

PORTOLA VALLEY TOWN COUNCIL REGULAR MEETING NO. 967, APRIL 10 2019

CALL TO ORDER AND ROLL CALL

Mayor Wengert called the Town Council's Regular meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Ms. Hanlon called the roll.

Present: Councilmembers Maryann Derwin, Craig Hughes, John Richards; Vice Mayor Jeff Aalfs; Mayor Ann Wengert

Absent: None

Others: Jeremy Dennis, Town Manager
Cara Silver, Town Attorney
Howard Young, Public Works Director
Kari Chinn, Communications
Sharon Hanlon, Town Clerk

ORAL COMMUNICATIONS

Resident Virginia Bacon commented on the email that was sent to the Council from Ms. Kiki Tidwell. Ms. Bacon said that Alpine Hills was developed in the 1950s and all the properties are at least one acre in size. She said it is an interesting neighborhood well suited for ADUs. She said Ms. Tidwell stated that the CC&Rs say no other buildings should be built on the properties. Ms. Bacon said the CC&Rs clearly state "Not intended to exclude guest houses."

Resident Meg Abraham said she supports low cost housing but is very concerned with building on Frog Pond Park. She read aloud the concerns she expressed in the email she sent to Council. She said it will increase fire hazard to people in the Ranch, will likely be overridden by ecological/environmental impact studies, and it is unlikely the Town will be allowed to permit. She said Blue Oaks was permitted on the condition they put in low-cost housing, but they've passed rules to avoid it. She said the Town is forcing the older part of town to form a HOA. She said she had suggested the ASCC consider 400-square-foot ADUs which would be low-income housing but instead the Town approved 1,700 square feet, which will not be low income. She said this will bring lawsuits and an expensive ballot measure. She said it will increase resistance to building by Stanford, The Priory, and The Sequoias. She said the traffic in the area already exceeds road safety limits and this will require additional roadwork. She said the Frog Pond site is of huge historic importance that brought about all the trail systems in the area. She suggested asking Mid-Peninsula Open Space or POST to see if they'd be interested in buying the Frog Pond and then use that money for development. She said the Town could sell the two lots at Blue Oaks. She said the most obvious solution, as in Palo Alto, Los Angeles, Sacramento, and elsewhere, is to consider 400-square-foot homes. She said many people enjoy living in smaller spaces. She said her father blessed her with a larger home, but she previously lived happily in 600 square feet with a baby and a husband. She thanked the Council for their time. She said while Frog Park is her emotional attachment, she believes the Town will also have trouble getting permitted at Ford Field due to the significant ecological issues. Mayor Wengert clarified that there are no proposed projects. Ms. Abraham said she understood that but said if people do not raise their voices early on, people get invested in the decisions and work they've put in. She said she knew a year ago that Stanford was planning on building and the Council knew it, but it was not made public.

Town Manager Dennis welcomed new staff member Kari Chinn, Communication and Engagement Analyst. Ms. Chinn said she was happy to be working for Portola Valley.

Mayor Wengert reordered items 8 and 9 of the Consent Agenda.

CONSENT AGENDA

- (1) Approval of Minutes – Town Council Regular Meeting of March 27, 2019. *[Removed from Consent Agenda.]*
- (2) Approval of Warrant List – April 10, 2019, in the amount of \$113,738.54.
- (3) Recommendation of Town Manager – Town Center Master Plan Update Committee Conclusion
- (4) Appointment by Mayor – Member to the Conservation Committee
- (5) Appointment by Mayor – Member to the Cultural Arts Committee
- (6) Appointment by Mayor – Member to the Parks & Recreation Committee

Vice Mayor Aalfs moved to approve Items 2 through 6 of the Consent Agenda. Seconded by Councilmember Richards, the motion carried 5-0, by roll call vote.

- (1) Approval of Minutes – Town Council Regular Meeting of March 27, 2019. Vice Mayor Aalfs moved to approve Item 1 as amended. Seconded by Councilmember Richards, the motion carried 5-0.

REGULAR AGENDA

COMMITTEE REPORTS & REQUESTS

- (7) Report by Trails & Paths Committee – Annual Report to the Town Council

Trails & Paths Committee member Joe Coleman provided the Annual Report of the Trails Committee. He thanked the Council and Town Staff for their support of the Committee. He described the responsibilities and priorities including recommendations for the annual and projected capital budget, annual community hike and horse fair, seasonal trail closures and openings, trails assigned to and monitored by committee members for maintenance, and site development plan review.

In response to Mayor Wengert's question, Mr. Coleman said the 33 miles of trails in town also includes everything on Coalmine Ridge, the Ranch, and Westridge.

Public Works Director Young said it has been a great working collaboration with members that represent the community.

Vice Mayor Aalfs said he moved off as the Committee Liaison because of conflict with the weekly Mayor's meeting, but he misses it. Councilmember Derwin said Mr. Coleman is a stellar example of volunteerism in Portola Valley. Councilmember Hughes said he is very glad to be the Committee Liaison. He agrees that the entire Committee is a great example of volunteerism. Mayor Wengert thanked the Committee on behalf of the Town for being such a terrifically active and positive role model for all the Town Committees.

