

TOWN OF WOODSIDE

TOWN COUNCIL MEETING AGENDA

September 23, 2008

Independence Hall, 2955 Woodside Road, Woodside

6:30 p.m.

CALL TO ORDER

ROLL CALL

6:30 CLOSED SESSION

Conference with Legal Counsel - Anticipated Litigation {Government Code Section 54956.9(b)}: One Potential Case

7:30 P.M. REGULAR SESSION

REPORT FROM CLOSED SESSION

PLEDGE OF ALLEGIANCE

COMMUNICATIONS

Persons wishing to address the Council on any matter not on the posted agenda are invited to do so. Please note, however, that the Council is not able to undertake extended discussion or to act on non-agendized items. Such items can be referred to staff for appropriate action, which may include placement on a future agenda. This communication period is limited to five persons, three minutes each. Any additional persons wishing to be heard will be scheduled at the end of Regular Business.

CONSENT CALENDAR

All items on the Consent Calendar are considered to be routine and will be approved by one roll call motion unless a request is made at the beginning of the meeting that an item be withdrawn or transferred to the regular agenda.

1. Approval of Waiver of Full Reading of Ordinances, per Government Code Section 36934.
2. Approval of Minutes: Regular Meeting of September 9, 2008.

NEW BUSINESS

3. Introduction of an Ordinance Amending the Designation of Very High Fire Hazard Severity Zones in the Town of Woodside.
4. Discussion of Requests for "No Parking" Designations along Woodside Road and Other Roads in the Vicinity of the Woodside Elementary School.
5. Town Manager's Report to Town Council.
6. Presentation by the Woodside Landscape Committee of a Proposal to Commission an Equine Statue for Installation on Village Hill and Provision of Council Direction to the Committee. (There is no staff report for this item.)

APPOINTMENTS

7. Report and Recommendation from the Town Council Committees Appointments Subcommittee:
 - a. Bicycle Committee

REPORTS

8. Mayor and Councilmember Communications.

COMMUNICATIONS

ADJOURNMENT

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITY ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE TOWN CLERK AT (650) 851-6790. NOTIFICATION IN ADVANCE OF THE MEETING WILL ENABLE THE TOWN TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.

PLEASE NOTE THAT PURSUANT TO THE STATE OF CALIFORNIA'S OPEN MEETING RULES, THIS MEETING IS BEING AUDIO TAPED.

ANY WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE TOWN COUNCIL REGARDING ANY ITEM ON THIS AGENDA WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION AT THE ADMINISTRATION COUNTER AT TOWN HALL LOCATED AT 2955 WOODSIDE ROAD DURING NORMAL BUSINESS HOURS.

TOWN OF WOODSIDE

Report to Town Council

Agenda Item 3

Prepared by: Kevin Bryant, Assistant Town Manager

September 23, 2008

Reviewed by: Susan George, Town Manager

SUBJECT: INTRODUCTION OF AN ORDINANCE AMENDING THE DESIGNATION OF VERY HIGH FIRE HAZARD SEVERITY ZONES IN THE TOWN OF WOODSIDE

RECOMMENDATION

It is recommended that the Town Council review this report and related attachments, accept public comment on the draft amended map, and, following Council deliberation, introduce the attached ordinance.

BACKGROUND

On December 11, 2007, the Town Council passed Ordinance 2007-539, which amended Chapter 150 of the Woodside Municipal Code (Building Regulations) by adopting the 2007 California Building Standards Code. Chapter 7A of the Buildings Standards Code includes regulations that apply to new buildings in designated "Very High Fire Hazard Severity Zones." Some of the specific requirements and regulations included in Chapter 7A are listed in **Attachment A**.

On June 24, 2008, the Town Council adopted Ordinance 2008-542, which designated certain areas within the Town of Woodside as Very High Fire Hazard Severity Zones. The areas designated were based on a map developed by the California Department of Forestry and Fire Protection (CAL FIRE) in conjunction with the Woodside Fire Protection District.

At the time of adopting Ordinance 2008-542, the Town Council directed staff to examine adding additional areas within Woodside as Very High Fire Hazard Severity Zones.

DISCUSSION

Government Code Section 51179(c) allows local agencies to designate areas not identified by CAL FIRE as Very High Fire Hazard Severity Zones, based on a finding that the requirements of Chapter 7A "are necessary for effective fire protection within the area."

