

REGULAR PLANNING COMMISSION MEETING, TOWN OF PORTOLA VALLEY, JULY 17, 2013,
SCHOOLHOUSE, TOWN CENTER, 765 PORTOLA ROAD, PORTOLA VALLEY, CA 94028

Chair Von Feldt called the Planning Commission regular meeting to order at 7:30 p.m. Mr. Vlasic called the roll:

Present: Commissioner Nate McKitterick, Vice Chair Denise Gilbert, Chair Alexandra Von Feldt (Commissioners Arthur McIntosh and Nicholas Targ arrived a few minutes after the start of the meeting)

Absent: None

Staff Present: Tom Vlasic, Town Planner
Karen Kristiansson, Deputy Town Planner
Maryann Moise Derwin, Town Council Liaison

ORAL COMMUNICATIONS

None

REGULAR AGENDA

(1) Request for Extension of Life of Tentative Map X7D-210, 1260 Westridge Drive, 1260 Westridge Drive LLC

Mr. Vlasic noted that per the staff report dated July 17, 2013, the original tentative map and PUD for this three-lot property were approved on August 3, 2011. Regulations allow for a three-year extension to the tentative map, and no subsequent changes have been made that would affect it, he said. The approved PUD provides that any additional requirements enacted prior to development would apply. Extending the life of the tentative map would give the owners the opportunity to continue to seek a single buyer to organize development of the entire parcel.

Kent Mitchell, speaking for the applicant, said that the hope is to sell to one buyer and that the applicant believes that would be the best outcome. Receiving the extension for the tentative map would provide more time for that, which would be helpful.

In response to a question from Commissioner Targ, the Commissioners discussed whether the 2012 FEMA map revisions have any implications to the property. Mr. Vlasic explained that this issue has been addressed. The Public Works Director, who is in effect the Flood Plain Administrator under the Town's FEMA-approved Flood Plain Ordinance, reviewed the data developed by the project engineer and in turn submitted it to FEMA, which approved it.

During the public hearing, Kevin Webster, Westridge Drive, asked if the subdivision of the property might be affected by any provisions for affordable housing, such as duplexes. He expressed concerns about traffic and other hazards due to increased development on the property. Mr. Vlasic explained that tonight's action would not increase provisions to more than what is currently allowed for any other home in town. He explained that the project is at its floor area limit, and although development on the parcel could change configurations, it could not grow. Commissioner McKitterick added that any changes to town regulations in order to increase densities would require a long public process first.

Chair Von Feldt closed the public hearing. After a brief discussion, Commissioner McKitterick moved to approve an extension of the life of Tentative Map X7D-210, 1260 Westridge Drive. Seconded by Vice Chair Gilbert, the motion carried 5-0.

COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

Mr. Vlasic said a potentially controversial site development permit application for a new house on Naranja Way is in the pipeline and will be coming before the Planning Commission.

APPROVAL OF MINUTES

Commissioner Gilbert moved to approve the minutes of the June 19, 2013 Planning Commission meeting, as amended. Seconded by Commissioner McKitterick, the motion carried 4-0-1, with Commissioner McIntosh abstaining.

ADJOURNMENT

Alexandra Von Feldt, Chair

Karen Kristiansson, Deputy Town Planner