TOWN OF PORTOLA VALLEY

Meetings of the Architectural Site Control Commission (ASCC)
Monday, January 14, 2019
7:00 PM – Regular ASCC Meeting
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028

SPECIAL ASCC FIELD MEETING

4:00 PM 848 Portola Road – Preliminary Architectural Review and Site Development Permit for a Two-Story Residence with Attached Garage, Tree Removal and New Landscaping

4:00 PM 850 Portola Road – Preliminary Architectural Review and Site Development Permit for a Two-Story Residence with Attached Garage, Tree Removal and New Landscaping

REGULAR MEETING AGENDA

7:00 PM - CALL TO ORDER AND ROLL CALL
Commissioners Breen, Ross, Wilson, Vice Chair Koch and Chair Sill

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

NEW BUSINESS
1. Preliminary Architectural Review and Site Development Permit for a Two-Story Residence with Attached Garage, Tree Removal and New Landscaping, 848 Portola Road, Portola Valley Road LLC Residence, File # PLN_ARCH 07-2018 (C. Richardson)

2. Preliminary Architectural Review and Site Development Permit for a Two-Story Residence with Attached Garage, Tree Removal and New Landscaping, 850 Portola Road, Portola Valley Road LLC Residence, File # PLN_ARCH 08-2018 (C. Richardson)

COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS
3. Annual Election of ASCC Chair and Vice Chair

4. Commission Reports

5. Staff Report

6. News Digest: Planning Issues of the Day

APPROVAL OF MINUTES
7. ASCC Meeting of December 10, 2018

ADJOURNMENT

AVAILABILITY OF INFORMATION
For more information on the projects to be considered by the ASCC at the Special Field and Regular meetings, as well as the scope of reviews and actions tentatively anticipated, please contact Carol Borck in the Planning Department at Portola Valley Town Hall, 650-851-1700 ex. 211. Further, the start times for other than the first Special Field meeting are tentative and dependent on the actual time needed for the preceding Special Field meeting.
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.

ASSISTANCE FOR PEOPLE WITH DISABILITIES
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (650) 851-1700. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

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

TOWN OF PORTOLA VALLEY
STAFF REPORT

TO: ASCC

FROM: Cynthia Richardson, Planner

DATE: January 14, 2019

RE: Preliminary Architectural Review and Site Development Permit for a Two-Story Residence with Attached Garage, Tree Removal and New Landscaping, 848 Portola Road, Portola Valley Road LLC Residence, File # PLN_ARCH 07-2018.

RECOMMENDATION

Staff recommends that the ASCC offer comments and directions to assist the applicant and project architect to make adjustments or clarifications that members conclude are needed before the commission considers final action on the application.

PROJECT DATA

Lot Size	**0.4118 acres (17,936 sf)**		
Average Slope	**12%**		
AP Zone District	**Code Requirement**	**Proposed**	**Remaining**
Max Floor Area (13%)	**2,332**	**2,331**	**1**
85% of MFA	**NA**	**NA**	**--**
Max Impervious Surface	**NA**	**NA**	**--**
Coverage Limit (18.8%) 18.54.040(C)	**3,371**	**1,990**	**1,381**
Height	**28'**	**28'**	**--**
Front Setback	**50'**	**59'**	**--**
Side Setbacks	**20'**	**24'**	**--**
Rear Setback	**20'**	**56'**	**--**
Creek Setback	**30' from top of bank**	**56'**	**--**
Parking Spaces	**2 spaces**	**3 spaces**	**--**

BACKGROUND

This is one of two properties adjacent to each other seeking ASCC approval. The property is zoned A-P (Administrative Professional) and is located within the Town Center Area Plan that is a sub-area plan within the General Plan. See attached Vicinity Map (Attachment 1). The project includes the construction of one two-story single family residence with associated landscaping and tree removal.

There is a long history of the four parcels known as Sausal Creek. In 1995 the Town adopted an amendment to the zoning map to reclassify the area of the four lots from C-C to A-P. In addition the Town granted a CUP to establish a mixed residential and office use PUD with senior housing. This project was never constructed and all approvals have expired. In 2015, a lot line adjustment was approved to reconfigure the subject parcel along with three other non-conforming lots. (File # 43-214, recorded on July 14, 2016). Thie lot line adjustment allowed for each lot to be developed individually as permitted under the A-P zoning district. Within the A-P Zone District single-family dwellings are listed as principal uses. At the time the lot line adjustment was under review, the Town considered the development of the four individual parcels to be less intense compared to the PUD approved in 1995. The Commission stated that the lot line adjustment resulted in fewer single family residences, more office space, and less total square footage. The Town considered the proposed lot line adjustment to be a less intense use of the parcels and therefore approved the lot line adjustment.

CODE REQUIREMENTS

As required by Portola Valley Municipal Code (PVMC) 18.64.010.A.1 and 15.12.100.A and E of the Municipal Code, this application has been forwarded to the ASCC for review.

DISCUSSION

The relatively flat 17,936 square foot property is accessed through a shared access easement off of Portola Road. Located to the west is 850 Portola Road which is also requesting approval, to the east is Sausal Creek and a commercial building, to the south is a commercial building and to the rear is Sausal Creek and the Town of Woodside beyond. The property shares the access driveway with 844 Portola Road (Hallett Store),846 Portola Road (a vacant property) and 850 Portola Road (separately under consideration by ASCC).

The request includes the construction of a 2,331 square foot two-story house, new driveway, patios, tree removal and landscaping. The proposed two-story home is a modern ranch style. The home would have an attached three car garage and includes a first floor with the main living areas and a guest suite. The second floor contains a master bedroom and two additional bedrooms. The proposed finish treatments for the new home include vertical board and batten natural wood siding with accents of painted stucco. Deck railings will be horizontal wood painted a dark color. Roofing material includes corrugated metal roofing in a weathered copper color. The color palette includes natural wood and warm tan and brown tones with dark metal windows frames. All proposed materials and treatments meet town reflectivity guidelines. Colors and materials are presented in Attachment 9.

The ASCC should discuss if the proposed home is different enough in style and materials than the adjacent 850 Portola Road project. Staff has worked with the applicant to make sure there are differences in the homes, however the ASCC should make sure the applicant has gone far enough in making each home unique.

Landscaping is proposed around the front of the structure only, leaving the area at the rear and near the creek in a natural state. The plan includes the removal of several trees however there is a discrepancy between the Landscape plan and the Arborist report as to which trees are being removed. For instance tree #12 shows removal on the Landscape plan while the Arborist report shows it to remain. The applicants have been asked to flag the trees for removal prior to the site meetig so that the ASCC can understand the tree removal for this lot. The Arborist Report indicates that a majority of the trees are in bad condition with some of the trees being hazardous. The Landscape Plan sheet L1 indicates that there are 4 significant trees being removed within the footprint of the home and six additional trees will be removed due to the condition of the tree. There are 4 replacement oak trees included in the planting plan.

Additional tree removal information can be found on sheet A1.0 and in the Arborist report prepared by Kielty Arborist Services (Attachment 2). Tree replacement planting can be found on sheet L1.

Compliance with floor area, impervious surface, height, and setback standards
As shown in the table on page one of this staff report, all of the measurable aspects of the project are at or below the allowed maximums within the A-P Zoning District, including floor area, height and setbacks. Within the A-P zoning designation floor area that includes vent shafts, courts and floor area permanently allocated for parking or loading do not count towards floor area (PVMC 18.54.050).

The owners of 846, 848 and 850 Portola Road have joined together and have submitted an application for rezoning of these three properties from A-P to R-1/20M. This process is being reviewed simultaneously therefore the project has been reviewed against both zoning designations. The applicant has supplied a zoning compliance sheet for the proposed R-1/20 zoning regulations and can be found in your plan set as sheet R-1/20 for informational purposes only. The current design meets the R-1/20M zoning regulations as described in the table below. However, *the current review before the Commission is subject to the A-P standards.*

Lot Size	**0.4118 acres (17,936 sf)**		
Average Slope	**12%**		
R-1/20M	**Code Requirement**	**Proposed**	**Remaining**
Max Floor Area	**3,625**	**2,985**	**640**
85% of MFA	**3,081**	**2,985**	**96**
Max Impervious Surface	**3,886**	**3,878**	**8**
Height	**28'/34'**	**28'**	**--**
Front Setback	**20'**	**59'**	**--**
Side Setbacks	**10'**	**24'**	**--**
Rear Setback	**20'**	**56'**	**--**
Parking Spaces	**2 covered**	**3 covered**	**--**

Design Guidelines Review – Siting, Mass/Bulk, Scale, Exterior Materials
The project was reviewed against the Town's Design Guidelines and was found to be substantially in conformance.

1. **The size, siting and design of buildings, individually and collectively, tend to be subservient to the natural setting and serve to retain and enhance the rural qualities of the town. (Siting and Scale)**

2. **The proposed project will blend in with the natural environment in terms of materials, form and color. (Architectural Design)**

3. **The location, design and construction of the development project will minimize disturbances to the natural terrain and scenic vistas. (Grading)**

4. **The proposed project utilizes minimal lighting so that the presence of development at night is difficult to determine. (Lighting)**

5. **The proposed landscape plan will preserve the qualities of the natural environment through the use of native plant materials and provide a blended transition to adjacent open areas. (Landscaping)**

Grading and Drainage
The project's proposed cut, fill and total grading work for the driveway, building pad, and site total are shown in the table below. The table illustrates that the proposed totals are within the amount requiring ASCC review (100-999 cubic yards). Total soil import for the site is 210 cubic yards. The majority of the grading that occurs outside the building footprint is for the driveway and to soften the grading from the raised finished floor. The finished floor elevation is slightly raised to account for any future creek overtopping. Thorough analysis of the creek has been completed by the Town Geologist, Town Engineer and the applicant's consultants. The applicant is proposing 30" concrete stitch piers to be located between the proposed home and the top of the creek bank. The stitch piers will provide stabilization of the creek bank and protect the home in case of any future erosion. Grading and drainage plans can be found on sheet C-1.0.

