

Portola Valley, CA 94028
Dec. 21, 2022

Re: Planning Commission

To: Towncenter@portolavalley.net

After much deliberation and consulting with other residents about the ASCC and the Planning Commissions, I've decided to volunteer to serve on the Town's Planning Commission (PC).

Portola Valley is facing important planning decisions over the next year and beyond that will shape how the Town can develop in a manner that will respect our commitment to the preservation of open space and the conservation of our natural environment. All decisions of the Planning Commission must be made balancing our General Plan with the laws and regulations of the state of California.

Portola Valley exists in a stunningly beautiful landscape of mountains, hills, and steep ridges straddling the geologically active San Andreas Fault, covered with oak forests and riparian zones along creeks and riverbeds. It's critical that all land use plans respect and preserve that uniqueness while also making it possible for a wider variety of families and individuals to join Portola Valley.

There are several activities in my background that would be relevant for the Planning Commission.

I have a very strong analytical background with master's degrees from the University of Pennsylvania and INSEAD in France. This background enables me to easily grasp complex concepts, understand detailed government regulations, and make logical decisions.

I have closely followed the massive efforts of the Ad-Hoc Housing Element Committee, Stanford Wedge Redevelopment project, and the Safety Element and have frequently contributed multiple ideas for meeting our housing goals. The efforts to refine the Housing Element as well as find solutions for increasing affordable housing in our Town in a manner that respects and preserves our natural environment will continue to be active efforts for several years to come as the Town grapples with finding locations for affordable housing.

I've been on the Sustainability Committee for many years (and the Water Conservation Committee, prior to that). Given the extreme and critical situation of climate change, it is vitally important that the Town continue to encourage the adoption of green and sustainable building practices and be at the forefront of those efforts. I routinely attend lectures, workshops, and green home tours on green building, air sealing, energy efficiency, water conservation, and passive house building and have a strong understanding of sustainable building practices.

In addition, I've recently been serving on the ADU Ambassadors Team where I've become very familiar with the new regulations for ADUs and JADUs. As the Town seeks to find lower impact housing, ADUs and JADUs represent a significant portion of our new Housing Element that can meet those requirements with less of a visual impact on the Town as a whole.

Finally, I'm very knowledgeable about building plans, zoning regulations, permitting, and architectural drawings as I have been involved in the past in designing my own remodel and general contracting a major project at my own property.

Regards,

s/Rebecca Flynn