

PLANNING COMMISSION REGULAR MEETING, TOWN OF PORTOLA VALLEY, MAY 18, 2016,
SCHOOLHOUSE, TOWN CENTER, 765 PORTOLA ROAD, PORTOLA VALLEY, CA 94028

Chair Hasko called the Planning Commission regular meeting to order at 7:00 p.m.

Present: Commissioners McKitterick, Targ, and Von Feldt; Chair Hasko

Absent: Vice Chair Gilbert

Staff Present: Debbie Pedro, Planning Director

ORAL COMMUNICATIONS

None.

NEW BUSINESS

- (a) Preliminary Review of a Proposed Conditional Use Permit Amendment and Architectural Review to Add an Attached Six Bedroom Dwelling Unit to the Existing Facility. File #15-2016, 3639 Alpine Road, Stanford University/Murdoch.

Planning Director Pedro presented the staff report. She said that in 2002 the Planning Commission had approved a use permit for Glen Oaks Equestrian Center. She said the applicant is requesting to build six dormitory-style units for the employees by enclosing the porch at the northeast corner of the stable building. She said that each of the six rooms measures approximately 8' x 10'. There will also be a shared kitchen, a lounge, and an ADA-compliant bathroom.

Commissioner McKitterick said an equestrian facility that boards and train horses is not an agricultural use; however, since the Commission is not making any findings that this is an agricultural use but rather a use that is of similar character, he is comfortable with the proposal.

In response to Chair Hasko's question, Planning Director Pedro confirmed that the Geologist was generally comfortable with the proposal, but they wanted updated information because the report was 15 years old.

With no further questions, Chair Hasko called for discussion by the Commission.

Commissioner Targ was supportive of the application. He said the proposed use was entirely consistent with the character and setting of the property, including the requirements associated with the Scenic Corridor. He was supportive of adding the six housing units on site.

Commissioner Von Feldt was supportive of the project. She said it was very appropriate for the site and being able to provide housing for six people would help the Housing Element numbers, reduce the carbon footprint, and increase the diversity of the Town's housing stock. She said the project fit within the general character of the permitted use.

Commissioner McKitterick was supportive of the project. He noted that the original use permit did foresee housing on the site.

Chair Hasko was supportive of the project. She said that as an equestrian she felt it was important to have people on the premises who could respond to emergencies. She was happy to see housing being made available to people who work in the community. She agreed with her fellow commissioners

that the proposed use is of similar character and consistent with the permitted uses in the zoning district.

Planning Director Pedro said the project will next be presented to the ASCC for their review and then be brought back to the Planning Commission.

(b) Portola Valley's Geology – Presentation by the Town Geologist.

Town Geologist, Ted Sayre, narrated a slide show presentation of Portola Valley's Geology. He described the development of the Ground Movement Potential Map, landslides, creeks, and earthquake faults that affect the Town.

He said the geology maps provide information regarding natural hazards, provide early warnings for developers, and address conservation and public safety. He said the geology classifications can become building blocks for ordinances, reduce the Town's liability exposure, and allow residents who have preexisting homes situated in hazard areas to be proactive in improving the safety of their sites.

He described the ground movement potential maps and the geologic designations. He explained that designations beginning with "S" denote a relatively stable type of ground. "Sbr" is stable bedrock; "Sun" is stable unconsolidated granular materials; "SlS" is stabilized landslide; and "Sex" is stable but potentially expansive soil areas.

He said any designation started with "P" indicates potential instability. "Pd" is potential deep instability, such as existing landslides or ground that may fail 10 feet or deeper in the future; "Ps" is potential instability less than 10 feet in depth; "Pdf" is debris flow hazard; "Pf" is a potential fault rupture hazard; and "Pmw" is potential mass-wasting, primarily related to rock fall areas.

He said "Ms" is moving shallow landslides and "Md" is moving deep landslides.

Commissioner McKitterick asked regarding the timeframe from when a moving landslide becomes some other geologic classification. The Town Geologist said there had been changes made to the movement potential map where people had monitored landslides over a period of 10 or more years and shown there had been no movement, which would change an Md rating to a Pd rating. He said the intent of moving ground is to catch recently active landslides and ones that may move under wet winter conditions. He said each of the categories is tied to certain types of landslides – active, dormant, recent, old, and ancient landslides.

Chair Hasko asked regarding the significance of the 10-foot depth. The Town Geologist said 10 feet was an arbitrary measurement, but it fits well in that most instability that is 10 feet or less in depth is amenable to standard engineering solutions such as pier supports that go through the material to more stable ground, grading with sub-drain systems, etc. He said deeper instability would require much more extensive engineering, if it was even possible.