(in cubic yards)	Cut	Fill	Total
Outside Building Footprint	12	150	162
Within Building Footprint	48	0	48
Site Total	60	150	210
Net Import			90

Landscaping
The site is currently undeveloped with various types of trees that are scattered throughout the site. An Arborist report was prepared for the project by Kielty Arborist Services dated July 27, 2017 (Attachment 2). A tree status plan including tree numbering associated with the Arborist Report can be found on sheet A1.0. The applicant is proposing tree replacement with oaks.

The proposed planting plan can be found on sheet L1 in the plan set package. The project proposal includes a fully landscaped site with all native vegetation. Irrigation notes, calculations and details can be found on sheets L3 and L4.

There are no existing fences located on this property. A three foot tall wire mesh fencing is proposed to connect from the house to the southern property line. No additional fencing is proposed.

Lighting
Exterior house lighting is shown on sheets A2.1 and A 2.2 and cut sheets are provided in Attachment 3. For the most part exterior house lighting has been kept to a minimum. The garage door lights must be reduced to only one light or the two lights combined may not exceed 1,125 lumens.

There are seven landscape path lights proposed. Landscape lighting can be found on sheet L1.

Sustainability Aspects of Project
An Outdoor Water Use Efficiency checklist can be found on sheet L0; because there is no turf and all plants are native or low water use, the water use efficiency checklist is not required.

The project architect has provided the Green Point checklist (Attachment 4) targeting 78 points for the project.

Committee Recommendations

Town Geologist. The Town Geologist, in his memo dated December 10, 2018 (Attachment 5), recommended approval of the site development permit, with continued involvement of the geotechnical consultant in the planning and building process.

Town Engineer. The Town Engineer, in his memo dated December 19, 2018 (Attachment 6), recommended approval of the project with specific conditions.

Fire Marshal. The Fire Marshal, in his memo dated May 21, 2018 (Attachment 7), included standard conditions. The Fire truck turn around located on either 846 or 848 Portola Road must have a recorded easement for the use of 850 Portola Road.

Conservation Committee. The Conservation Committee reviewed the project on May 18, 2018 and provided a memo (Attachment 8). The Committee was supportive of the project with some augmented tree replacement for the oaks being removed. The applicant has revised the plans to add replacement trees as requested by the Conservation Committee. The Committee also requested the removal of all non-native species like Rubus discolor, Cytisus monspessulanus, Thistles and various other non-natives. This includes removal to the top of the creek bank.

Public Comments
No public comments have been received as of the writing of this report.

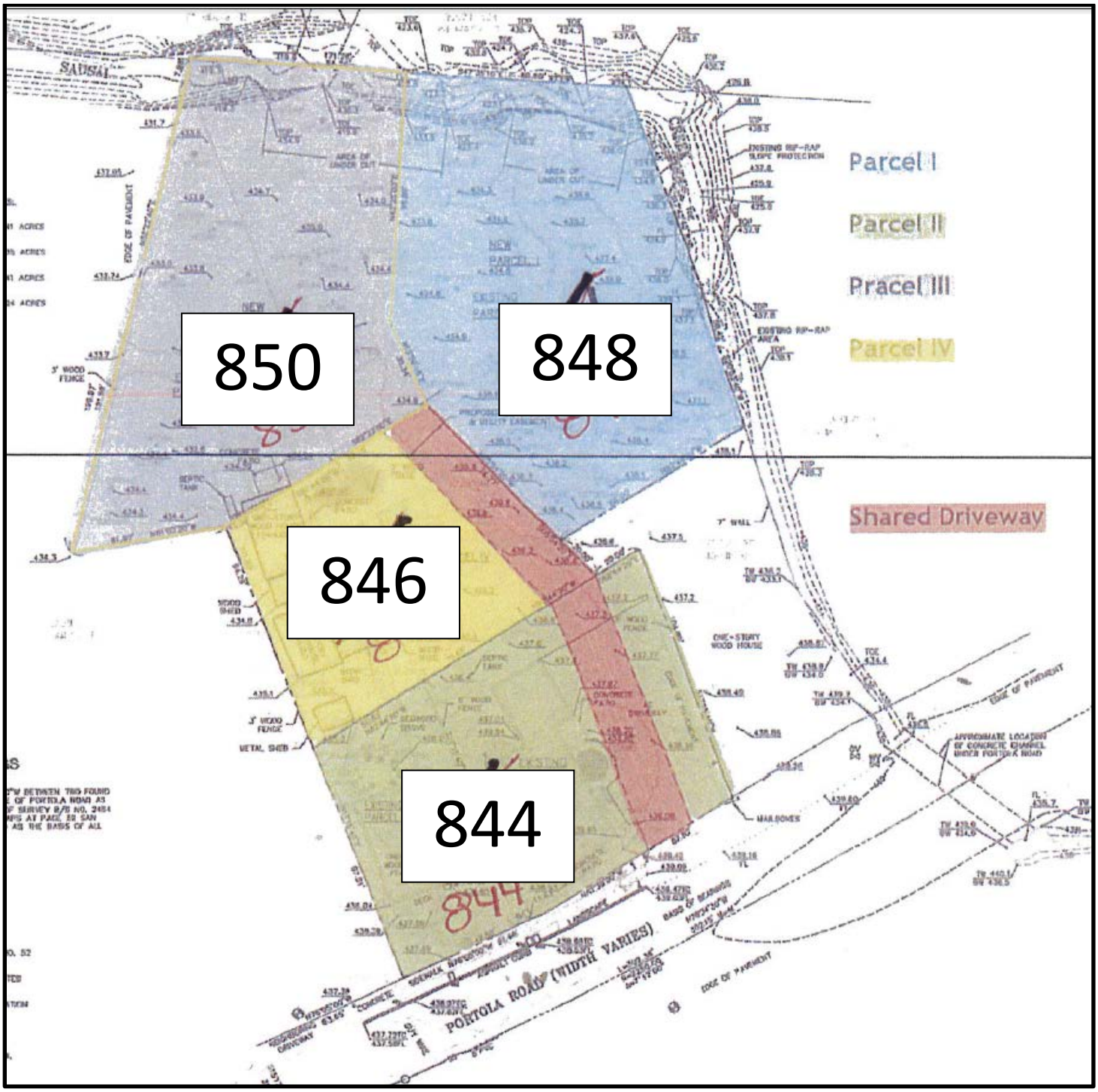
Unresolved Issues
There are unresolved issues that the ASCC should consider:

- Style of two homes – ASCC should make sure there are unique differences in the two homes proposed.
- Reduction in light fixtures – The lighting at the face of the garage must either be reduced in the total lumens or one fixture removed.
- Tree removal – Further clarification should be discussed.

ATTACHEMENTS

1. Vicinity Map
2. Arborist Report prepared by Keilty Arborist Services dated August 25, 2017.
3. Lighting cut sheet
4. Green Point checklist
5. Town Geologist memo, dated October 23, 2018.
6. Town Engineer memo, dated October 23, 2018.
7. Fire Marshal memo, dated May 21, 2018.
8. Conservation Committee memo, dated May 18, 2018.
9. Colors and materials
10. Architectural Plans (ASCC only)

Report approved by: Laura Russell, Planning and Building Director


Parcel I
Parcel II
Pracel III
Parcel IV
Shared Driveway
850
848
846
844
PORTOLA ROAD (WIDTH VARIES)

Kielty Arborist Services LLC
Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650- 515-9783

July 27, 2017

Clarum Homes
Attn: John Suppes
412 Olive Avenue
PO Box 60970
Palo Alto, CA 94306

Site: 846 Portola Road Parcel #1, Portola Valley, CA

Dear Mr. Suppes,

As requested on Monday, July 24, 2017, I visited the above site for the purpose of inspecting and commenting on the trees. A new home is being designed for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the trees were measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

846 Portola Road 7/27/17 (2)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1R	Coast live oak *(Quercus agrifolia)*	14-30.7	45	60/40	Fair vigor at top, poor form, heavy decay in leader at 10 feet, history of large limb loss, heavy amount of interior dead wood, codominant at 3 feet, top heavy.
2R	Coast live oak *(Quercus agrifolia)*	12.7-9.5	65	30/20	Fair vigor, fair to poor form, codominant at 1 foot with fair union.
3R	Bay *(Umbellularia californica)*	6.1-8.2	45	30/18	Fair vigor, poor form, codominant at base, edge of creek, roots undermined, decay on leaders.
4R	Black walnut *(Juglans hindsii)*	10est	45	50.30	Fair vigor, poor form, on creek slope, roots undermined.
5R	Plum *(Prunus spp.)*	12.0	40	20/18	Fair vigor, poor form, multi leader at base, on creek slope, roots undermined.
6R	Black walnut *(Juglans hindsii)*	10.3	70	35/25	Fair vigor, fair form.
7R	Plum *(Prunus spp.)*	14.1	0	40/25	DEAD.
8R	Black walnut *(Juglans hindsii)*	15.3	40	45/30	Fair vigor, poor form, leans, on creek bank, half of tree is dead.
9R	Bay *(Umbellularia californica)*	13.0	45	60/18	Fair vigor, poor form, tall for DBH, suppressed, limb failure at 3 feet in past.
10R	Black walnut *(Juglans hindsii)*	15.1	40	60/35	Fair vigor, poor form, large failure at 6 feet in past, topped at 15 feet in past.
11R	Black walnut *(Juglans hindsii)*	6-10	20	45/25	Fair vigor, poor form, extremely decayed trunk, HAZARD.
12	Coast live oak *(Quercus agrifolia)*	19.1	50	40/30	Fair vigor, poor form, heavily suppressed, leans west in grove.
13R	Black walnut *(Juglans hindsii)*	23.5	45	40/40	Fair vigor, poor form, suppressed in grove, decay on trunk at 5 feet, heavy to west.

