Proposition to Meet the Demand
Date: Thursday, September 8, 2022 9:21:28 PM

Mayor Royle, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

I have reviewed the draft of the proposed housing element plan. I am emailing you to strongly oppose it. Instead, I am presenting an alternate option:

The proposed plan clearly underestimate the potential of ADU and JADU as it uses the projection based on previous year. Many residents are still not aware of building ADU/JADU in their backyard. Therefore, I am proposing the following:

In order to satisfy the state legislature, a Proposition is to be presented to the voters of the town for the following:

Residents can elect to build ADU/JADU in their backyard if they are willing and their property is able to comply to the building requirement. These residents will receive subsidies and even incentives.

Residents who are not willing to build or their property is not suitable for building ADU/JADU will subject to a parcel tax of a certain amount. These tax collected will be used for subsidies and incentives.

Town will go door by door to promote and educate every resident if the proposition is passed. If the town failed in getting enough ADU built, the money can be used for paying the fine imposed by the state.

Sincerely,

John Huang

Hillsborough Resident on [REDACTED]

From: [Phyllis Bedford](#)
To: [General Plan](#)
Cc: [Christine Krolik](#); [Marie Chuang](#); [Larry May](#); [Al Royse](#); [Sophie Cole](#); [Scott Bedford](#)
Subject: Affordable Housing and the RHNA6 mandate
Date: Thursday, September 8, 2022 8:57:09 PM

Dear Hillsborough Councilmembers:

I am proud to live in a town like Hillsborough with committed and hardworking Council members. I first want to thank you for your service. I am also grateful to live in a town with thoughtful and caring citizens. I am confident that together we will identify and present the best solution to the State's RHNA6 mandate. Thank you for listening to the town's voice. We all love our town and desire the best possible outcome.

I am supportive of the development of more affordable housing throughout the state and in the Bay Area. I have read the full plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. I attended the September 6 Open House and learned more about the Draft Plan. Unfortunately, I am not on board with the Draft Plan, matter of fact, I am strongly opposed.

It brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and actually reckless.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

My hope is that together we can come up with an affordable housing plan that is thoughtful, carefully considered and analyzes the long-term impacts on our town. See you on September 12th!

Warmly,

Phyllis Bedford

From: [Lillian Wu](#)
To: [General Plan](#)
Subject: Hillsborough general plan
Date: Thursday, September 8, 2022 8:57:02 PM

As a long time resident of this town, we must consider the present condition of Hillsborough as a town with no commercial or low income housing.

Resident
Lillian Wu

Lillian sent by iPhone

From: [Bruce Weitzman](#)
To: [Al Royle](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Draft Housing Element
Date: Thursday, September 8, 2022 8:37:50 PM
Attachments: [PastedGraphic-5.png](#)

I am registering my objection to the Draft Housing Element recently shared with me. These plans are not good for me or the people of Hillsborough.

I believe that there is a lack of information and yet the impact could be devastating to the Town of Hillsborough. This should not be rushed to judgement until someone evaluates what needs to be done and what other cities are doing to deal with this issue.

I have lived in Hillsborough for 48 years. Our kids grew up here and also live in this community because of the schools, police department, fire department and feeling safe in a community like ours. What will be the implication of all these changes and who would like to be held accountable for bad decisions.

When we moved into our home, it was a 2200 square foot home but as our family grew we increased the size to 3800 square feet. I oppose the goal of discouraging redevelopment of existing sites to larger homes. This would violate homeowners' property rights and makes no sense at all. I oppose any other changes to our current "RD" zoning. I believe we can achieve our required allotment with the use of ADU'S and vacant lots as a contingency.

As I said earlier, what are other cities implementing and why? I feel we should be moving slowly to reach a reasonable goal..

Thank you,

Bruce Weitzman

Thank you,

Bruce Weitzman



Corporate Office
395 Mendell St.
San Francisco, Ca. 94124
415.495.2002
Cell [REDACTED]
bruce@blazefireplaces.com

Locations:
San Rafael - San Francisco

From: [Vivian Weitzman](#)
To: [Al Royse](#); [Sophie Cole](#); [General Plan](#); [Larry May](#)
Cc: [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#)
Subject: Draft Housing Element
Date: Thursday, September 8, 2022 5:48:59 PM

I am registering my objection to the Draft Housing Element recently shared with me. These plans are not good for me or the people of Hillsborough.

I believe that there is a lack of information and yet the impact could be devastating to the Town of Hillsborough. This should not be rushed to judgement until someone evaluates what needs to be done and what other cities are doing to deal with this issue.


Our family has lived in Hillsborough for 48 years. Our kids grew up here and also live in this community because of the schools, police department, fire department and feeling safe in a community like ours. What will be the implication of all these changes and who would like to be held accountable for bad decisions.

When we moved into our home, it was a 2200 square foot home but as our family grew we increased the size to 3800 square feet. I oppose the goal of discouraging redevelopment of existing sites to larger homes. This would violate homeowners' property rights and makes no sense at all. I oppose any other changes to our current "RD" zoning.

I believe we can achieve our required allotment with the use of ADU'S and vacant lots as a contingency.

As I said earlier, what are other cities implementing and why? I feel we should be moving slowly to reach a reasonable goal..