The Fire Marshal of the Woodside Fire Protection District has worked with staff and identified five areas which have characteristics and conditions that result in an elevated risk of fire and fire brand propagation. Descriptions of these areas, which are identified on **Attachment B**, follow.

1. Area 1 (the ends of Greer Road and Raymundo Drive) is characterized by native woodland trees, including a dense coast live oak canopy and madrones, redwoods, and Douglas firs; with a dense understory of poison oak, various brooms, coyote bush, and other shrubs. This combination of vegetation creates a contiguous fire fuel ladder from the ground to the top of the trees. The topography is steep in much of this area

and access for fire apparatus is extremely limited. Water supply and water pressure for fire suppression are substandard, and fire hydrants are only available on the perimeter of the area.

2. Area 2 (the Woodside Glens) is characterized as fire prone oak woodlands and urban forest, consisting of dense vegetation on small parcels with higher density housing. This condition results in vegetation that is contiguous with structures and little defensible space for homes. Many of the roads within the area are inadequate in width to accommodate emergency vehicles or the evacuation of residents. One road in the area is a one-way road, further complicating ingress and egress to properties. Additionally, the topography in this area consists of steep slopes, leading to a higher risk of fire brand propagation.
3. Area 3 (Hobart Heights Road) is characterized by fire prone oak woodlands and urban forest and residential properties that are moderately to densely landscaped with fire prone ornamentals. Hobart Heights Road is a very narrow, steep, and winding private road which provides extremely limited access for fire apparatus and evacuation. The area is also not served with adequate fire hydrants.
4. Area 4 (Lindenbrook Road and Court) is characterized by fire prone oak woodlands and various brooms on steep slopes, and residential properties are landscaped with fire prone ornamentals, which make the risk of fire brand propagation high. The area is also not served with adequate fire hydrants.
5. Area 5 (Moore Road) is mainly characterized by fire prone oak woodlands, with a dense tree canopy and many eucalyptus groves. Some properties in the area have 35 to 50 year old fire fuels. Access to the area is provided by a narrow, single lane road and the elevation and steep topography makes the water supply and water pressure substandard for fire suppression.

Due to the characteristics described above, the Fire Marshal and staff recommend that each of these areas be added to the Town's Very High Fire Hazard Severity Zones.

A postcard describing the proposed changes has been sent to the owners of all of the property being considered for addition to the Very High Fire Hazard Severity Zones.

CONCLUSION

The provisions of Chapter 7A are intended to strengthen the regulations governing the construction of new buildings that are in very high fire risk areas. The designation of additional areas as Very High Fire Hazard Severity Zones is appropriate to help reduce the risk of fire propagation given the specific characteristics of each area.

Attachments

ATTACHMENT A

Some specific requirements and regulations included in Chapter 7A of the *2007 California Building Standards Code* include:

- ☑ **Roofing:** Class A roofing will be required in the designated wildland urban interface zones. Additionally, the space between a roof covering and roof decking must be designed to prevent the intrusion of flames and embers. Chapter 7A calls out specifications for flashing, and requires that roof gutters are “provided with a means to prevent the accumulation of leaves and debris in the gutter.” This will result in the construction plans calling out construction details, including flashing details and gutter details, and inspectors inspecting the same.
- ☑ **Attic ventilation:** Attic vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with ¼ inch openings. Also, eaves and soffits shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside.
- ☑ **Exterior walls:** Exterior walls are required to be noncombustible or ignition-resistant material, heavy timber, or log wall construction, and must provide protection from the intrusion of flames and embers. This regulation essentially precludes the use of wood siding on buildings. Exterior wall vents must resist the intrusion of flame and embers into the structure or vents shall be screened with a corrosion-resistant, noncombustible wire mesh with ¼ inch openings. Exterior windows, window walls, glazed doors, and glazed opening within exterior doors shall be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire-resistance rating of not less than 20 minutes. This is a more substantial window than may typically be installed. Exterior doors are also required to utilize a noncombustible construction, or solid core wood with other design parameters. The exterior door requirements are fairly consistent with the doors typically utilized throughout Town.
- ☑ **Decking:** Decking within ten feet of the primary structure must be constructed of an ignition-resistant material, or of heavy timber, exterior fire-retardant treated wood, or approved noncombustible materials. This regulation severely limits the allowable building materials when considering deck construction.
- ☑ **Underfloors:** The underside of cantilevered and overhanging portions of the building must maintain the ignition-resistant integrity of the exterior walls. Buildings shall also have all underfloor areas enclosed to grade with exterior walls. Again, these provisions will limit the materials that can be utilized for construction.
- ☑ **Landscape Maintenance Plans:** Section 701.A.3.2.4 states “Prior to building permit final approval, the property shall be in compliance with the vegetation clearance requirements prescribed in Public Resources Code 4291 Government Code 51182.” The referenced code section provides information regarding fuel reduction treatments around buildings, including creating horizontal and vertical spacing between vegetation, removing surface fuels greater than 4 inches in height, and pruning branches to at least 6 feet. Essentially, the Town and/or Fire District will be responsible for reviewing, approving, and inspecting vegetation maintenance plans. Presumably, inspections will be on-going well after final inspection of the structures. The staff has not yet prepared a plan for administration of this particular provision, and will work with the Fire District in determining enforcement responsibilities.
- ☑ **Inspection and Certification:** The building official will be required to certify that, at the time of final inspection, a site is compliant with the provisions of Chapter 7A. Given the requirements for preparation and maintenance of defensible space, this will need to be carefully coordinated with the Fire Marshall, as Town staff is not specifically trained in landscaping for fuel reduction.