846 Portola Road 7/27/17 (3)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
14	Coast live oak *(Quercus agrifolia)*	32.3	70	65/50	Fair vigor, fair form, dominant tree.
15**R**	Coast live oak *(Quercus agrifolia)*	16.2-13.9	45	40/30	Good vigor, poor form, multi leader at base with poor unions, leans west outside of grove.
16**R**	Valley oak *(Quercus lobata)*	17.1	45	60/35	Fair vigor, poor form, leans heavy to the west, suppressed, codominant at 12 feet with included bark, top heavy.
17**R**	Coast live oak *(Quercus agrifolia)*	14.8	40	55/18	Poor vigor, poor form, covered by ivy, heavily suppressed, tall for DBH, leans west.
18	Coast live oak *(Quercus agrifolia)*	29.8	60	60/35	Fair vigor, poor form, bleeding canker at 10 feet, codominant at 5 feet with fair union, dominant tree in grove, suppressed, leans to west.
19	Coast live oak *(Quercus agrifolia)*	13.0	30	50/20	Poor vigor, poor form, heavily suppressed, nearly dead, recommended for removal.
20	Valley oak *(Quercus lobata)*	20.3	65	60/30	Good vigor, fair form, leans slightly west, outside of grove.
21	Coast live oak *(Quercus agrifolia)*	14.8-6.1	50	55.20	Fair vigor, fair form, in grove, suppressed, tall for DBH.
22	Coast live oak *(Quercus agrifolia)*	21.3	65	60/35	Fair vigor, fair form, dominant tree.
23	Coast live oak *(Quercus agrifolia)*	12.1	30	35/15	Poor vigor, poor form, heavily suppressed, nearly dead.
24	Valley oak *(Quercus lobata)*	18.1	30	55/35	Poor vigor, poor form, suppressed, nearly dead.
25*	Coast live oak *(Quercus agrifolia)*	18.9	60	50/30	Fair vigor, fair form, suppressed in grove, top heavy, codominant at 8 feet.

846 Portola Road 7/27/17 (4)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
26*	Coast live oak *(Quercus agrifolia)*	23est	70	55/35	Good vigor, good form, dominant.
27*	Coast live oak *(Quercus agrifolia)*	30est	70	55/40	Good vigor, good form, dominant.
28	Black walnut *(Juglans hindsii)*	12.6	45	40/20	Fair vigor, poor form, suppressed, no room for vertical growth.
29	Coast live oak *(Quercus agrifolia)*	10.8	40	35/25	Fair vigor, poor form, suppressed, leans at more than 45 degree angle, decay at base.
30	Black walnut *(Juglans hindsii)*	10.0	70	60/40	Fair vigor, fair form, 40% live crown ratio.
31	Black walnut *(Juglans hindsii)*	7.4	30	35/12	Fair vigor, poor form, no room for vertical growth.
32	Bay *(Umbellularia californica)*	12.5	70	60/20	Good vigor, fair form, on edge of creek bank.
33	Coast live oak *(Quercus agrifolia)*	20.9	40	55/30	Good vigor, poor form, heavy decay at base, HAZARD.
34	Bay *(Umbellularia californica)*	10.9-8.1	50	35/25	Fair vigor, poor to fair form, codominant at 2 feet with poor union, on creek bank.
35	Modesto ash *(Fraxinus velutina* 'Modesto')	18.9-11.8	50	50/40	Good vigor, fair form, leans to west, not native.
36	Plum *(Prunus spp.)*	6.0	70	20/15	Fair vigor, fair form.

R-*Indicates recommended tree removal*

Site conditions:
The parcel is located on an undeveloped piece of land. Many large native trees are on site. No care to any of the trees have been applied to the trees in the past. The area in front of the property to the south consist of many oak and walnut trees that make up a large grove of trees. Tree limb failure is abundant on this site.

Summary:
The majority of the trees on site are native oak trees mixed with native black walnut trees. Many of the trees on site are in poor condition from growing in suppressed conditions in combination with limb failure and decay. Building on this site would be impossible without the removal of some of the trees. In the back of the property is an open area that would best fit a new home with the removal of the least amount of trees. When designing a new home on this property the location of the home should be one that interferes the least with the large grove in front of the property, as removing trees from a grove can often lead to future tree failures of the remaining trees from wind throw, as the trees become exposed.

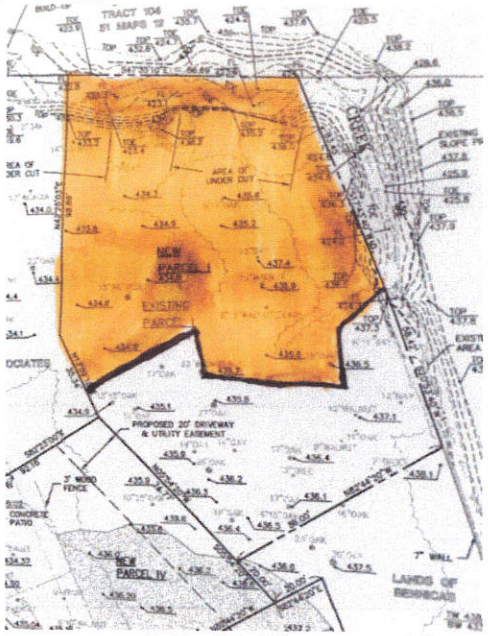
Showing grove of trees

Oak tree #1 likely would need to be removed in order to access the property. This tree has large columns of decay on its trunk from past limb failures that have not been callused over and should be removed if human life is to be present as the tree is hazardous.

Showing oak tree #1

Bay tree #9 and black walnut trees #10 and #11 are in severe decline from heavy decay and limb failure. The only trees in fair condition in the rear of the property is oak tree #2 and black walnut tree #6.

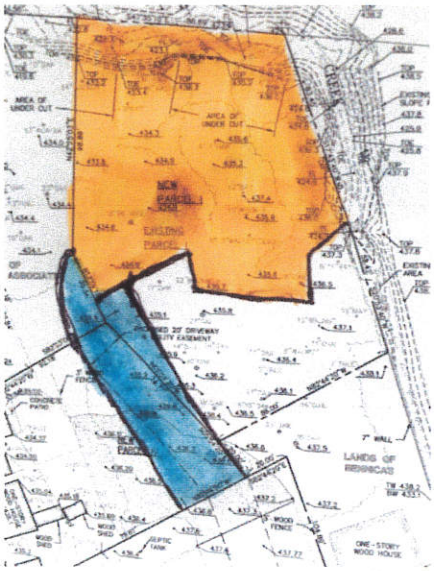
With the removal of trees #1, #3-5, #7-11, #13, #15 and #33 that are already in poor condition, a large area is made for the design of a new home. The only trees in fair condition that would need to be removed are oak tree #2 and black walnut tree #6. Out of the trees removed only 5 of them would be native oak trees, with 2 of them in fair condition. Below is a diagram showing the area available if these trees were removed.



Orange area represents buildable area with trees removed

A driveway would also need to be designed on this site. If possible the driveway should be a shared driveway located on the property line between parcels #1, #3 and #4. Driveway construction would have to be one with the least amount of impact to the trees on site. It is recommended to construct the driveway using Tensar BX-1100 Biaxial Geogrid to minimize required compaction and to relieve the roots from strain caused by passing cars. With Tensar BX-1100 Geogrid, compaction can be limited to 85%, and is more than adequate for future root growth. Along with the Tensar BX-1100 Biaxial Geogrid, Structural soil (CU mix) is recommended to be used for a base rock material. Structural soil shall be packed around roots in the required base rock area eliminating the need to cut roots. All excavation will need to be done by hand leaving all roots intact and damage free when underneath the dripline of a protected tree. The Site Arborist will be required to be on site during all excavation for the driveway underneath the dripline of a protected tree on site. Using this method to construct the driveway will have the least amount of impact when compared to standard driveway construction techniques as the majority of the roots will be saved. Any roots that need to be cut that measure 2 inches in diameter or larger must first be shown to the Site Arborist. Any root cutting will need to be documented so that proper mitigation measures can be applied. The driveway material is recommended to be a pervious material so the trees can receive annual rainfall. If the above recommendations are put into action the impacts from the driveway construction is expected to be minor.

Trees #15-17 are all located on the outside of the grove and are heavily suppressed. All 3 of these trees were given poor condition ratings as they have heavy leans to the west at a 45 degree angle. The removal of these trees would help to facilitate the construction of a driveway on the property. Also, Modesto ash tree #35 would need to be removed to facilitate a driveway. This tree is an imported tree not a native tree. Below is a diagram showing the recommended driveway location.



Blue highlighted area represents recommended driveway location

The remaining trees when possible should be retained as they are a part of a large grove of trees. Trees not discussed for removal above with condition ratings below 50 should receive mitigation or may need to be removed if its conditions cannot be mitigated. The remaining trees should have their surroundings stay unchanged. The only pruning the trees should receive is a crown cleaning of dead wood. The following tree protection plan is a generalized tree protection plan. Once plans are received the tree protection plan is to be amended. The tree protection plan will help to insure the future health of the retained trees on site.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type supported my 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend fertilizing or irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The site arborist will be on site for the excavation the driveway.

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. None of the native trees on this site shall be irrigated unless their root zone is traumatized. This is to be decided by the Site Arborist during inspections.