Thank you,

Vivian Weitzman

Hillsborough, CA

From: [Roberta Salma](#)
To: [Al Royle](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Opposition to the Housing Element Draft
Date: Thursday, September 8, 2022 5:25:18 PM

Dear Mayor Royce and Town Council,

We strongly oppose this current draft and request that the Town Council recommend a complete rejection of the draft and redraft a new Housing Element that reflects the needs and desires of the community while also addressing our responsibility to the State.

Our names are Karim and Roberta Salma. We've lived in Hillsborough for close to 50 years, raised three children here and are now retired here at the ages of 81 and 88 years old. We were shocked to recently learn what the Town has proposed in the Housing Element Draft. We do not feel properly notified and we do not feel the Town has given its citizens a reasonable amount of time to review the draft or the Town Hall proposal. This draft is out of touch with the needs of our Town and has a terribly flawed plan to solve our housing allotment.

I support using ADU's to solve our housing allotment. We should not use 2019 and 2020 in our ADU calculation because those two years had work restrictions and the ADU process was not as advantageous. We also need to reduce the buffer zone of 20% to a more reasonable number of 10% or less. If any denser housing is needed, it must be for seniors. In only a few years 25% of the population will be seniors, where will they live? I support the evaluation of senior housing in both the 2014 Housing Element and the 2022 HEAC. No matter what is built it needs to have a ratio of 1:1 parking and guest parking. I'm 88 and my wife is 81 and we and all our friends still drive.

Now that we know the ramifications of not meeting the housing allotment goals, we are now looking seriously into building an ADU on our property. Many other residents may hear this "call to action" if they are properly informed and educated by the Town.

Thank you,

Karim & Roberta Salma

From: [Mike Folgner](#)
To: [Al Royle](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Draft Housing Element
Date: Thursday, September 8, 2022 5:22:02 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

I appreciate the open house and the opportunity to learn more about this issue. I appreciate your work on this matter and thank you for it. I have a few concerns with the draft plan:

1. I would encourage the town to focus on ADU development. The plan forecast can be more truthful to the recent changes in the rate of ADU development and reflect a much more likely number. This forecast will greatly change the gap needed to make up the difference.
2. I would encourage the town to adopt changes to the ADU process to make them easier to build, including removing fees and allowing for tiny homes and pre-fabricated units.
3. We should be very aware of parking and hold any plans accountable to include parking and not overwhelm streets with parked cars. We should not assume that any housing will have occupants that will not own cars.
4. I would encourage the town to spread the higher density housing between the three elementary schools as we can assume these new neighbors will want to be a part of our great school system.

Thank you,
Mike Folgner



From: [Linda Lin](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Feedback on current housing element plan
Date: Thursday, September 8, 2022 5:12:39 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

We are writing to express concerns about the Hillsborough Town's draft Housing Element plan recently shared with the public. We would like to ask you not to vote for or pass the current plan that was led by an outside consultant with no personal ties to Hillsborough that is home to us. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Specifically, we oppose reduction in lot sizes, and other changes to our current "RD" zoning. This denser housing throughout our neighborhoods will create danger in fire and other emergency situations, destroy property values, and eliminate what makes Hillsborough special. Secondly, we do not agree on using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and it helped to preserve their town while meeting the state requirements.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its homeowners in order to move forward with a plan that most accept and support versus the current draft plan.

Sincerely,
Danny and Linda Lin
[REDACTED], Hillsborough

From: [Carley Goldberg](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Concerned citizen with STRONG Opposition to the Draft Housing Element.
Date: Thursday, September 8, 2022 4:39:45 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

I'd like to thank all of you for the time and energy you give to serve the residents of the town of Hillsborough. We have chosen to live and raise our families in this town because it truly is a unique and special place.

I was born and raised in the town of Hillsborough (Mayor Royse: Jennifer and I went to West together and were friendly as children) and have made the choice to raise my 4 children here as well. One of things I often hear within our community is how unique our town is as so many who were raised here have also chosen to return and raise our own families here. I am writing to you because I do not want to see the spirit of our town shift for the worse. I want to note my strong opposition to the draft Housing Element recently shared with the public. In my opinion, this plan will destroy the fundamental concepts that Hillsborough was built on and the reasons why so many of us have chosen to live here.

I am specifically opposed to a reduction in lot sizes and any other changes to our zoning in order to accomplish the number of housing units mandated by the state. We should be utilizing the maximum number of ADU's/JADU's as possible, reducing or eliminating the buffer and utilizing vacant lots to achieve our RHNA goals. I oppose having any new housing units (other than ADU's) that do not have 1:1 parking. This denser housing will have dangerous implications on our environment, schools, road and the infrastructure our town was built on. Do not change our zoning as this is what makes Hillsborough special.

I oppose using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. I believe the town should be re-negotiating with the state in regard to the number of housing units that need to be built just as other towns in our area did. In addition, the other towns are using much higher numbers of ADU/JADU's in their plans, and so should we. The Town should allot a minimum of 62 ADU's/ year, which is what we are already on track to complete for the most recent two years.

I oppose the lack of transparency and the timing in the process. Our town is being blindsided by the draft housing element as so many people that I have spoken to have no idea that the draft housing element exists. Minutes to many HEAC and other planning committee meetings are unavailable, planning department team members provide different details at different times, and "preliminary" plans for the "Town Hall Campus" are only being provided three days before public review. Nearly every resident has been surprised by this process and the lack of details, yet the impact has been categorized as "Major" by town planning staff.