The Town Geologist described the dynamics of the town creeks. He said their office has created various creek condition maps and do reconnaissance at local creeks after big storm seasons and map various bank improvements and the location and performance of various bank improvements, which shows them what type of bank stabilization measures do and don't work. Commissioner Von Feldt asked if they also documented fish barriers along the creek. He said if they see any engineered structure, they photograph and document it.

The Town Geologist said the town is in an active tectonic environment and pointed out the faults and the rift zones, and also showed LiDAR images. In response to a question by ASCC Vice Chair Danna

Breen, the Town Geologist described the movement that has occurred along the San Andreas Fault and the changes in the physical terrain.

Commissioner Targ asked if the Commission should be thinking proactively about slide areas to avoid some of the impacts that may occur. The Town Geologist said there are some landslide areas that were built on before regulatory controls were in place. He said there are existing situations where there could be instability and he said it is important to think about fire issues, breaking water mains, and roadway access. He said that major earthquake events are relatively infrequent, every 200 years; however, he is more concerned regarding the ability to deal with fires in some of the hillside areas.

The Commission and the Town Geologist discussed seismic shut-off valves for residential lateral gas leads and suggested that could be a discussion item for the Emergency Preparedness Committee. They also discussed various tax incentive programs for retrofitting, outreach programs to educate residents regarding earthquake safety, and State grants for retrofit bracing.

The Commission thanked the Town Geologist for the presentation.

OLD BUSINESS

(a) Update on Priory School Annual Report.

Chair Hasko said the Planning Commission had requested additional student enrollment data for the Priory School. This arose from the Priory's obligation to continue using all reasonable efforts to increase the number of Portola Valley students in the school. Planning Director Pedro passed around an updated chart which included a column that referred to Portola Valley percentage of day students.

Commissioner McKitterick pointed out that the "PV" zone on the chart includes areas in the Town's sphere of influence which is the same measurement used in the Use Permit.

Tim Molak, Head of School, noted that during the original use permit discussion, it was acknowledged that while commercial or office use in the Town are required to have a majority of their clients come from Portola Valley, it was not possible with a school. He said even though it was not in writing, the former Town Planner had come up with the yearly goal of 20% Portola Valley residents and the school has been striving to meet that target.

In response to a question from the Commission, Mr. Molak said the chart does not include boarded students.

Chair Hasko called for questions from the Commission.

Commissioner McKitterick asked if the CUP designated a certain number of day students versus boarders. Mr. Molak said a maximum of 50 of the students may be in the residential program. He said there was no distinction between day students and boarding students with regard to the effort to increase the number of Portola Valley students.

Hearing no more questions, Chair Hasko asked for comments.

Commissioner McKitterick said, given the CUP language, he would like to see future reports make clear that all of the "PV" statistics include the sphere of influence. He also requested the report show percentage for total students, including the boarders, since the CUP does not distinguish between the two, although as far as Planning is concerned, boarders do not have the same traffic impact. He said the report was very informative.

Commissioner Targ said boarding is an intrinsically out-of-area service being provided and he would also like to see those statistics included in the report.

Commissioner McKitterick said the CUP doesn't contain a 20 percent goal but contains language about efforts. He said because of that, the PV Accept Rate is important.

Mr. Molak said they would be providing admissions and enrollment charts and include all the information requested. He said the Complete PV Applications figure is indicative of how many students are interested in the Priory and that figure has never been high. He said that figure may be 20 or 40 percent of potential eligible students.

Chair Hasko expressed her appreciation to the Priory for providing this information.

COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

Chair Hasko said Town Manager Dennis circulated an email for volunteers to serve as emergency operations center backup. She said that since a lot of the staff does not live near here, there is an effort to have a team lined up and ready to go to address a range of tasks in the event of an emergency. Chair Hasko asked that this item be added to the next Commission agenda.

Commissioner Targ asked staff regarding the status of the Affordable Housing discussion. Planning Director Pedro said the Town Manager has tentatively scheduled this item to go to Council in July before coming to the Planning Commission for discussion. Commissioner Targ said that this issue has been identified by the Council as a high priority, but since the Commission is typically out of session in August, the matter would not be revisited until the fall. Chair Hasko suggested staff speed up that process if possible.

APPROVAL OF MINUTES: May 4, 2016

Commissioner McKitterick moved to approve the minutes of the May 4, 2016, meeting, as amended. Seconded by Commissioner Targ; the motion carried 4-0.

ADJOURNMENT [8:30 p.m.]