STAFF REPORTS AND RECOMMENDATIONS

- (9) Recommendation by Town Manager – Adoption of a Resolution in Support of the Proposed Flood and Sea Level Rise Resiliency Agency
 - (a) Adoption of a Resolution of the Town of Portola Valley in Support of the Establishment of the Flood and Sea Level Rise Resiliency Agency (Resolution No. 2794-2019)

Town Manager Dennis presented the staff report, which he described as an encapsulation of what Larry Patterson, former City Manager of San Mateo and the lead on the effort to get cities in this process, did for the Council at the last meeting. Staff recommended that the Town Council consider adoption of the resolution of support for the establishment of Flood and Sea Level Rise Resiliency Agency, as proposed by the County of San Mateo and the City/County Association of Governments, and consider funding the Agency, as detailed in the staff report.

Mayor Wengert invited questions from the Council. Hearing none, Mayor Wengert invited Jerry Hearn to speak.

Jerry Hearn said he hopes he was clear in his previous explanations about why Portola Valley needed to be concerned about sea level rise. Mr. Hearn said there have been questions about why yet another agency is being created. Mr. Hearn said the agency actually already exists but they are now expanding the existing flood control agency in San Mateo County to focus on something much broader. He said California has made great strides in reducing their carbon footprint. He said climate change is already here. He said things can be slowed down but we need to address the inevitable things that will happen. He said this new Agency will not be trying to do it all, but they are trying to make sure that all the various cities are collaborating and that all the approaches and solutions integrate. He said having multiple groups working together is a solid approach to raise funds.

Mayor Wengert invited questions or comments from the Council.

Councilmember Derwin said over the weekend she was at the Progress Seminar. She said Jackie Speier gave a spectacular interview. She said when asked for a final bit of advice, Ms. Speier said the goal from a regional standpoint is to create a vision for what we want this County to look like in the next say 40 years and give that to our children. Then she listed examples, with the first one being the Sea Level Rise Water Agency.

Vice Mayor Aalfs said Jan Pepper, Councilmember in Los Altos and PCI CEO, commented on how amazing it was to see the elected officials working and collaborating together so well.

Councilmember Hughes said it is hard for cities to raise additional funding. He said while he is supportive of this project, the Town needs to think about how Town participation in the regional programs impacts the Town budget. He said three or four more of these kinds of programs will add up. He suggested considering carefully what the appropriate structure might be that can work for small towns such as Portola Valley.

Councilmember Richards was supportive of the proposal. He appreciated Mr. Hearn's comments regarding how important this issue is to the community and the entire region. He also agreed with Councilmember Hughes that at some point the Council needs to consider the effect on the long-term budget.

Mayor Wengert agreed with her fellow Councilmembers. She said she participated on Mr. Hearn's panel on sea level rise at the Progress Seminar. She said it was very informative and allayed any concerns she had about it functioning in a positive way. She said it will come with a lot of costs and everyone will need to be creative as to funding.

Councilmember Derwin moved to approve the Adoption of a Resolution of the Town of Portola Valley in Support of the Establishment of the Flood and Sea Level Rise Resiliency Agency. Seconded by Vice Mayor Aalfs; the motion carried 5-0.

Larry Patterson said this whole proposal came about because people got involved and he wanted to recognize Councilmember Derwin's very important involvement on the Water Committee. He also

acknowledged the Town Manager's involvement and said Town Manager Dennis was very effective on the Staff Advisory Team.

(8) Recommendation by Town Manager – Formation of the Ad-Hoc Wildfire Emergency Preparedness Committee

Town Manager Dennis presented the staff report describing the background, discussion items, and fiscal impact of this proposal. Staff recommended the Town Council form an ad hoc committee to provide recommendations on wildfire preparedness and appoint a member of the Town Council to serve on the body.

Mayor Wengert invited questions from the Council.

Councilmember Derwin asked if Town Manager Dennis had talked to any EPC members. Town Manager Dennis said he attended the EPC meeting last Thursday and explained why he believed this is a preferred way to go. He said he did not receive any particular feedback. One of the committee members attended the Council's March 27 meeting and was comfortable with the proposal. Councilmember Derwin said someone approached her who was uncomfortable. She said she wants to make sure the Committee understands how much the Council values what they're doing. Town Manager Dennis said he expressed that at the meeting and that he had intended a member of their committee to serve on the ad hoc. He said the Committee has tasks they need to continue to work on that could not be done if this became their primary task in the next six months. He said the timing was unfortunate because he had intended to speak with them at the March meeting, but it was cancelled due to a quorum issue. He said he is happy to speak within anybody about it.

Councilmember Hughes asked if the three other designated committees would be choosing their person to serve on the ad hoc. Mayor Wengert asked regarding the timing. Town Manager Dennis said all of the committees have meetings scheduled within the next two to three weeks and this item can be put on agendas and then brought back to the Council. He said it will likely take the same amount of time to get the other five.