The denser housing, particularly the inclusion of multiple family units at any one site (Deguine Estate, Strawberry Hill, Town Hall, etc), has not been sufficiently studied in regard to the impact on town utilities and schools, nor has there been adequate time for community input. Please remove these from the draft plan.

Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Sincerely,

Carley Goldberg

Hillsborough Resident: [REDACTED]

From: [Sheila McWilliams](#)
To: [General Plan](#); [Keith McWilliams](#)
Cc: Arouse@hillsborough.net; [Christine Krolak](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Lisa Natusch](#); [Christopher Diaz](#); [Ann Ritzma](#)
Subject: HB low income housing plan
Date: Thursday, September 8, 2022 4:26:25 PM

My name is Sheila Burns McWilliams and my husband, Keith McWilliams, and I reside at [REDACTED]. We have been homeowners in Hillsborough for 20 plus years. I was raised in Hillsborough at [REDACTED] and numerous family members either live in or lived in Hillsborough. We love Hillsborough and it is our hope to remain here as long as possible.

I am writing today to express my very serious concern about the proposed city council plan for additional housing. I am distressed that efforts were not made to appeal our state allocation of 554 units. As you know, other communities such as Atherton, Woodside and Portola Valley have been successful at lowering their required numbers. My understanding though is that it may be too late for any appeal. This is very unfortunate.

With regards to the current proposal we are very much against this plan for the following reasons:

1. rezoning of the entire city is unnecessary
2. the corresponding increase in population will overwhelm our school districts and town systems
3. future “up zoning” will be easier to achieve if this plan is approved
4. the erosion of our property rights and the resultant decrease in our property values as a result of this plan
5. omission of large town parcels is an over reach and unnecessary
6. reduction in lot size will completely change the nature of our town
7. frontage landscape coverage reduction will devalue all of our homes and greatly impact our neighborhoods

Please reconsider and cast your votes and efforts toward the alternative plan of “Hillsborough 2023-2031 Housing Element, A better Plan: Smart housing for Hillsborough”

Thank you

Sheila Burns McWilliams
[REDACTED]

From: [Scott Aronson](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Cc: [Scott Aronson](#); [Tiffany Cota](#)
Subject: Draft Housing Element Thoughts
Date: Thursday, September 8, 2022 4:17:23 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz,

Thank you all for the efforts that lead up to the open house this week. Dealing with some of the mandates for our town is no small task, the work is appreciated. I was fortunate to hear about the open house the day of and upon attending really learned a lot. Much of which was very new information to me as I believe much of the communication fell below my radar.

As I have learned of the current thinking, I'd like to register my concerns and fundamental lack of support given what I have seen thus far. I do, however, firmly believe there are some compromises and alternatives that could work for all interested parties. In the spirit of this belief, I'd like to outline a few key elements that could benefit from some additional thought and adjustment.

- The redevelopment and re-zoning of the town hall sight is issue number one for me. Zoning specifications need to be broadly socialized. The size/number of units most certainly must be revisited. A height cap of 3 stories as to enable it to stay tucked in behind oaks on the El Camino side is very important, a requirement of parking in the structure, and prohibiting decks and balconies at the location are big items.
- The baseline count for ADUs is a foundational point, we can do more in this area...no doubt about it.
- Changing the existing zoning requirements as it pertains to lot size, etc is very destructive to a defining element of Hillsborough's differentiation.

These were just a few points that were top of mind. I do have thoughts and ideas on a forward direction and I am willing and able to commit time and energy to work together with other community members to find a solution. I simply felt this too important not to make my feelings known and to offer my support in any way....

Thanks for listening and stay well.

- sa

Scott Aronson
Pepper Ave
Ryan Tract

From: [Marci Palatella](#)
To: [General Plan](#)
Subject: From resident Palatella regarding proposed zoning changes
Date: Thursday, September 8, 2022 4:16:32 PM

Regarding the plan to rezone Hillsborough, the current proposal is not only flawed, but rezoning our entire town will be detrimental to our property values, and the environment that makes Hillsborough so esthetically attractive and livable for thousands of residents.

You've accepted housing and density numbers that far exceed the close by towns of Portola, Woodside and Atherton. This is unacceptable.

There are alternative proposals out there, far more reasonable, and we are insisting those be considered, and our voices heard.

Hire a person to help expedite ADUs for the next 24 months, and modify some of the overreaching barriers to those. Give homeowners here a reasonable chance to apply for and build attractive ADUs as housing on our own properties that can be rented to teachers and others needing affordable housing.

We completely object to the current proposed plan.

Sincerely,

Marci and Lou Palatella
Homeowners
[REDACTED]
Hillsborough, CA

Visit us in Bardstown, Kentucky
Preservationdistillery.com

PRESERVATION DISTILLERY
he r i t a g e c r a f t e r s o f m e m o r a b l e w h i s k e y

From: [Kelli Benz](#)
To: [General Plan](#)
Subject: Changes in Zoning , Housing Element in Hillsborough
Date: Thursday, September 8, 2022 4:00:33 PM

To Whom it May Concern,

My husband and I have been residents of Hillsborough for 22 years. We have raised our children here and established strong roots. When we heard about the proposed plan to replace our beautiful town hall with a 100 unit housing complex, we were absolutely stunned that this would even be considered. We are opposed to this 100%, we live on Floribunda Drive in Hillsborough. The last thing we need is more housing and what is even more shocking is that there are no plans for parking. Where will residents of this apartment building park, on our streets? The traffic on Floribunda is already crazy without adding more traffic and possibly parked cars. Our infrastructure is already compromised on

El Camino without adding hundreds of more cars.