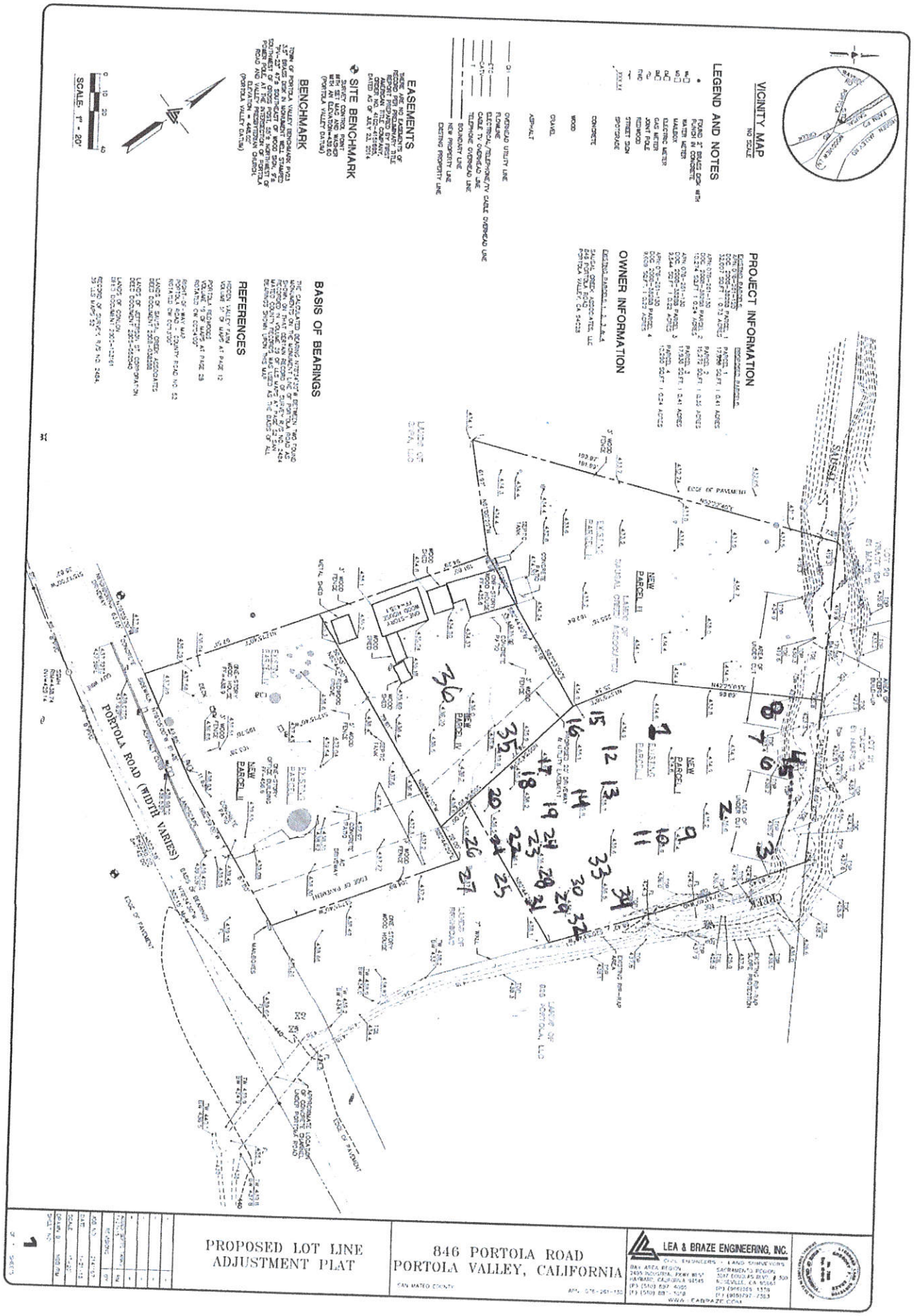
When installing drainage and utility lines close to or beneath tree protection zones hand digging will be required in order to not injure the trees root system. The site arborist must be on site when work within the tree protection zone takes place in order to inspect, document and to offer mitigation measures.

An inspection of the tree protection fencing may be required. Other inspections will be on an as needed basis. This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A


VICINITY MAP
NO SCALE
LEGEND AND NOTES
PROJECT INFORMATION
OWNER INFORMATION
EASEMENTS
SITE BENCHMARK
BENCHMARK
BASIS OF BEARINGS
REFERENCES
SCALE: 1" = 20'
PORTOLA ROAD (WIDTH VARIES)
EDGE OF PAVEMENT
NEW PARCEL I
NEW PARCEL II
NEW PARCEL III
NEW PARCEL IV
EXISTING RESIDENCE
ONE-STORY WOOD HOUSE
EXISTING RIP-RAP SLOPE PROTECTION
APPROXIMATE LOCATION OF CREEK PORTOLA ROAD
PROPOSED LOT LINE ADJUSTMENT PLAT
846 PORTOLA ROAD
PORTOLA VALLEY, CALIFORNIA
SAN MATEO COUNTY
APN: 076-261-150
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
5241 ENGINEERING DR. # 200
ROSEVILLE, CA 95661
(P) (916)783-1376
(F) (916)797-7383
WWW.LEABRAZE.COM
DATE: 12-21-15
SCALE: 1"=20'
DRAWN BY: MW
SHEET NO.
1
OF 1 SHEET

HINKLEY & FR

HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM

KORE 1876BZ
BRONZE

WIDTH:	5.3"
HEIGHT:	7.5"
WEIGHT:	2.5 LBS
MATERIAL:	ALUMINUM
GLASS:	ETCHED LENS
BACKPLATE WIDTH:	5.3"
BACKPLATE HEIGHT:	5.3"
SOCKET:	8W LED *INCLUDED
LED INFO:	
LUMENS:	600
COLOR TEMP:	3000k
CRI:	80
INCANDESCENT EQUIVALENCY:	2-35W
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer. 277v on 0-10v control.
NOTES:	WILL CAST LIGHT UP AND DOWN.
EXTENSION:	4.0"
TTO:	3.8"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665187601

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

life AGLOW®

LEDGE LED PATH LIGHT

6081

WAC LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Sleek linear design blends seamlessly into pathways while providing soft, directional illumination

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 3.0W / 4.5VA
Brightness: Up to 105 lm
CRI: 90
Rated Life: 60,000 hours

FEATURES

- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Translucent lens provides uniform light distribution
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
- Recommended spacing for installation: Residential: 8 to 10ft; Commercial: 5 to 7ft
- Maintains constant lumen output against voltage drop
- UL & cUL 1838 Listed

ORDERING NUMBER

		Color Temp		Finish	
6081	*Linear Path*	**27**	*2700K Warm White*	**BK**	*Black on Aluminum*
		30	*3000K Pure White*	**BZ**	*Bronze on Aluminum*

6081-____BK

Example: **6081-30BK**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

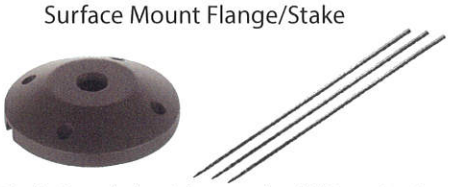
Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

LEDGE LED PATH LIGHT

6081

WAC LANDSCAPE LIGHTING

Surface Mount Flange/Stake



Includes three 7 inch threaded stainless steel stabilizing pins for ground mounting or surface mounts with four screws or over a junction box

5000-SCP-BZ
Bronze on Aluminum

Additional Mounting Stake

9000-ST9-BK
Durable PVC stake

Guardian Mount

Heavy duty stainless steel spike to position fixture. Formed from a single piece of metal

9000-SP9-BZ
Stainless Steel

Magnetic Transformers

Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed
See transformer spec sheet for details and its accessories

9075-TRN-SS
75W Max

9150-TRN-SS
150W Max

9300-TRN-SS
300W Max

9600-TRN-SS
600W Max

waclighting.com
Phone (800) 526.2588
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Central Distribution Center
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1750 Archibald Avenue
Ontario, CA 91760

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 7.0

SINGLE FAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2 , H6.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and certified by Build It Green.

New Home Single Family Version 7.0

Points Achieved:

Certification Level: Certified

POINTS REQUIRED

	Community	Energy	IAQ/Health	Resources	Water
Minimum Points	2	8.0	6	6	6
Achieved Points	25	18.5	13.0	20.0	18.5

Project Name: 848 Portola Road
Project Street Address:
Project City: Portola Valley
Project Zip: 94028

Column A	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES
			Possible Points					
CALGreen								
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1	
A. SITE								
Yes	A1. Construction Footprint (Site Preservation Plan Beyond Local Ordinance or 40% of Site Undeveloped)	1				1		
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)					2		
TBD	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)					2		
Yes	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1		
Yes	A3. Recycled Content Base Material (Minimum 25% Post-Consumer Content)	1				1		
TBD	A4. Heat Island Effect Reduction (Non-Roof)			1				
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out				1			
	A6. Stormwater Control: Prescriptive Path							
Yes	A6.1 Permeable Paving Material	1					1	
TBD	A6.2 Filtration and/or Bio-Retention Features						1	
TBD	A6.3 Non-Leaching Roofing Materials						1	
TBD	A6.4 Smart Stormwater Street Design		1					
TBD	A7. Stormwater Control: Performance Path (Treat 85% of Annual Runoff Onsite)						3	
B. FOUNDATION								
No	B1. Fly Ash and/or Slag in Concrete (Minimum of 30%)	0				1		
TBD	B2. Radon-Resistant Construction				2			
Yes	B3. Foundation Drainage System	2				2		
Yes	B4. Moisture Controlled Crawlspace	1			1			
	B5. Structural Pest Controls							
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1				1		
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					1		
C. LANDSCAPE								
4.00%	Enter the landscape area percentage. Points capped at 6 for less than 15%.							
TBD	C1. Plants Grouped by Water Needs (Hydrozoning)						1	
Yes	C2. Three Inches of Mulch in Planting Beds	1					1	
	C3. Resource Efficient Landscapes							
TBD	C3.1 No Invasive Species Listed by Cal-IPC					1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	1				1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3	
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	
TBD	C4.2 Turf on a Small Percentage of Landscaped Area						2	
TBD	C5. Trees to Moderate Building Temperature (at least 50% of West Facing Glazing and Walls Shaded)			1	1		1	
Yes	C6. High-Efficiency Irrigation System	2					2	
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil (with Soil Testing)	2					2	
TBD	C8. Rainwater Harvesting System						3	
TBD	C9. Recycled Wastewater Irrigation System						1	
TBD	C10. Submeter or Dedicated Meter for Landscape Irrigation						2	
TBD	C11. Landscape Meets Water Budget						1	
	C12. Environmentally Preferable Materials for Site							
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
Yes	C13. Reduced Light Pollution (Exterior lighting fixtures shielded and directed downward)	1	1					
Yes	C14. Large Stature Tree(s)	1	1					
TBD	C15. Third Party Landscape Program Certification						1	

GreenPointRATED

NEW HOME RATING SYSTEM, VERSION 7.0

SINGLE FAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build it Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2 , H6.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

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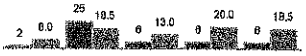
A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and certified by Build it Green.