Town Manager Dennis said this committee will likely be most successful by utilizing subcommittees based on different tasks. He said if they utilize their first meeting to set up those subcommittees, some work can get started quickly.

Councilmember Derwin asked if there should be alternates. Town Manager Dennis said the pros are it could continue working and the cons are it may not have continuity and could be a struggle. He said he has a draft version of the advertising piece regarding the committee positions and it is made clear they need people who will be available.

With no further questions, Mayor Wengert invited comments from the Council.

Councilmember Richards said the EPC is so busy, it makes sense to form this ad hoc committee. He was supportive of the proposal.

Town Manager Dennis said it will be helpful if the Council reaffirms or affirms the issues highlighted in the staff report and important for the ad hoc committee to have leeway to explore issues that may not have yet been considered, for example, issues of cooperation with other communities.

Councilmember Richards said home hardening could be broken down into short-term and longer-term facets. Town Manager Dennis agreed there are short-time suggestions for home hardening using available technologies and materials. He said the longer-term home hardening could also mean Building Code issues around renovations or new builds. Town Attorney Silver said staff is going through the

Building Code update which will go into effect January 1, 2020. She said if Council wants to make local variations to the State and Uniform Codes, now would be the time to do it. She said the Building Code issues should be addressed in the short term to provide the option of amending the Uniform Codes.

Mayor Wengert asked Town Attorney Silver if the new State Codes would include new fire prevention oriented Code updates. Town Attorney Silver was not aware of any.

The Council was supportive of the formation of the Ad-Hoc Wildfire Committee. They agreed that Vegetation Management, Defensible Space, and Evacuation Routes are first on the list for consideration.

In response to Councilmember Derwin's question, Town Manager Dennis said they discussed asking a resident to do some vegetation management work at their home as a demonstration.

In response to Councilmember Richards' comments regarding the funding issue, Mayor Wengert suggested the committee not focus on that right away until after the budget discussion. She agreed that knowing what is financially feasible is important. Town Manager Dennis said staff will keep an eye on what that could look like, how many properties could be eligible for the match, and how much that match would be.

Councilmember Derwin asked about neighborhood coordination. Town Manager Dennis said the recommendation would be to coordinate with the Neighborhood Watch programs. Councilmember Derwin suggested also reaching out to the HOAs as a starting point.

The Council agreed that the Ad-Hoc Committee will consist of nine members. Councilmember Hughes will represent the Council and Vice Mayor Aalfs will be his alternate. The ASCC, Emergency Preparedness Committee, and Conservation Committee will each choose one representative to join the Ad-Hoc Committee, and staff will advertise for the five resident members to be appointed by the Council at a future date. Subcommittees and a technical advisory group will assist the Ad-Hoc Committee.

(10) **COUNCIL LIAISON COMMITTEE AND REGIONAL AGENCIES REPORTS**

Councilmember Richards – Attended the April 8 ASCC meeting. He said he is developing a list of things to discuss with Planning & Building Director Russell regarding some streamlining ideas for smaller projects.

Councilmember Hughes – None to report.

Councilmember Derwin – Mayor Wengert and Town Manager Dennis joined Councilmember Derwin at the Stanford GUP meeting. Councilmember Derwin attended a joint Home For All and C/CAG meeting where they discussed the CASA Compact. She attended a Joint Ad-Hoc Task Force on Managed Lanes meeting where they decided on staffing. She joined Mayor Wengert and Town Manager Dennis at the annual Progress Seminar.

Vice Mayor Aalfs – Met with Jeff Klugman, president of the Portola Valley School District Board, to discuss teacher housing.

Mayor Wengert – Attended a C/CAG Bicycle and Pedestrian Advisory meeting on March 28 where they discussed a new grant. Mayor Wengert was concerned that the issue of motorized bicycles and scooters has not been dealt with. Mayor Wengert attended an Airport Roundtable meeting. She said at the end of July, the San Francisco Airport will be closing one of the two main runways which will cause delays and cancellations for up to a month, probably most of August. She said they discussed that the airports themselves do not have control over the schedules but it is the airlines that dominate that. She said pressure will need to be applied to the airlines to limit early morning, late night, and overnight flights.

(9) Town Manager Report – Town Manager Dennis reported that he met with multiple residents on a variety of issues within the last couple of weeks. Mayor Wengert acknowledged and thanked Town Manager Dennis for his outreach efforts.

WRITTEN COMMUNICATIONS

(10) Town Council Digest – March 28, 2019.

None.

(11) Town Council Digest – April 4, 2019

#5 – Agenda (Special) – Bicycle, Pedestrian & Traffic Safety Committee – Thursday, April 11, 2019. Councilmember Hughes noted the special meeting of the Bicycle, Pedestrian & Traffic Safety Committee on April 11 to review the Pedestrian Safety Study.

ADJOURNMENT [8:42 p.m.]

Mayor Wengert adjourned the meeting.

Mayor

Town Clerk