This is the worst decision that could ever be considered. Not only will this decision impact the value of our homes but it will impact the three schools in the Hillsborough school system.

You must reconsider, this is a terrible proposal and many of my friends who are residents are opposed to this plan as well.

Kelli Benz


Hillsborough

Sent from my iPad



September 09, 2022

Dear Hillsborough City Council:

We are writing on behalf of **South Bay YIMBY** regarding Hillsborough's 6th Cycle Housing Element Update. As a regional pro-housing advocacy group, South Bay YIMBY works to ensure cities adopt housing elements that are fair, realistic, and lawful.

Per GOV §8899.50(a)(1), Hillsborough's housing element must affirmatively further fair housing by 'taking meaningful actions... that overcome patterns of segregation.'

As our past letter showed, your city is segregated from the rest of the Bay, as only the richest 1% of households can afford an average home in your city. To grow into an integrated city, law requires you to provide low income (LI) folks with a range of housing options that meet their needs. Yet, your Draft falsely claims 57% of LI folks would have their needs met by ADUs built in Hillsborough.

Few, if any, of your ADUs further fair housing goals. A 2020 survey from Berkeley's Center for Community Innovation found 40% of ADUs are held off the long-term rental market, often as home offices, while 32% of ADUs are rented to families or friends for discounted rents. Sweetheart deals to family and friends do not promote integration, as required by law. When your city is 38% whiter than the Bay Area, providing LI units disproportionately to family members reifies existing patterns of racial segregation.

Less than a third of ADUs are actually rented on the open market. But ABAG's general findings on ADU affordability don't extend to your city, where LI folks can't afford open market rate rents. **The cheapest Hillsborough ADU on Zillow rents for \$4,500.**

Hillsborough will likely reply to these objections by pointing to a local ADU survey, but **that local survey had only five respondents** indicate the rent they charge. Portraying this as a valid survey on affordability is malpractice. What's more, the survey does not show a single ADU is rented affordably to a tenant who is not simply a family member.

To be clear, ADUs are a valuable part of a healthy mix of housing choices. But not every LI family wants to live in someone else's backyard. Not every LI family is small enough to live in a small ADU. And even those LI families who'd happily live in an ADU can't do it in Hillsborough because virtually no ADUs are available to the public at an affordable rent.

To AFFH, your city should entirely lift its ban on Mullin-density housing. As of 2020, your city banned apartments in 100% of residential areas, effectively banning affordable housing built at-scale. Aside from creating more choice for LI families, lifting exclusionary zoning will also yield homeownership opportunities to build intergenerational wealth in a high opportunity community that ADUs, as rentals, cannot. Plus, more choice allows larger LI families to find 3+ bedroom units, rare among ADUs, that meet their needs.

We appreciate that the Draft proposes lifting some exclusionary zoning, but the Draft still nonetheless slots nearly twice as many LI families into ADUs as do drafts from other small, exclusionary cities. Hillsborough should, at minimum, add 80 more units of LI capacity by expanding RD-2 and O-AH zoning to govern more parcels. A Draft that did this

would at least be normal among small, exclusive towns in the Bay Area, in terms of the reliance on ADUs to AFFH and integrate low income folks into the town. Being average among other exclusionary towns should be the absolute bare minimum for AFFH.

Thank you,

Salim Damerджи, South Bay YIMBY

From: [Kent Liu](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Strong opposition to the Draft Housing Element
Date: Thursday, September 8, 2022 2:25:05 PM

Dear Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:


We appreciate all the efforts you make to serve the public in Hillsborough, keeping this town such a special place for us all. We want to register our strong opposition to the draft Housing Element recently shared with the public. This plan is not good for the town, in our opinion. Specifically:

- * We support an alternate approach for our Housing Element, utilizing the maximum number of ADU's/JADU's possible, reducing or eliminating the "buffer", and utilizing vacant lots to achieve our RHNA goals. We support the evaluation of senior housing as suggested by both the 2014 Housing Element and the 2022 HEAC.
- * We oppose using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and so should we. The Town should allot a minimum of 62 ADU's/ year, which is what we are already on track to complete for the most recent two years.
- * We oppose any reduction in lot sizes, and any other changes to our current "RD" zoning. This denser housing throughout our neighborhoods will create danger for fire and other emergency situations and eliminate what makes Hillsborough special. Do not change our zoning.
- * We oppose having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate homeowners' property rights and penalize those homeowners with no compensation. Remove this goal from our plan, and do not implement it in the future.
- * We oppose having any new housing units (other than ADU's) that do not have 1:1 parking.
- * We oppose the redevelopment of the historic town hall site and believe we can achieve our allotment through the use of ADU and vacant lots as a contingency. We particularly oppose the inclusion of >100 units (density calculation sources for the 2.5 acre site not provided) on the "Town Hall Campus" in the housing element submission with no zoning specifications listed, before any environmental or other studies on the impact on town utilities, parking, schools and other services have been completed, and with no time provided for adequate community input. In our opinion this is far too many units at this site. Because it is a town-owned site, development will be expected once this site is included in the plan, it cannot be included without proper and thoughtful preliminary planning. It should be removed from the draft plan.
- * We oppose the lack of transparency and the timing in the process. Minutes to many HEAC and other planning committee meetings are unavailable, planning department team members provide different details at different times, and "preliminary" plans for the "Town Hall Campus" are only being provided three days before public review. Nearly every resident has been surprised by this process and the lack of details, yet the impact has been categorized as "Major" by town planning staff.