Points Achieved: 78

Certification Level: Certified

POINTS REQUIRED



New Home Single Family Version 7.0

Project Address: [redacted] Green Road
Project Street 2: Petaluma Road
Project City, State, Zip: Petaluma
Project Zip: 94954

A	MEASURES	Points Achieved	Possible Points: Community	Energy	IAQ/Health	Resources	Water	NOTES
	CALGreen							
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1	
	A. SITE							
Yes	**A1. Construction Footprint** (Site Preservation Plan Beyond Local Ordinance or 40% of Site Undeveloped)	1				1		
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 75% C&D Waste Diversion (**Including** Alternative Daily Cover)					2		
TBD	A2.2 65% C&D Waste Diversion (**Excluding** Alternative Daily Cover)					2		
Yes	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1		
Yes	**A3. Recycled Content Base Material** (Minimum 25% Post-Consumer Content)	1				1		
TBD	**A4. Heat Island Effect Reduction (Non-Roof)**			1				
TBD	**A5. Construction Environmental Quality Management Plan Including Flush-Out**				1			
	A6. Stormwater Control: Prescriptive Path							
Yes	A6.1 Permeable Paving Material	1					1	
TBD	A6.2 Filtration and/or Bio-Retention Features						1	
TBD	A6.3 Non-Leaching Roofing Materials						1	
TBD	A6.4 Smart Stormwater Street Design		1					
TBD	**A7. Stormwater Control: Performance Path** (Treat 85% of Annual Runoff Onsite)						3	
	B. FOUNDATION							
No	**B1. Fly Ash and/or Slag in Concrete** (Minimum of 30%)	0				1		
TBD	**B2. Radon-Resistant Construction**				2			
Yes	**B3. Foundation Drainage System**	2				2		
Yes	**B4. Moisture Controlled Crawlspace**	1			1			
	B5. Structural Pest Controls							
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1				1		
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					1		
	C. LANDSCAPE							
10.00%	Enter the landscape area percentage. Points capped at 6 for less than 15%.							
TBD	**C1. Plants Grouped by Water Needs (Hydrozoning)**						1	
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1	
	C3. Resource Efficient Landscapes							
TBD	C3.1 No Invasive Species Listed by Cal-IPC					1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	1				1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3	
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	
TBD	C4.2 Turf on a Small Percentage of Landscaped Area						2	
TBD	**C5. Trees to Moderate Building Temperature** (at least 50% of West Facing Glazing and Walls Shaded)			1	1		1	
Yes	**C6. High-Efficiency Irrigation System**	2					2	
Yes	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil** (with Soil Testing)	2					2	
TBD	**C8. Rainwater Harvesting System**						3	
TBD	**C9. Recycled Wastewater Irrigation System**						1	
TBD	**C10. Submeter or Dedicated Meter for Landscape Irrigation**						2	
TBD	**C11. Landscape Meets Water Budget**						1	
	C12. Environmentally Preferable Materials for Site							
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
Yes	**C13. Reduced Light Pollution** (Exterior lighting fixtures shielded and directed downward)	1	1					
Yes	**C14. Large Stature Tree(s)**	1	1					
TBD	**C15. Third Party Landscape Program Certification**						1	

New Home Single Family Version 7.0

TBD	C16. Maintenance Contract with Certified Professional						1	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1		2		
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1		
TBD	D1.3 Advanced Framing Measures					2		
Yes	D2. Construction Material Efficiencies (Pre-assembled wall and roof framing for at least 80% of project)	1				1		
	D3. Engineered Lumber							
Yes	D3.1 Engineered Beams and Headers	1				1		
TBD	D3.2 Wood I-Joists or Web Trusses for Floors					1		
Yes	D3.3 Engineered Lumber for Roof Rafters	1				1		
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					1		
TBD	D3.5 OSB for Subfloor					0.5		
TBD	D3.6 OSB for Wall and Roof Sheathing					0.5		
TBD	D4. Insulated Headers			1				
	D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6		
TBD	D5.2 Panel Products					3		
	D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1		
TBD	D6.2 At Least 90% of Exterior Walls			1		1		
TBD	D6.3 At Least 90% of Roofs			1		1		
TBD	D7. Energy Heels on Roof Trusses			1				
24 inches	D8. Overhangs and Gutters	2		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
TBD	D9.1 Detached Garage				2			
TBD	D9.2 Mitigation Strategies for Attached Garage				1			
	D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1		
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1		
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2			1	1		
E. EXTERIOR								
TBD	E1. Environmentally Preferable Decking					1		
TBD	E2. Flashing Installation Third-Party Verified					2		
TBD	E3. Rain Screen Wall System					2		
TBD	E4. Durable and Non-Combustible Cladding Materials					1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
TBD	E6. Vegetated Roof		2	2				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					1		
TBD	F1.2 Ceilings					1		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
TBD	F2.1 Walls and Floors				1			
TBD	F2.2 Ceilings				1			
	F3. Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors				1			
TBD	F3.2 Ceilings				1			
TBD	F3.3 Interior and Exterior				1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8gpm with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets 1.0 gpm	1					1	
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2	
TBD	G3. Pre-Plumbing for Graywater System						1	
TBD	G4. Operational Graywater System						3	
Yes	G6. Thermostatic Shower Valve or Auto-Diversion Tub Spout	1					1	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							

New Home Single Family	Version 7.0							
Yes	H1.1 Sealed Combustion Furnace	1			1			
Yes	H1.2 Sealed Combustion Water Heater	2			2			
TBD	**H2. High Performing Zoned Hydronic Radiant Heating System**			1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
TBD	H3.2 Pressure Balance the Ductwork System			1				
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1			
	H5. Advanced Practices for Cooling							
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms			1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
TBD	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	R	R	R	R	R	R	
TBD	H6.2 Advanced Ventilation Standards				2			
TBD	H6.3 Outdoor Air is Filtered and Tempered				1			
	H7. Effective Range Hood Design and Installation							
TBD	H7.1 Effective Range Hood Ducting and Design				1			
TBD	H7.2 Automatic Range Hood Control				1			
Yes	**H8. High Efficiency HVAC Filter (MERV 13+)**	1			1			
TBD	**H9 Advanced Refrigerants**				1			
Yes	**H10. No Fireplace or Sealed Gas Fireplace**	1			1			
Yes	**H11. Humidity Control Systems**	1			1			
TBD	**H12. Register Design Per ACCA Manual T**			1				
I. RENEWABLE ENERGY								
TBD	**I1. Pre-Plumbing for Solar Water Heating**			1				
TBD	**I2. Preparation for Future Photovoltaic Installation**			1				
100%	**I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	0		25				
	I4. Net Zero Energy Home							
TBD	I4.1 Near Zero Energy Home			2				
TBD	I4.2 Net Zero Electric			4				
TBD	**I5. Energy Storage System**			1				
J. BUILDING PERFORMANCE AND TESTING								
TBD	**J1. Third-Party Verification of Quality of Insulation Installation**				1			
TBD	**J2. Supply and Return Air Flow Testing**			1	1			
TBD	**J3. Mechanical Ventilation Testing**				1			
TBD	**J4. Combustion Appliance Safety Testing**				1			
	J5. Building Energy Performance							
20%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	9		25+				
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1				
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1				
TBD	**J8. ENERGY STAR for Homes**			1				
No	**J9. EPA Indoor airPlus Certification**	0			2			
TBD	**J10. Blower Door Testing**				3			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
TBD	K1.1 Individual Entryways (Delineate hard surface at entrances and permanent assembly for shoe storage)				1			
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2			
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
TBD	K4.5 Countertops					1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors				1			
TBD	K5.2 Cabinets and Countertops				2			
TBD	K5.3 Interior Trim and Shelving				2			
TBD	**K6. Products That Comply With the Health Product Declaration Open Standard**				2			
TBD	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**				2			
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**	0			1			
L. FLOORING								
TBD	**L1. Environmentally Preferable Flooring**					3		
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**				3			
Yes	**L3. Durable Flooring** (All flooring is hard surface)	1				1		
TBD	**L4. Thermal Mass Flooring**			1				
M. APPLIANCES AND LIGHTING								

