



**TOWN OF PORTOLA VALLEY**  
**REGULAR PLANNING COMMISSION MEETING**  
**765 Portola Road, Portola Valley, CA 94028**  
**Wednesday, June 2, 2010 – 7:30 p.m.**  
**Council Chambers (Historic Schoolhouse)**

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**AGENDA**

Call to Order, Roll Call

Commissioners McIntosh, Von Feldt, Zaffaroni, Chairperson Gilbert, and Vice-Chairperson McKitterick

Oral Communications

Persons wishing to address the Commission on any subject, not on the agenda, may do so now. Please note, however, the Commission is not able to undertake extended discussion or action tonight on items not on the agenda.

Regular Agenda

1. *Public Hearing:* Review of Proposed Conditional Use Permit (CUP) X7D-170, Wireless Communication Antenna Facility, Intersection of Golden Oak Drive and Peak Lane, T-Mobile West Corporation *item postponed and continued to future date*
2. *Public Hearing: Proposed Amendment to the Safety Element of the General Plan*
3. *Continued Preliminary Review of the Town's Geologic and Ground Movement Potential Maps, Related to Zoning Provisions, Land Use Policies and Fault Setbacks*

Commission, Staff, Committee Reports and Recommendations

Approval of Minutes: May 19, 2010

Adjournment

## **ASSISTANCE FOR PERSONS WITH DISABILITIES**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Technician at 650-851-1700 ext. 211. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

## **AVAILABILITY OF INFORMATION**

Any writing or documents provided to a majority of the Town Council or Commissions regarding any item on this agenda will be made available for public inspection at Town Hall located 765 Portola Road, Portola Valley, CA during normal business hours.

Copies of all agenda reports and supporting data are available for viewing and inspection at Town Hall and at the Portola Valley branch of the San Mateo County Library located at Corte Madera School, Alpine Road and Indian Crossing.

## **PUBLIC HEARINGS**

Public Hearings provide the general public and interested parties an opportunity to provide testimony on these items. If you challenge a proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing(s) described later in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing(s).

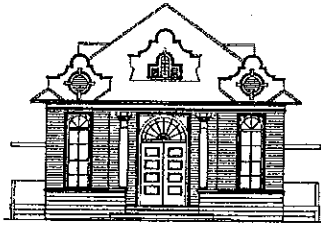
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This Notice is posted in compliance with the Government Code of the State of California.

Date: May 28, 2010

CheyAnne Brown  
Planning & Building Assistant

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# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO** : Planning Commission

**FROM** : George Mader, Town Planner

**DATE** : 5/12/10

**RE** : Public Hearing on Proposed Amendment to the  
Safety Element of the General Plan

### Recommendation

It is recommended that the planning commission hold a public hearing with respect to the proposed amendment to the Safety Element of the General Plan (copy enclosed). At the conclusion of the hearing the commission may recommend approval of the element to the town council or, if additional consideration is necessary, continue the public hearing to a future meeting.

### Background

State planning law requires all cities and counties to have a safety element as a part of the general plan. The town's element was adopted in 1975 and then updated in 1977, 1980 and 1998. A safety element is to address major hazards, which for Portola Valley, consist mainly of earthquakes, landslides, major fires and flooding along town creeks.

Revisions to the safety element have been in process since the beginning of the new fiscal year on July 1, 2009. We have worked closely with the town geologist in preparing the revisions. The form of element before you has been reviewed by the public works director, building inspector, fire marshall, emergency preparedness committee and geologic safety committee. All comments received have been reflected in changes in the element.

A considerable amount of new information has become available since the element was last revised in 1998, or twelve years ago. Major new information includes the revised geologic and land movement potential maps prepared by the town geologist as well as the William Lettis & Associates study of faulting at the town center. Also, the town has, for the first time, detailed fire hazard maps prepared by Moritz Arboricultural Consulting. In addition, the state has issued new maps showing landslide prone areas and areas subject to liquefaction as well as areas of earth shaking. Also, the town now has revised federal flood insurance rate maps. All of these sources of information were used and cited in this revision of the safety element. The extensive bibliography at the end of the element lists many sources of information relevant to the element. The list is particularly important since it provides

information relied upon when revising the element and provides a substantial justification for town policies.

### Maps

Leslie Lambert will email the geologic and land movement potential maps to each commissioner. Interested residents may view the maps at town hall. The fire map is available on the town web site as well as at town hall. If residents want to see the maps, they should call Leslie Lambert at 851-1700, ext 212.

### CEQA

The proposed element has been analyzed with respect to the requirements of the California Environmental Quality Act. Based on that analysis, a negative declaration is recommended (copy enclosed).