Many people in our town agree on these points - We're sure you've heard the feedback as you've been considering this plan. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Sincerely,

Helena Yang and Kent Liu

Hillsborough Residents at 

From: [Tal Simon](#)
To: [General Plan](#)
Cc: [REDACTED]
Subject: Affordable Housing Plan
Date: Thursday, September 8, 2022 2:24:47 PM

Dear Hillsborough Councilmembers:

To all of the Councilmembers, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1.

We also have no sidewalks, no street lights, and thanks to our town's incompetency, extremely poor cellular service. Building out affordable housing units would further exacerbate these already concerning safety issues.

Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

I am strongly opposed to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

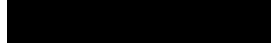
I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the

public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Tal and Cinthia Simon



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From: [Melissa Hamilton](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krollik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Sam Hamilton](#)
Subject: Hillsborough Housing Draft Plan
Date: Thursday, September 8, 2022 2:11:21 PM

Dear Hillsborough Councilmembers:

My husband and I live in North Hillsborough and we have 2 young boys who attend North Hillsborough Elementary. We moved to Hillsborough 7 years ago because we felt this town was beautiful, safe, and had top tier schools but we are very concerned with the current Draft Plan. We are worried the Draft Plan will increase class sizes and ruin our prestigious public schools that we have worked so hard to preserve. We have read the full plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. To all of the Councilmembers, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. We are supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

We are strongly opposed to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

We are supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

We want to voice our strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Kind regards,
Melissa and Samuel Hamilton

From: [REDACTED]
To: [General Plan](#)
Subject: Low income
Date: Thursday, September 8, 2022 2:01:09 PM

Matt and I are are totally opposed to the tax increase and low income housing.
M and c

Sent from my iPhone

From: [Claire Wolfenden](#)
To: [General Plan](#)
Subject: Oppose Draft Plan
Date: Thursday, September 8, 2022 1:56:37 PM

Dear Hillsborough Council members:

We appreciated the opportunity to attend the September 6 Open House to learn more about the Draft Plan. We have read the full plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. To all of the Council members, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. We are supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

WE ARE STRONGLY OPPOSED to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.


WE ARE SUPPORTIVE of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

We want to voice our strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Kind regards,

Claire and Bill Wolfenden


Hillsborough, CA 94010

From: [Casey Sternsmith](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krollik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Hillsborough Housing Element Feedback
Date: Thursday, September 8, 2022 1:52:52 PM

Dear Hillsborough Councilmembers:

I have read the full plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. I was present on Tuesday evening and had the opportunity to ask additional questions. To all of the Councilmembers, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

Due to our unique qualities, I feel that this plan neglects to look at the long term ramifications of rezoning. Most particularly to our school districts facilities, police and fire capabilities, current infrastructure limitations and the long term environmental implications.

I am strongly opposed to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my **strong opposition to the current Draft Plan**. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the public

record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Kind regards,

Casey Sternsmith



www.sternsmith.com

Connect with me on:



From: [Joanie Schlampp](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Housing Element draft response
Date: Thursday, September 8, 2022 1:44:27 PM

Dear Mayor, Council Members and City Attorney,

I am writing with concern about the Housing Element Plan for our town. I'd like to first thank all of you for your efforts in attempting to create a Housing Element draft that meets the state requirements. I'm sure the task of trying to please the community as well as satisfy the state is daunting. However, I don't think the current plan is the right one for Hillsborough.

I strongly oppose the Housing Element draft as proposed. While I understand that Hillsborough needs to meet the Housing Element allotment due to the current housing crisis, this plan does not reflect the interests of the residents of Hillsborough in any way. While there are many issues with the current plan including water needs, fire safety, parking, future impact on our schools I would like to address just two that I feel I can speak on with clarity as I was only made aware of this issue two weeks ago.

Similar to other towns like ours, we should be attempting to meet our allotment mostly with ADU's. My husband and I have a pool house we are currently remodeling to meet the requirements of an ADU, so you can add one more to Hillsborough's total for 2022. Meeting our allotment with ADU's stays consistent with our town's history and avoids a slippery slope that could lead to the eventual downfall of our very special community.

Another serious issue to consider is that most people in our community do not understand what is happening and what the potential impacts of the Housing Element will be. It seems the communication efforts made by the town were ineffective, leaving residents feeling blindsided and that our interests were neither considered nor understood by the council. In the past week or so, many more community members have become aware and are trying to educate themselves on this issue as it will have a significant impact on our town. With this in mind, I'd like to suggest that you make more targeted efforts to reach and inform the community as well as extend the deadline to provide feedback.