I-280

JUNIPERO SERRA Fwy

2 Woodside

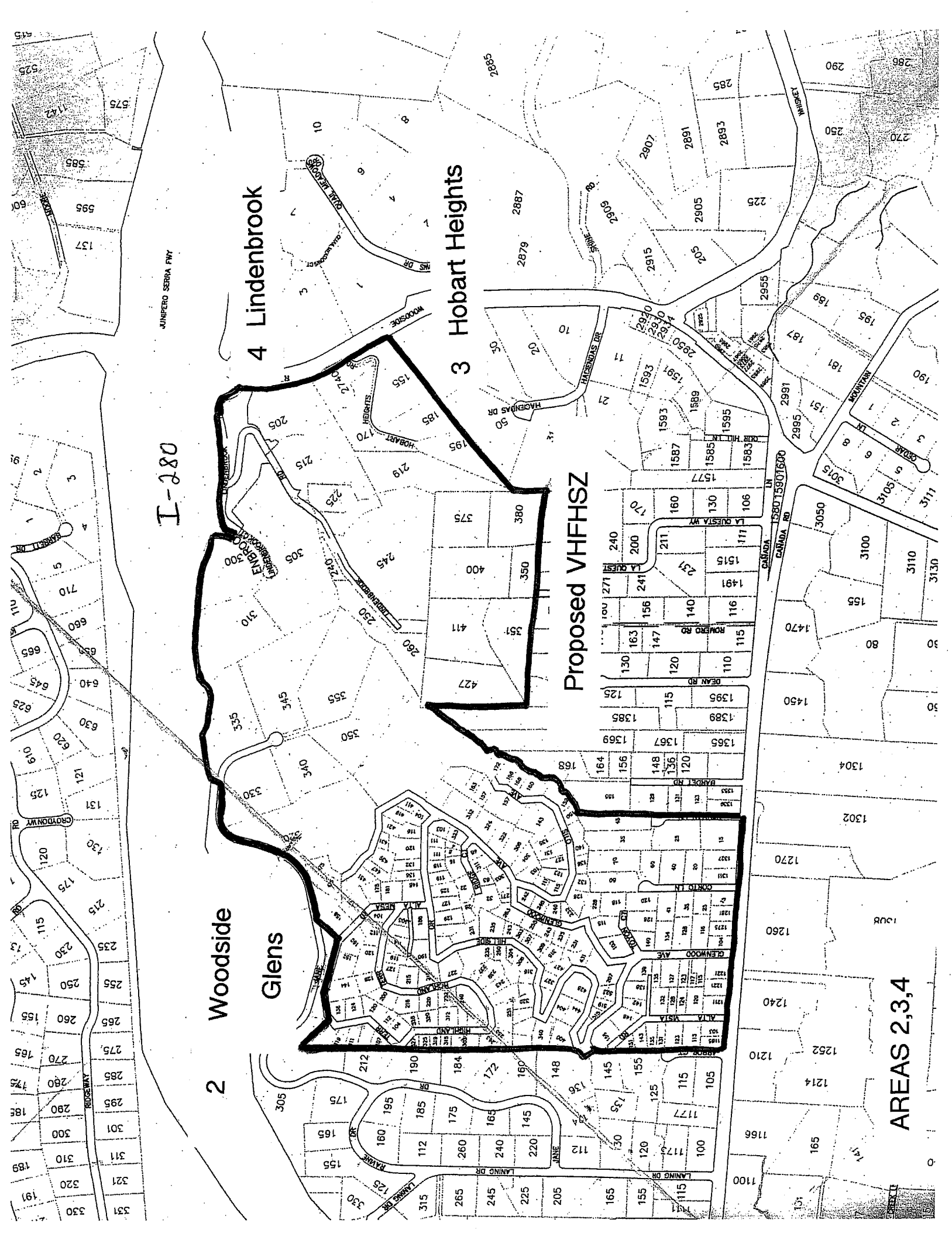
Glens

4 Lindenbrook

3 Hobart Heights

Proposed VHFHSZ

AREAS 2,3,4



ORDINANCE NO. 2008 -

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WOODSIDE
AMENDING THE DESIGNATION OF VERY HIGH FIRE HAZARD SEVERITY ZONES

THE TOWN COUNCIL OF THE TOWN OF WOODSIDE DOES ORDAIN AS FOLLOWS:

Section 1: Pursuant to Section 51179(c) of the State of California Government Code, the Town Council of the Town of Woodside has determined and finds that the areas depicted on a map titled "Town of Woodside, Amended Very High Fire Hazard Severity Zones, October 2008" (VHFHSZ), and retained at Woodside Town Hall, 2955 Woodside Road, Woodside, CA 94062, are very high fire hazard severity zones based on the following conditions that result in an elevated risk of fire and fire brand propagation:

1. Area 1 (the ends of Greer Road and Raymundo Drive) is characterized by native woodland trees, including a dense coast live oak canopy and madrones, redwoods, and Douglas firs; with a dense understory of poison oak, various brooms, coyote bush, and other shrubs. This combination of vegetation creates a contiguous fire fuel ladder from the ground to the top of the trees. The topography is steep in much of this area and access for fire apparatus is extremely limited. Water supply and water pressure for fire suppression are substandard, and fire hydrants are only available on the perimeter of the area.
2. Area 2 (the Woodside Glens) is characterized as fire prone oak woodlands and urban forest, consisting of dense vegetation on small parcels with higher density housing. This condition results in vegetation that is contiguous with structures and little defensible space for homes. Many of the roads within the area are inadequate in width to accommodate emergency vehicles or the evacuation of residents. One road in the area is a one-way road, further complicating ingress and egress to properties. Additionally, the topography in this area consists of steep slopes, leading to a higher risk of fire brand propagation.
3. Area 3 (Hobart Heights Road) is characterized by fire prone oak woodlands and urban forest and residential properties that are moderately to densely landscaped with fire prone ornamentals. Hobart Heights Road is a very narrow, steep, and winding private road which provides extremely limited access for fire apparatus and evacuation. The area is also not served with adequate fire hydrants.
4. Area 4 (Lindenbrook Road and Court) is characterized by fire prone oak woodlands and various brooms on steep slopes, and residential properties are landscaped with fire prone ornamentals, which make

the risk of fire brand propagation high. The area is also not served with adequate fire hydrants.

- 5. Area 5 (Moore Road) is mainly characterized by fire prone oak woodlands, with a dense tree canopy and many eucalyptus groves. Some properties in the area have 35 to 50 year old fire fuels. Access to the area is provided by a narrow, single lane road and the elevation and steep topography makes the water supply and water pressure substandard for fire suppression.

Section 2: If any provision, section, paragraph, sentence or word of this Ordinance, or the application thereof to any person or circumstance, is rendered or declared invalid by any court of competent jurisdiction, the remaining provisions, sections, paragraphs, sentences or words of this ordinance, and their application to other persons or circumstances, shall not be affected thereby and shall remain in full force and effect and to that end the provisions of this ordinance are severable.