New Home Single Family	Version 7.0							
Yes	**M1. ENERGY STAR® Dishwasher**	1					1	
	M2. Efficient Laundry Appliances							
TBD	M2.1 CEE-Rated Clothes Washer			1			2	
Yes	M2.2 Energy Star Dryer	2		2				
TBD	M2.3 Solar Dryer/ Laundry Lines			0.5				
TBD	**M3. Size-Efficient ENERGY STAR Refrigerator**			2				
	M4. Permanent Centers for Waste Reduction Strategies							
Yes	M4.1 Built-In Recycling Center	1				1		
TBD	M4.2 Built-In Composting Center					1		
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2				
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2				
TBD	**M6. Electric Vehicle Charging Stations and Infrastructure**		1					
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
TBD	N1.2 Designated Brownfield Site		1			1		
TBD	N1.3 Conserve Resources by Increasing Density			2		2		
TBD	N1.4 Cluster Homes for Land Preservation		1			1		
	N1.5 Home Size Efficiency	2				9		
2,501	Enter the area of the home, in square feet							
4	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Transit							
TBD	N2.1 Within 1 Mile of a Major Transit Stop		1					
Yes	N 2.2. Within 1/ 2 mile of a Major Transit Stop	2	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2					
2	Enter the number of Tier 1 services							
2	Enter the number of Tier 2 services							
TBD	N3.2 Connection to Pedestrian Pathways		1					
TBD	N3.3 Traffic Calming Strategies		2					
	N4. Outdoor Gathering Places							
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1					
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1					
	N5. Social Interaction							
Yes	N5.1 Residence Entries with Views to Callers	1	1					
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1					
Yes	N5.3 Porches Oriented to Street and Public Space	1	1					
	N6. Passive Solar Design							
TBD	N6.1 Heating Load			2				
TBD	N6.2 Cooling Load			2				
	N7. Adaptable Building							
TBD	N7.1 Universal Design Principles in Units		1		1			
TBD	N7.2 Full-Function Independent Rental Unit		1					
	N8. Resiliency							
TBD	N8.1 Vulnerability Assessment (Cal-Adapt. Portfolio Standard, HAZUS, FEMA P58, or Seismic Evaluation)		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		
	N9. Social Equity in Community		1					
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)		1			1		
TBD	N9.2 Community Location (Disadvantaged Community)		1		1			
O. OTHER								
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R	
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5	
TBD	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**			0.5	0.5	0.5	0.5	
TBD	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**			0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
TBD	O5.1 Energy Home System Monitors			1				
TBD	O5.2. Water Home System Monitors						1	
	O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2					
TBD	O6.2 Green Building Signage			0.5			0.5	
TBD	**O7. Green Appraisal Addendum**	N	R	R	R	R	R	
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**					1		

New Home Single Family Version 7.0

Summary						
Total Available Points in Specific Categories	301.5	31	74.5	60	87	49
Minimum Points Required in Specific Categories	60	2	25	6	8	6
Total Points Achieved	74.5	31	74.5	60	87	49

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

December 10, 2018
V5128B

TO: Carol Borck
Planning Technician
TOWN OF PORTOLA VALLEY
765 Portola Road
Portola Valley, California 94028

SUBJECT: **Supplemental Geotechnical Peer Review**
RE: New Residence, 848 Portola Road, Willow Grove – Lot 1
PLN_ARCH 08-2018

At your request, we have completed a supplemental geotechnical peer review of the Site Development Permit application for the proposed residential development using the following documents:

- Supplemental Geotechnical Design Parameters (letter), prepared by Earth Systems Pacific, dated November 26, 2018;

- Civil Plans; including: Grading and Drainage Plan, Utility Plan, Erosion Control Plan, and Details (5 Sheets, 10-scale), prepared by Clifford Bechtel and Associates, dated November 30, 2018; and

- Third Submittal, Grading, Drainage and Utilities (letter), prepared by Cliff Bechtel and Associates, dated November 30, 2018.

In addition, we have reviewed pertinent technical documents from our office files.

DISCUSSION

The applicant is proposing construction of a new, 2,331 square-foot, two-story residence on a previously undeveloped lot within the 4-Lot Willow Grove development. In previous geotechnical reviews of a prior subdivision layout, and associated issues related to neighboring Sausal Creek, we recommended that an updated topographic survey of the site be performed and the Project Geotechnical Consultant consider the effects of ongoing active erosion of the creek bank. We also recommended that the geotechnical/civil consultants consider the potential for localized flooding of proposed

future residences within the subdivision. We understand that issues of potential site flooding are to be addressed to the satisfaction of the Town Engineer.

In our most recent geotechnical peer review letter, dated October 22, 2018, we recommended that supplemental geotechnical and civil engineering criteria be submitted, including design criteria for mitigating the potential for creek bank instability to encroach upon the proposed residential development. We noted that the existing creek bank, even if determined to be stable under the current conditions, is susceptible to vertical incision and lateral migration which could decrease the stability of the bank over time.

CONCLUSIONS AND RECOMMENDED ACTION

The referenced documents reveal that engineered mitigation elements in the form of buried reinforced concrete stitch piers have been proposed between the top of the creek bank and the proposed residential development. The piers are to be minimum 30-inch diameter reinforced concrete stitch piers, designed for a retained height of 17 feet, with a concrete grade beam along the top of the piers. The buried wall will be approximately 20 to 30 feet from the top of bank along the western portion of the property, and 5 to 15 feet from the top of bank in the northeastern portion of the property. The proposed detention tank will be inside the 30-foot creek setback, but protected by the stitch piers. We do not have geotechnical objections to the proposed buried stitch pier wall and recommend approval of the Site Development permit application from a geotechnical standpoint. The following should be performed prior to approval of building permits:

1. **Development Plans** – Structural plans should be generated that reflect the recommendations of the Project Geotechnical Engineer.

2. **Geotechnical Plan Review** - The applicant's geotechnical consultant should review and approve all geotechnical aspects of the development plans (i.e., site preparation and grading, site drainage improvements and design parameters for foundations and retaining walls) to ensure that their recommendations have been properly incorporated.

   The Development Plans and Geotechnical Plan Review letter should be submitted to the Town Geotechnical Consultant and Town Engineer for review and approval prior to issuance of building permits. The following should be performed prior to final (as-built) project approval:

3. **Geotechnical Construction Inspections** - The geotechnical consultant should inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections should include, but not

necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations and retaining walls prior to placement of steel and concrete. These inspections should be performed in general conformance with the Town construction inspection guidelines titled: *Requirements for Geotechnical Construction Inspection and Testing.*

The results of these inspections and the as-built conditions of the project should be described by the geotechnical consultant in a letter and submitted to the Town Engineer for review and approval prior to final (as-built) project approval.

LIMITATIONS

This geotechnical peer review has been performed to provide technical advice to assist the Town with discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT

John M. Wallace
Principal Engineering Geologist
CEG 1923

Patrick O. Shires
Senior Principal Geotechnical Engineer
GE 770

JMW:POS:st

NV5

MEMORANDUM

DATE: December 19, 2018

TO: Howard Young and Cynthia Richardson, Town of Portola Valley

FROM: Jeff Nelson & Nona Espinosa, NV5

PROJECT: 848 Portola Rd. # PLN_ARCH 07--2018

PROJECT #s: SJ00717-131 &172

SUBJECT: Review of Applicant Documents for 848 Portola Road

At your request, NV5 has completed the review of the following documents provided by the applicant for the Site Development Application at 848 Portola Road and has the following comments:

- Earth Systems Pacific - REVISED Supplemental Geotechnical Design Parameters dated 11/26/18
- Clifford Bechtel - Planning Set-848_Portola_Road dated 11/30/18
- Clifford Bechtel - Planning Resubmittal 848 Portola Civil Letter dated 12/3/18

A. GENERAL

1. All items listed in the most current "Public Works and & Engineering Department Site Development Standard guidelines and Checklist" shall be reviewed and met. A completed and signed checklist by the project architect or engineer must be submitted with the building plans. This Document is available on the Town website.

2. All items listed in the most current "Public Works & engineering Department Pre-Construction Meeting for Site Development" shall be reviewed and understood. This document is available on the Town website.

3. CKA Architects Civil Sheet C-1.0 dated 9/14/18 indicate that the RSP ends at an area where that creek bottom has a relatively steep slope. Unless additional creek stabilization measures are taken, the toe of the RSP will eventually be undermined by scour and both vertical and lateral erosion will occur in the streambed.

4. Cliff Bechtel's Bank Stabilization memo states that the flow velocities cited in the Schaaf and Wheeler (S&W) report apply to a future channel geometry described in Lea & Sung's Creek Restoration Plan, and do not apply to the existing conditions. Based on the existing condition hydraulic model results cited in the S&W report, the flow velocities in the creek are expected to be below 20 feet per second. Therefore, it is our opinion that the recently placed 24-inch-diameter rock slope protection (RSP) is acceptable for the current Sausal Creek flow conditions.

5. Based on the S&W flow analysis, the creek channel will not be able to contain the 100-year flow event under existing conditions. S&W's HECRAS model predicts that approximately 200 cubic feet per second (CFS) of flow will spill over Portola Road and sheet flow through the project site and is expected to be contained within the access driveway for both properties. In addition, approximately 100 CFS of flow will overtop the west bank of the creek downstream of the culvert, near the existing wall, and sheet flow

across the project site; this flow is expected to flow along the 30-foot setback of the property. As long as these overland flow paths are not blocked, this flow pattern should have minimal effect upstream.

6. The Limited Geotechnical Engineering Study and Limited Geologic Hazards evaluation report submitted by the applicant included an analysis of the slope stability of the creek bank as it relates to the location of the proposed homes. This study indicates that the setbacks as presented in the current plans are adequate; we agree with this conclusion.

B. SPECIFC (to be resolved before Planning approval)

1. Cotton, Shires and Associates, Inc. Supplemental Geotechnical Peer Review letter dated October 22nd, 2018 recommends "the artificial portion of the creek either be stabilized, or the residence be protected from future erosion of this portion of Sausal Creek." We agree with this recommendation. All appropriate permits from agencies having jurisdiction over the creek, such as the CA Department of Fish and Wildlife and U.S. Army Corps of Engineers should be obtained before any construction activities are performed in the creek bed. *(We agree with the recommendation by Cotton, Shires and Associates, Inc dated December 10th, 2018. The proposed buried stitch pier wall layout is acceptable.)*

C. SPECIFIC (for consideration during building plan submittal)

1. The plans dated 11/30/18 have been modified to add the proposed stitch pier and no other changes has been made per last NV5 review dated October 23rd, 2018. Therefore, the following items listed below should be performed prior to approval of building permit.