Thank you ,

Joanie Schlampp



[Housing Element draft plan letter to city council](#)

From: [Tess Salter](#)
To: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [General Plan](#)
Subject: Letter from Tess Salter ~ Housing Plan ~ Opposed to proposed plan
Date: Thursday, September 8, 2022 1:35:12 PM
Attachments: [untitled](#)

Dear Hillsborough Councilmembers:

For the past 38 years, I have had the privilege of being a Hillsborough Resident. I am a proud past student of West, North & Crocker, and now my two boys attend West. First of all, thank you for your service on behalf of Hillsborough, and especially as we navigate this challenging issue. As a Hillsborough, Mother & homeowner, I am writing to strongly discourage you to say NO to the current proposed plan.

I have read the full plan and attended the September 6th Open House. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area, and we MUST be thoughtful and considerate to the impact in our community, climate, the schools & the charm Hillsborough is known for. Unfortunately, the current Draft Plan (in my opinion) completely misses the mark.

Hillsborough is unique with having no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. There are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

Please note that I am strongly opposed to the current Draft Plan (and I hope you are too), which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

I understand that employees of the city have requested a lower number of low income homes required, and I encourage our city to continue to push back and request a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the

public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Sincerely,
Tess Salter

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Tess Salter

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From: [Christine Corsetti](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krollik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Christopher Diaz](#)
Subject: Housing Plan
Date: Thursday, September 8, 2022 1:22:13 PM

To whom it may concern:

I am learning more about the draft housing plan, and while I absolutely recognize the need for more affordable housing units in CA and deeply appreciate the efforts that have been put forth on behalf of our town, the current plan is not acceptable. The consulting firm seems to have run a playbook that was one size fits all approach to appease Sacramento without thinking critically if there is a better path forward. The consultant has offered a blanket plan (ie: re-zoning) that is NOT tailored to our community. I hope that everyone can partner together to come up with a better solution.

The focus of Hillsborough's plan must be on ADU and vacant lot development and must NOT include any mention of smaller minimum lot sizes, reduced setbacks (outside of the reduced setbacks for ADU's/JADU's), increases to height allowances, increased floor area ratio or reduced landscaping coverage. Not enough has been done by way of partnering with residents to explore satisfying State requirements through **more aggressive measures around allowing for and providing incentives for ADU's & JADU's**. The State guidelines on the ADU calculations suggest taking the previous rolling three year average. But there is a flaw with the calculation in that we had COVID-19 where the state limited certain types of construction. As soon as the new legislation for ADU's came out (which streamlined the process), coupled with COVID-19 pandemic ending, our ADU production increased substantially. Based on the 2021 ADU run-rate it seems the entire 8 year allocation can be met through ADU's alone and the town is underestimating the potential for ADU's as part of its proposed plan. While I understand this may not satisfy the state completely, we need to enter into a negotiated outcome and follow the lead of other towns like Atherton and Woodside.

Furthermore, there is a clear lack of planning for infrastructure in this plan: sewer, water, cellular coverage, electrical and parking need to be heavily considered. More specifically, where is the parking plan for the 100+ units located on El Camino? What about the impact on our streets and sidewalks? If 100+ units are to be built in the Town Hall area, the traffic, which is already very busy, will become overwhelming. Without a proper parking plan in place, there will be a direct impact on all of the streets in the surrounding area. It doesn't seem that a proper Environmental impact survey has been accomplished prior to putting together this plan. Additionally, reduction in lot sizes and denser housing throughout our neighborhoods will create danger in fire and other emergency services, diminish the quality of our town's crown jewel (our schools) and eliminate what makes Hillsborough special.

The fact that we have zero commerce, no retail, no industrial, the town is currently zoned entirely RD-1 and 70% of our town is designated as a High Fire Risk zone, 554 units seems like a very aggressive requirement for our town and must also be addressed and lowered. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. There are very few towns with situations similar to Hillsborough in the State.

I know the town is trying their best and I recognize this is an impossible situation, but as Atherton has shown, the support of the council is needed to push forward a plan that does NOT include rezoning or lot splitting. The clear answer here is incorporating much higher numbers of ADU/JADU's as other towns have done with the rejection of all other strategies. Atherton removed multi-family townhomes and overlay zones from their RHNA proposal with the help of their mayor and councilwoman. *Hillsborough must follow the plan Atherton has proposed and remove all multi-family overlay zones from the proposal.* Listen to your citizens and set aside the consultant's flawed recommendation. If the Council passes ordinances allowing for more ADU's/JADU's, it can all but eliminate any need for high density housing and work to come up with a better plan while negotiating with the state.

Christine Corsetti



Hillsborough

From: [Suzanne Kim Tomlinson](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krollik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Hillsborough Re-Zoning Plan
Date: Thursday, September 8, 2022 12:30:13 PM

Dear Hillsborough Councilmembers:

My name is Suzanne Tomlinson and I am currently raising four children in this wonderful town of Hillsborough. My parents immigrated to this country from Korea over 45 years ago with almost nothing in their pockets and worked incredibly hard to provide us with stellar public school education. That hard work ultimately allowed me to build a career here in NY and then California and for me to raise my children in this very special town.

I attended the September 6th Open House at North School to learn more about the Draft Plan and have read the full plan posted on the Town website. I support the objective to develop more affordable housing throughout the State and in the Bay Area, and in particular, for members of these actual communities such as teachers, nurses, police and firefighters. As a child of an immigrant family who watched her parents work 3-4 jobs at a time, overnight, and her mother work countless midnight shifts as an ICU nurse, I love the thought of giving contributing community members the ability to live in the communities in which they serve.