### Next Steps

The commission should hold its public hearing and either approve the element and recommend its adoption to the town council or continue the hearing to a subsequent meeting. If the commission is to recommend approval of the element it should:

1. Recommend approval of the negative declaration to the town council.
2. Recommend approval of the the proposed amendment to the town council

Encl.

cc. Sandy Sloan  
Leslie Lambert  
Ted Sayre  
Steve Toben  
John Richards  
Angela Howard





# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO** : Planning Commission

**FROM** : George Mader, Town Planner

**DATE** : 5/26/10

**RE** : Continued Preliminary Review of Revised Geologic and Ground Movement Potential Maps, Related Zoning Provisions and Land Use Policies

### Recommendation

The planning commission should review the enclosures and determine if they are consistent with the directions of the commission. If they are consistent or can be made consistent with the commission's preferences, the changes can be made to the materials and the several items then set for public hearing.

### Background

The commission first considered the revised geologic maps and related changes to the other documents at its meeting on 3/18/09. Since that time the commission has considered the subject at a number of public meetings before the commission. We believe the enclosed materials reflect the wishes of the commission.

### Summary of Changes Reflected in the Enclosures

The changes are contained in five enclosures. While the changes affect different documents, for ease of reference, we have numbered the pages sequentially by hand. We have not put the material in proper form for public hearing but the town attorney will do so after the commission has provided direction. We did not believe it would be appropriate to go the next step until agreement has been reached on content and wording.

### *Pages 1 – 13, Resolution 2279-2006*

The most important revision to the resolution is the adoption of the revised Geologic Map and Ground Movement Potential Map. These maps reflect the many changes the commission has approved over the years but which had not been incorporated in final GIS versions of the maps. In addition, the maps reflect new information about the San Andreas Fault that was discovered at the time of the geologic analysis of the fault in connection with the new town center. The studies revealed a new pattern of ground breakage in parts of the town where the fault rupture, rather than being a lineal break in the ground is instead a

pattern of en-echelon breakage where there are a number of breaks in the ground that run at an angle to the general trend of the fault and measure on the order of 40 feet in length.

A new category of ground movement, debris flow, has been mapped in several locations, most notably along Los Trancos Rd. below a portion of Blue Oaks. Fortunately, this area is well removed from the residences above.

In addition, policies regarding the placement of buildings along and near potentially active faults have been removed from the resolution and placed in the zoning ordinance. The provisions were placed in the resolution a number of years ago when the town was first considering how to deal with fault setbacks. Now that the town has had many years of experience it is appropriate to place the provisions in the zoning ordinance where the fault setback requirements are set forth. The pertinent sections are: 18.58.030, 18.46.050 and 18.46.051.

While the changes affect only portions of the resolution, we have provided the entire resolution so that the changes can be viewed in the context of the entire resolution.

*Pages 14 - 15, Section 18.58.030 Special building setbacks along earthquake faults*

A major change has been to eliminate a separate zoning map that showed the building setbacks from the San Andreas Fault. With the new and more detailed ground movement potential map showing the zone of potential ground rupture, the separate map can be eliminated and the zone as shown on the ground movement potential map used instead. Thus, any inaccuracies in transferring the information to another map can be avoided. Also, the text addresses several faults other than the San Andreas that affect parts of Westridge and the area extending northwest from the Alpine Tennis and Swim Club generally along Hillbrook Dr. and nearby areas.

While new buildings for human occupancy have never been allowed with the fault setback, the revisions now define certain types of structures and uses not intended for human occupancy that will be permitted.

*Pages 16 – 17 Tables 1A and 1B of the zoning ordinance.*

Tables 1A and 1B have been modified by adding Pdf, which refers to areas with potential for debris flows. A few of these areas have been added to the ground movement potential map. Debris flows are shallow, rapidly moving landslides.

*Pages 18 – 23, Chapter 18.46, Non-conforming structures and uses*

The major changes have been in the addition of a new section, Section 18.46.051, Voluntary Repair, Alteration and Remodeling of Buildings in the Earthquake Fault Setbacks. The commission spent considerable time discussing this section. The commission wanted to allow some additional floor area for buildings within fault setbacks as an incentive for homeowners to increase the seismic strength of a building. At the same time, the commission was concerned that since such buildings are nonconforming, would the same treatment be required to other nonconforming buildings. We discussed this with Sandy Sloan and we agreed that nonconforming buildings in an earthquake fault setback where seismic strengthening is a condition for floor area increase sets up a different class of use

and can accordingly be treated differently. Sandy also agreed that posing the floor area as an incentive to provide seismic strengthening in a hazardous area was appropriate.

In addition, we have changed the titles of some sections to better describe the content.

*Page 24 – Section 18.50.060, Planned unit developments – Areas of land movement potential*

The term “land movement potential” has been changed to “ground movement potential” to agree with the title on the new movement potential map. Also, the Pdf category has been added to the section.

*Page 25 – Section 18.04.300*

Since the term “reconstruction” shows up in the nonconforming provisions and there is no definition in the zoning ordinance for the term, we are suggesting a definition. This definition is from A Planners Dictionary, American Planning Association, Planning Advisory Service Report 521/522.

#### Recommendations

Hopefully, the commission will complete its review of the provisions addressed in the several attachments so that the material can be set for public hearing on July 7.

cc. Leslie Lambert  
Ted Sayre  
Sandy Sloan  
Steve Toben  
Ted Driscoll  
Angela Howard

Enc.