2. The proposed detention basin should be relocated outside of the 30-foot setback zone away from the creek top of bank. *(Location of detention basin was not relocated outside of the 30-foot setback zone but the proposed installation of the buried stitch pier wall will protect the detention system at its present location, this is acceptable.)*

3. Provide updated documentation describing the size of the out flow pipes from the sump pump and stormwater retention system. Demonstrate that the storm flow from the site does not exceed that of the pre-existing conditions.

4. Show 100-year flow arrows on building plans, especially at the end of the gravel driveway near the creek.

5. Civil and Landscape plans should show the stormwater overland flow path beyond the gravel driveway. Add a note to the drawings that says the overland flow path should remain clear and have no obstructions that impede overland flow at any time.

6. Any fencing along the 100-year storm flow path should have openings at the bottom to provide passage for 100-year flow event. The spillover area at the left top of bank and overland flow path area must be maintained by the property owner to be free of obstructions such as solid fences, elevated pads or berms. If any flow path obstructions are constructed, additional hydraulic analysis shall be required to determine if these blockages will create an increase in 100-year flood elevations upstream of the project. Any future improvements within the 30-foot setback must be approved by the Town Engineer prior to construction.

7. Per calculations provided in the previous submittal, please revise Detail 1 on Sheet C-3.0 to show that a minimum of a 20-foot-long detention pipe is required. The dimensions shown in the current detail show a 20-foot-long trench, but not a 20-foot-long pipe.

8. Provide adequate cover for all utilities along the gravel driveway. The 4-inch storm drain in front of the garage has less than 2 feet of cover, please indicate in the plans that storm drain pipe needs at least three feet of cover or call for the pipe to be encased in concrete.

9. Confirm that the Fire Marshall has approved the gravel firetruck turnaround.

10. Show all existing utilities and provide details for all proposed utilities in the building permit submittal.

11. Please install erosion mats or similar erosion control material around the perimeter of the bubbler box river cobble, and extend to the top of bank.

WOODSIDE FIRE PROTECTION DISTRICT

Prevention Division

808 Portola Rd, Portola Valley, CA ~ www.woodsidefire.org ~ Fire Marshal Denise Enea 650-851-6206

ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – **go to www.woodsidefire.org for more info**

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION:848 Portola Rd	Jurisdiction: PV
Owner/Architect/Project Manager: Sausal Creek Assoc	Permit#: PLN 07-2018
PROJECT DESCRIPTION: New House	
Fees Paid: ☒$YES ☒ See *Fee Comments* Date: 5/3/18	
Fee Comments: CH#6735....$90.00 (plan review fee) paid by: Byldan Corp 5/21/18 MH CH#....$180.00 (plan check fee) paid by: not yet paid	

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

THE FOLLOWING REQUIREMENTS MUST BE MET IN ORDER TO PASS FINAL FIRE INSPECTION:

1. At start of construction a 2' x 3' address sign will be posted in front of project.
2. At time of final the permanent address will be mounted and clearly visible from street w/minimum of 4" numbers on contrasting background.
3. 100' defensible space required prior to start of construction.
4. Upon final inspection 30' perimeter defensible space will be required per WFPD ordinance section 304.1.2.A
5. Approved spark arrestor will be required on all installed chimneys including outside fireplaces.
6. Install Smoke and CO detectors per 2016 CBC.
7. NFPA 13D Fire Sprinkler System to be installed. Sprinkler plans/calculations to be submitted under separate cover to WFPD. (www.woodsidefire.org)
8. Driveway as proposed meets WFPD standards. If driveway dimensions are revised during construction, it must maintain compliance with WFPD standards.
9. Driveway over 150' required to have fire truck turnaround. Confirmed on plan A1.0 located on 846 properties
10. Fire Hydrant- Less than 238' to nearest fire hydrant.
    The minimum fire flow shall be 1000 gallons per minute. A water supply for fire protection shall mean a fire hydrant within 500' from the building, capable of the required flow.

RESUBMIT

Provide easements documents describing the turnaround situation on other property.

Reviewed by:M. Hird	Date: 5/21/18	
☒Resubmit	☐Approved with Conditions	☐Approved without conditions
Sprinkler Plans Approved: NO	Date:	Fees Paid: ☐$390 ☒See *Fee Comments*
As Built Submitted: ----------	Date:	As Builts Approved Date:
Fee Comments: CH#....$390.00 (fire sprinkler plan review) paid by: Not yet paid		
Rough/Hydro Sprinkler Inspection By: ---------	Date:	
Sprinkler Inspection Comments:		
Final Bldg and/or Sprinkler Insp By: --------	Date:	
Comments:		

848 Portola Road
Conservation Committee Comments

Committee members at site visit on May 18, 2018: Judith Murphy, Donald Eckstrom, and Dieter Walz

The drawing package shows a proposed future two story residence on a level lot, also identified as Parcel I. The lot size is 17,936 SF, and the prosed residence floor area is 2331SF, of which he first floor is 1336 SF.

Impervious Surfaces

The actual square footage of impervious surface beyond the ground floor area of the residence was not evident from the materials supplied to us by the Town. However, since the driveway is shared with that of the proposed residence on 850 Portola Road, and since the residence will be near the entrance to the property, it seems very modest relative to the lot size.

Landscape Plan

We thoroughly inspected the complete property for existing plant cover, and had the arborist's report for guidance on the trees.

We mostly concurred with this report, but we would like to either augment this report, or take exception in in some instances.

Trees # 1R & 2R are Quercus agrifolia (Coast Live Oak). We request that their removal be mitigated by planting two new Q. agrifolia in the area N/E of the new residence and Sausal Creek.

Tree # 3R is an Umbellularia californica (Bay Laurel). Despite its poor form and fair vigor, we question the wisdom of its removal on account of it partially stabilizing the creek bank. Eliminating one of its codominant leaders at the base and pruning/shaping the remaining one would not create a hazard; it might be a less costly alternative to creek stabilization than say Gabian revetments or similar.

Tree # 12, a Q. agrifolia, is not shown to be removed in the arborist's report, but on Drawing A 1.0, it is. We think it should be removed.

Trees # 10, # 21, and # 25 are not shown to be removed. The committee thinks they are not an asset to the property, but rather a liability; they should be removed, and mitigated by planting two new Q. agrifolia in appropriate locations relative to the new residence.

Tree # 29 was not found marked on the map. If it is the 10.8 inch diameter Q. agrifolia in the arborist's report, it probably should also be removed.

Tree # 33, a Q. agrifolia, maybe a hazard, and should be removed.

Trees # 35 (a Modesto Ash) & 36 (a Plum Tree) are not native and should be removed.

At ground level, at least half of this parcel is heavily overgrown and infested by non-native species like Rubus discolor (Himalayan Blackberry), Cytisus monspessulanus (French Broom), Thistles, various, etc. All of these should be removed, sooner rather than later, clear to the top of the creek embankment. We did not find any natives that are worth saving. Some of these will most likely reappear after clean-out and will require vigilance to prevent re-infestation.

Future planting should ideally be done from mid October to the end of November. A 5 gal size plant will always, in a very few years, outperform larger ones.

We appreciate that no irrigated turf is proposed. The plans show some drip irrigation next to the residence and along the driveway.

Plant List

Landscape Plans and related documents are shown on drawings L1 through L4. All proposed plants are native, require little water once established, and we second their selection.

Fencing

There is no fencing now, and none is shown on the documents supplied.

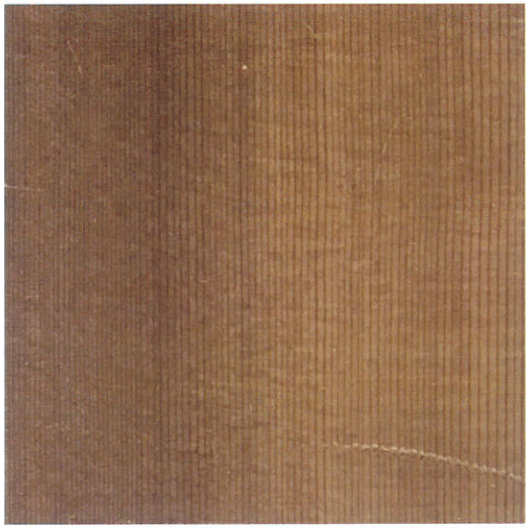
Exterior Lighting

Lighting is very modest. All light are directed downward. They should not present any issues to neighbors.

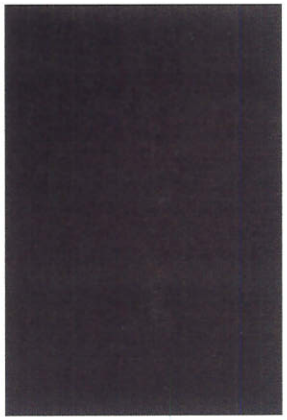
Submitted by Dieter Walz

ROOF: CORRUGATED METAL
WEATHERED COPPER

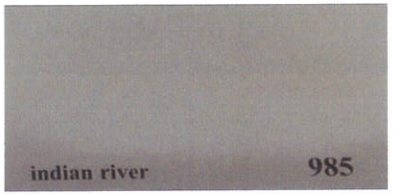
STONE PORCH AND STEPS



BOARD AND BATTERN: NATURAL WOOD



WINDOW: ALUMINUM CLAD,
RUSSTIC



STUCCO: BM 985 INDIAN RIVER
LRV: 36.08

BEIGE GRAVEL

848 PORTOLA ROAD COLORS/MATERIALS

TOWN OF PORTOLA VALLEY
STAFF REPORT

TO: ASCC

FROM: Cynthia Richardson, Planner

DATE: January 14, 2019

RE: Preliminary Architectural Review and Site Development Permit for a Two-Story Residence with Attached Garage, Tree Removal and New Landscaping, 850 Portola Road, Portola Valley Road LLC Residence, File # PLN_ARCH 08-2018.