I am also appreciative to all of the Councilmembers for serving this town and giving its citizens the opportunity to have input on this very big decision. The incredible public schools, focus on safety, and deep respect between neighbors are all reasons I carried out my parent's legacy and worked so very hard to be able to raise my four children here. I trust that the Councilmembers are doing everything they can to maintain the integrity of this very unique town – and again I truly thank you for spending the time to read this letter!!

I am strongly opposed to the current Draft Plan. Hillsborough's attributes are really important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and has very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. The current Draft Plan feels like an outside-in, cookie-cutter consultant approach that does not take into account these unique qualities of the town. At the open house, the sentiment I heard was that the consultants did not have the pervue to consider implications of safety, education, traffic & congestion among other topics that directly impact all citizens of this town. I was also upset to hear that the 17-person citizen's committee feedback was not incorporated into the draft plan.

Specifically, I am concerned about: (1) the many unintended consequences of re-zoning the entire town through a blanket plan without understanding what all potential implications will be; (2) related to that, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed changes on current residents – as mentioned, what specific impact will the plan have on schools, safety (we are already seeing an uptick on this front), public departments, traffic, congestion, maintenance, etc. If citizens are going to ultimately bear the cost of such plan, we

should be informed as to what that impact will be and have input into such a big decision; (3) Hillsborough strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so). I really do not understand why we are not able to carry-forward those units when no other neighboring town was even able to meet its goal (and by the way without any consequence). Can we not push harder to make sure we get credit for those excess units created? (4) personally, I did not feel like the forum of the September 6th open house was conducive to collecting and hearing actual feedback from citizens. I had expected a presentation of the plan and a chance (as a group) to hear Q&A from actual citizens/neighbors. I felt the diffused “table station” format was a very ineffective way for me to learn more about the proposal and hear other people’s perspectives – which was the reason I left work early to attend such event.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have demonstrated our ability to meet and exceed set goals. [In fact, I have recently received approval for an ADU on our property - where I am very hopeful my parents can ultimately move into.] We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes. Let us please not rush into a plan developed by third-party consultants without taking the time to really think through all the unintended and potential long-term implications. There are many citizens of this town who are willing to volunteer their time to help think through these potential implications, so do kindly call upon us to do so.

I therefore wanted to voice my strong opposition to the current Draft Plan. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Sincerely,
Suzanne Tomlinson

From: [James McDowell](#)
To: [General Plan](#); [Hillsborough Mail](#)
Cc: [Caryn McDowell](#); [Lisa Natusch](#); [Al Royse](#); [Christine Krolik](#)
Subject: Comments for Housing Element Plan
Date: Thursday, September 8, 2022 12:18:19 PM

We are James and Caryn McDowell, and we own and reside on Fagan Drive, here in Hillsborough. We moved here in 2016 with our two children, who graduated from both North School and Crocker Middle School, and during that time, I served on the Board of the Hillsborough Schools Foundation (HSF) for two years. We are submitting this comment to the City of Hillsborough on the current draft housing element plan, scheduled for discussion at the September 12, 2022 meeting.

We recognize the need for more affordable housing units in CA and understand the efforts that have been put forth on behalf of our Hillsborough, however, the current plan is not acceptable to us.

In addition to our comments below on the overall impact to Hillsborough, we have additional objections because of our painful experience of subdivision in the neighboring property. Our quiet cul-de-sac has already been subject to two re-zoning efforts in the past two years, one of which was approved over the objection of every resident commentor, and the other (which sought to further subdivide the just-approved subdivision) appeared to be on track for approval, until a resident identified issues of non-compliance with the existing regulatory rules in Hillsborough. A city-wide plan that allows smaller lots and smaller frontage will likely encourage yet another subdivision, which will lead to further long-term loss of the semi-rural character of the neighborhood and Hillsborough as a whole, additional loss of property value, and extraordinary disruption caused by building multiple new homes.

The focus of Hillsborough's plan must NOT include any mention of smaller minimum lot sizes, reduced setbacks (outside of the reduced setbacks for ADU's/JADU's, although some additional thought must be given to neighbor privacy in this matter), increases to height allowances, increased floor area ratio or reduced landscaping coverage. These existing rules are critical to the character of Hillsborough. Although the extraordinary increase in ADUs and JADUs has given us some concern, especially some of the extraordinarily small setback requirements, it appears the entire 8 year allocation required by California can be met through ADU's alone and the city is underestimating the potential for ADU's as part of its proposed plan. While we understand this may not satisfy the state completely, we need a negotiated outcome and follow the lead of other towns like Atherton and Woodside.

Furthermore, there is a clear lack of planning for infrastructure in this plan: sewer, water, cellular coverage, electrical and parking are already difficult or insufficient for the current housing stock – while we suffered no power outages in 2017, there have been multiple outages in the last two years, and the frequency of these interruptions is increasing. The cellular coverage has been an ongoing issue for as long as we have lived in Hillsborough, and we all know the water system is stressed across the entire region. Additionally, reduction in lot sizes and denser housing throughout our

neighborhoods will create additional fire danger and tax other emergency services. As we understand it, 70% of our city is designated as a High Fire Risk zone—we are subject to inspection by County fire—adding density without the ability to widen streets appears to be a recipe for disaster in case of fire or earthquake. And any plan must recognize that shocks to the school-aged population will stress and possibly destroy the decades-long work the City, the School Board and HSF have done to make our schools among the best in California!