Section 3: Pursuant to Section 36937 of the Government Code of the State of California, this Ordinance shall take effect and be in full force and effect thirty (30) days after its final passage.

Section 4: The Town Clerk shall cause this Ordinance to be published and posted in accordance with the requirements of Section 36933 of the Government Code of the State of California.

* * * * *

Introduced this 23rd day of September, 2008.

PASSED AND ADOPTED as an Ordinance of the Town of Woodside on the ____ day of _____, 2008, by the following vote.

- AYES, Councilmembers:
- NOES, Councilmembers:
- ABSENT, Councilmembers:
- ABSTAIN, Councilmembers:

Mayor of the Town of Woodside

ATTEST:

Town Clerk of the Town of Woodside

TOWN OF WOODSIDE

Report to Town Council

Agenda Item 4

From: Susan George, Town Manager

September 23, 2008

**SUBJECT: DISCUSSION OF REQUESTS FOR "NO PARKING" DESIGNATIONS ALONG
WOODSIDE ROAD AND OTHER ROADS IN THE VICINITY OF THE
WOODSIDE ELEMENTARY SCHOOL**

There is no written staff report for this item. The staff will make a presentation to the Town Council on this issue.

TOWN OF WOODSIDE

Report to Town Council

Agenda Item 5

From: Susan George, Town Manager

September 23, 2008

SUBJECT: TOWN MANAGER'S REPORT TO THE TOWN COUNCIL

A brief update on a couple of topics:

State Budget Impact

As of this writing, the State Legislature had pieced a budget together with baling wire and chewing gum and had sent it to the Governor's desk. There is currently speculation that the Governor may veto the budget and that the Legislature may have to override it. In any event, a quick review of what the Legislature has developed reveals no big surprises for the Town. The Citizens Option for Public Safety (COPS) Program and the Public Safety Sales Tax both were reduced by ten percent, which the Town anticipated in its 2008-09 adopted budget.

The longer term question remains: when will the State ever put its financial house in order? Revenues of about six billion dollars for 2008-09 are derived through changes in the timing of income tax withholding, accelerating 2009 taxes into the first six months of the calendar year. This smoke and mirrors approach guarantees future years of budget deficits and anxiety. We will continue to watch Sacramento and, no doubt, will be revisiting this topic in the months (and years) to come.

Update on the New Chipper

Councilmember Tanner raised a question about the new wood chipper proposed for purchase in the current year's budget. The chipper selected has a tier 3 diesel engine that meets the Air Resources Board's requirements. It is a much more efficient chipper than the equipment being retired. The Town will register the chipper as part of the Statewide Portable Equipment Regulation Program for full compliance. The supplier of the new chipper is interested in purchasing the Town's old chipper at fair market value.

Upcoming Town Council Agendas

For planning purposes, I thought an overview of draft Town Council agendas for the balance of the calendar year might be useful.

October 14th:

Adoption of an Ordinance Amending the Designation of Very High Fire Hazard Severity Zones in the Town of Woodside (assuming Introduction on September 23rd)

Introduction of an Ordinance Amending the Woodside Municipal Code to Provide a Definition of "New Buildings"

Woodside Fire Protection District Memorandum of Understanding

Appeal of a Notice of Intent to Record a Code Violation for Installation of an Unpermitted Solid Wood Fence (Bullock - 3573 Tripp Road)
Discussion of Process for Review of Town's General Plan

October 28th:

Adoption of an Ordinance Amending the Woodside Municipal Code to Provide a Definition of "New Buildings"

Introduction of an Ordinance Adopting the 2006 International Fire Code/2007 California Fire Code Amendments

2008-09 First Quarterly Budget Review

Review of the Town's Work Plan

November 11th:

Veterans' Day Holiday - no meeting

November 25th:

Agenda to be determined

December 9th:

Annual Road Program

Other items to be scheduled during the remainder of the calendar year include the Design Guidelines, the General Plan Review, the Historical Preservation Element, approval of photovoltaic systems for Town facilities, and various suggested Municipal Code amendments. I have not included regular housekeeping items on this list. I will work with the staff and the Mayor to fill in the gaps.

That's it for now.

Susan George
Town Manager