We understand this is a difficult dilemma, but the consulting firm used by the city seems to have used a one-size-fits-all approach, including a blanket re-zoning of Hillsborough. As Atherton has shown, the support of the council is needed to push forward a plan that does NOT include rezoning or lot splitting. Atherton removed multi-family townhomes and overlay zones from their RHNA proposal with the help of their mayor and councilwoman. *Hillsborough must follow the plan Atherton has proposed and remove all multi-family overlay zones from the proposal.* Please listen to your citizens and set aside the consultant's flawed recommendation. If the Council passes ordinances allowing for more ADU's/JADU's, it can all but eliminate any need for high density housing and work to come up with a better plan while negotiating with the state. I hope that everyone can partner together to come up with a better solution.

Please feel free to include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development. Thank you again for all you do!

Sincerely,

James and Caryn McDowell

Fagan Drive

James McDowell
<http://www.linkedin.com/in/mcdowellj>

From: [Lena Chang](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Opposition to the Draft Housing Element
Date: Thursday, September 8, 2022 12:17:45 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

I understand that this draft will be a compromise to what make Hillsborough special. Below are my views:

- I oppose using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and so should we. The Town should allot a minimum of 62 ADU's/ year, which is what we are already on track to complete for the most recent two years.
- I oppose having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate homeowners' property rights and penalize those homeowners with no compensation.
- I oppose having any new housing units (other than ADU's) that do not have 1:1 parking.
- I oppose the redevelopment of the historic town hall site and believe we can achieve our allotment through the use of ADU and vacant lots as a contingency. I particularly oppose the inclusion of >100 units (density calculation sources for the 2.5 acre site not provided) on the "Town Hall Campus" in the housing element submission with no zoning specifications listed, before any environmental or other studies on the impact on town utilities, parking, schools and other services have been completed, and with no time provided for adequate community input. In my opinion this is far too many units at this site. Because it is a town-owned site, development will be expected once this site is included in the plan, it cannot be included without proper and thoughtful preliminary planning. It should be removed from the draft plan.
- I oppose the lack of transparency and the timing in the process. Minutes to many HEAC and other planning committee meetings are unavailable, planning department team members provide different details at different times, and "preliminary" plans for the "Town Hall Campus" are only being provided three days before public review. Nearly every resident has been surprised by this process and the lack of details, yet the impact has been categorized as "Major" by town planning staff.

Many people in our town agree on these points - I'm sure you've heard the feedback as you've been considering this plan. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Sincerely,

Lena Chang

Hillsborough Resident

From: [Yahoo Mail](#)
To: [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#); [Al Royse](#)
Subject: Opposition to the Draft Housing Element.
Date: Thursday, September 8, 2022 12:13:52 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

First, I appreciate all the efforts you make to serve the public in Hillsborough, Keeping Hillsborough one of the best places to live, but all the change will change our inhabitant area forever, both for human and for animal who live in Hillsborough. I want to register my strong opposition to the draft Housing Element recently shared with the public. This plan is not good for the town, in my opinion. Specifically:

1) This plan will completely change the town's dynamics and culture and inhabitant which residents as we worked so hard and appreciate and cherish.

2) I see this Housing Element presented as a worst-case scenario so that we residents can accept a compromised plan which is still a bad plan for the town and us residents.

3) I strongly oppose the redevelopment of our historic town hall site especially the inclusion of a high density building without careful study of impact on town's infrastructure, schools, utilities, parking, etc.

Take a look at the population, Hillsborough has more retired, and seniors live in than other place, take a look at the population chart, it

is making their life very difficult.

4) I oppose any reduction in lot sizes, and any other changes to our current "RD" zoning. This denser housing throughout our neighborhoods will create danger for fire and other emergency situations. DO NOT CHANGE OUR ZONING.

It seems we do have bigger living space, but on the other hand, we do have more people live in the household than US average. the number is people per household in Hillsborough is 3.1, and the US nationwide average of people per house is only 2.6. and it is absurd to even try to downsize it.

5) I oppose using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and so should we. The Town should allot a minimum of 62 ADU's/ year, which is what we are already on track to complete for the most recent two years.

6) I oppose having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate homeowners' property rights and penalize those homeowners with no compensation. Remove this goal from our plan, and do not implement it in the future.

7) I oppose having any new housing units (other than ADU's) that do not have 1:1 parking.

8) I oppose the lack of transparency and the timing in the process. Minutes to many HEAC and other planning committee meetings are unavailable, planning department team members provide different details at different times, and "preliminary" plans for the "Town Hall Campus" are only being provided three days before public review. Nearly every resident has been surprised by this process and the lack of details, yet the impact has been categorized as "Major" by town planning staff.

9) I support an alternate approach for our Housing Element, utilizing the maximum number of ADU's/JADU's possible, reducing or eliminating the "buffer", and utilizing vacant lots to achieve our RHNA goals. I support the evaluation of senior housing as suggested by both the 2014 Housing Element and the 2022 HEAC.

10) I support an approach that reduces the lengthy permit application process and gives incentives to ADUs for rental purposes so that residents can decide what they want to do.

Many of my neighbors agree on above mentioned points. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the state.

Sincerely,

Maggie Huang

Hillsborough Resident

[REDACTED]

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