RECOMMENDATION

Staff recommends that the ASCC offer comments and directions to assist the applicant and project architect to make adjustments or clarifications that members conclude are needed before the commission considers final action on the application.

PROJECT DATA

Lot Size	**0.4118 acres (17,936 sf)**		
Average Slope	**12%**		
AP Zone District	**Code Requirement**	**Proposed**	**Remaining**
Max Floor Area (13%)	**2,332**	**2,331**	**1**
85% of MFA	**NA**	**NA**	**--**
Max Impervious Surface	**NA**	**NA**	**--**
Coverage Limit (18.8%) 18.54.040(C)	**3,371**	**2,314**	**1,057**
Height	**28'**	**28'**	**--**
Front Setback	**50'**	**52'**	**--**
Side Setbacks	**20'**	**17'**	**--**
Rear Setback	**20'**	**64'**	**--**
Creek Setback	**30' from top of bank**	**49'**	**--**
Parking Spaces	**2 spaces**	**3 spaces**	**--**

BACKGROUND

This is one of two properties adjacent to each other seeking ASCC approval. The property is zoned A-P (Administrative Professional) and is located within the Town Center Area Plan that is a sub-area plan within the General Plan. See attached Vicinity Map (Attachment 1). The project

includes the construction of one two-story single family residence with associated landscaping and tree removal.

There is a long history of the four parcels known as Sausal Creek. In 1995 the Town adopted an amendment to the zoning map to reclassify the area of the four lots from C-C to A-P. In addition the Town granted a CUP to establish a mixed residential and office use PUD with senior housing. This project was never constructed and all approvals have expired. In 2015, a lot line adjustment was approved to reconfigure the subject parcel along with three other non-conforming lots. (File # 43-214, recorded on July 14, 2016). The lot line adjustment allowed for each lot to be developed individually as permitted under the A-P zoning district. Within the A-P Zone District single-family dwellings are listed as principal uses. At the time the lot line adjustment was under review, the Town considered the development of the four individual parcels to be less intense compared to the PUD approved in 1995. The Commission stated that the lot line adjustment resulted in fewer single family residences, more office space, and less total square footage. The Town considered the proposed lot line adjustment to be a less intense use of the parcels and therefore approved the lot line adjustment.

CODE REQUIREMENTS

As required by Portola Valley Municipal Code (PVMC) 18.64.010.A.1 and 15.12.100.A and E of the Municipal Code, this application has been forwarded to the ASCC for review.

DISCUSSION

The 17,936 square foot property is accessed through a shared access easement off of Portola Road. Located to the west is Village Square Shopping Center, to the east and south are vacant parcels, to the rear are Sausal Creek and the Town of Woodside beyond. The property shares the access driveway with 844 Portola Road (Hallett Store), 846 Portola Road (a vacant property) and 848 Portola Road (separately under consideration by ASCC).

The request includes the construction of a 2,331 square foot two-story house new driveway, patios, tree removal and landscaping.The relatively flat lot would contain the new two-story home in a modern ranch style. The home would have an attached three car garage. The home includes a first floor with the main living areas and a guest suite. The second floor contains a master bedroom and two additional bedrooms. The proposed finish treatments for the new home include vertical board and batten natural wood siding with accents of painted stucco and horizontal wood siding. Roofing material includes corrugated metal roofing in a dark gray color. The color palette includes natural wood and warm gray and brown tones with dark metal windows frames and railings. All proposed materials and treatments meet town reflectivity guidelines. Colors and materials are presented in Attachment 9.

The ASCC should discuss if the proposed home is different enough in style and materials than the adjacent 848 Portola Road project. Staff has worked with the applicant to make sure there are differences in the homes, however the ASCC should make sure the applicant has gone far enough in making each home unique.

Landscaping is proposed around the structures and outdoor living areas. The plan includes the removal of 4 significant oaks which are located within the new house footprint. An additional 5 oaks will be removed due to the condition of the tree. There will be 10 replacement oak trees. Additional tree removal information can be found on sheet A1.0 and in the Arborist report prepared by Kielty Arborist Services (Attachment 2). Tree replacement planting can be found on sheet L1.

Compliance with floor area, impervious surface, height, and setback standards
As shown in the table on page one of this staff report, all of the measurable aspects of the project are at or below the allowed maximums within the A-P Zoning District, including floor area, height and setbacks. Within the A-P zoning designation floor area that includes vent shafts, courts and floor area permanently allocated for parking or loading do not count towards floor area (PVMC 18.54.050).
The owners of 846, 848 and 850 Portola Road have joined together and have submitted an application for rezoning of these three properties from A-P to R-1/20M. This process is being reviewed simultaneously therefore the project has been reviewed against both zoning designations. The applicant has supplied a zoning compliance sheet for the proposed R-1/20 zoning regulations and can be found in your plan set as sheet R-1/20 for informational purposes only. The current design meets the R-1/20M zoning regulations as described in the table below. However, *the current review before the Commission is subject to the A-P standards.*

Lot Size	**0.4118 acres (17,936 sf)**		
Average Slope	**12%**		
R-1/20M	**Code Requirement**	**Proposed**	**Remaining**
Max Floor Area	**3,701**	**2,984**	**717**
85% of MFA	**3,146**	**2,984**	**162**
Max Impervious Surface	**4,209**	**3,959**	**250**
Height	**28'/34'**	**28'**	**--**
Front Setback	**20'**	**52'**	**--**
Side Setbacks	**10'**	**17'**	**--**
Rear Setback	**20'**	**64'**	**--**
Parking Spaces	**2 covered**	**3 covered**	**--**

Design Guidelines Review – Siting, Mass/Bulk, Scale, Exterior Materials
The project was reviewed against the Town's Design Guidelines and was found to be substantially in conformance.

1. **The size, siting and design of buildings, individually and collectively, tend to be subservient to the natural setting and serve to retain and enhance the rural qualities of the town. (Siting and Scale)**

2. **The proposed project will blend in with the natural environment in terms of materials, form and color. (Architectural Design)**

3. **The location, design and construction of the development project will minimize disturbances to the natural terrain and scenic vistas. (Grading)**

4. **The proposed project utilizes minimal lighting so that the presence of development at night is difficult to determine. (Lighting)**

5. **The proposed landscape plan will preserve the qualities of the natural environment through the use of native plant materials and provide a blended transition to adjacent open areas. (Landscaping)**

Grading and Drainage
The project's proposed cut, fill and total grading work for the driveway, building pad, and site total are shown in the table below. The table illustrates that the proposed totals are within the amount requiring ASCC review (100-999 cubic yards). Total soil import for the site is 190 cubic yards. The majority of the grading that occurs outside the building footprint is for the driveway and to soften the grading from the raised finished floor. The finished floor elevation is slightly raised to account for any future creek overtopping. Thorough analysis of the creek has been completed by the Town Geologist, Town Engineer and the applicant's consultants. Grading and drainage plans can be found on sheet C-1.0.

(in cubic yards)	Cut	Fill	Total
Outside Building Footprint	15	220	235
Within Building Footprint	15	0	15
Site Total	30	220	250
Net Import			190

Landscaping
The site is currently undeveloped. Various types of Oak trees are scattered throughout the site. There are also a few Black walnut and Acacia trees on the property. An Arborist report was prepared for the project by Kielty Arborist Services dated August 25, 2017 (Attachment 2). A tree status plan including tree numbering associated with the Arborist Report can be found on sheet A1.0. The applicant is proposing tree replacement with oaks

The proposed planting plan can be found on sheet L1 in the plan set package. The project proposal includes a fully landscaped site with all native vegetation. Irrigation notes, calculations and details can be found on sheets L3 and L4.

Existing fencing is located along the common property line with Village Square. Three foot tall wire mesh fencing is proposed to connect from the house to the southern property line and then run along the southern property line in a western direction. One additional three foot tall wire mesh fence is proposed to connect from the existing fence on the western property line to the house at the north western corner. No additional fencing is proposed.

Lighting
Exterior house lighting is shown on sheets A2.1 and A 2.2 and cut sheets are provided in Attachment 3. For the most part exterior house lighting has been kept to a minimum. The garage door lights must be reduced to only one light or the two lights combined may not exceed 1,125 lumens.

There are five landscape path lights proposed. Three fixtures are located along the driveway and two at the western side of the home.

Sustainability Aspects of Project
An Outdoor Water Use Efficiency checklist can be found on sheet L0; because there is no turf and all plants are native or low water use, the water use efficiency checklist is not required. The project architect has provided the Green Point checklist (Attachment 4) targeting 78 points for the project.

Committee Recommendations

Town Geologist. The Town Geologist, in his memo dated October 23, 2018 (Attachment 5), recommended approval of the site development permit, with continued involvement of the geotechnical consultant in the planning and building process.

Town Engineer. The Town Engineer, in his memo dated October 23, 2018 (Attachment 6), recommended approval of the project with specific conditions.

Fire Marshal. The Fire Marshal, in his memo dated May 21, 2018 (Attachment 7), included standard conditions. The Fire truck turn around located on either 846 or 848 Portola Road must have a recorded easement for the use of 850 Portola Road.

Conservation Committee. The Conservation Committee reviewed the project on May 18, 2018 and provided a memo (Attachment 8). The Committee was supportive of the project with some augmented tree replacement for the oaks being removed. The applicant has revised the plans to add replacement trees as requested by the Conservation Committee. The Committee also requested the removal of all non-native species like Rubus discolor, Cytisus monspessulanus, Thistles and various other non-natives. This includes removal to the top of the creek bank.

Public Comments
No public comments have been received as of the writing of this report.

Unresolved Issues
There are unresolved issues that the ASCC should consider:

- Style of two homes – ASCC should make sure there are unique differences in the two homes proposed.

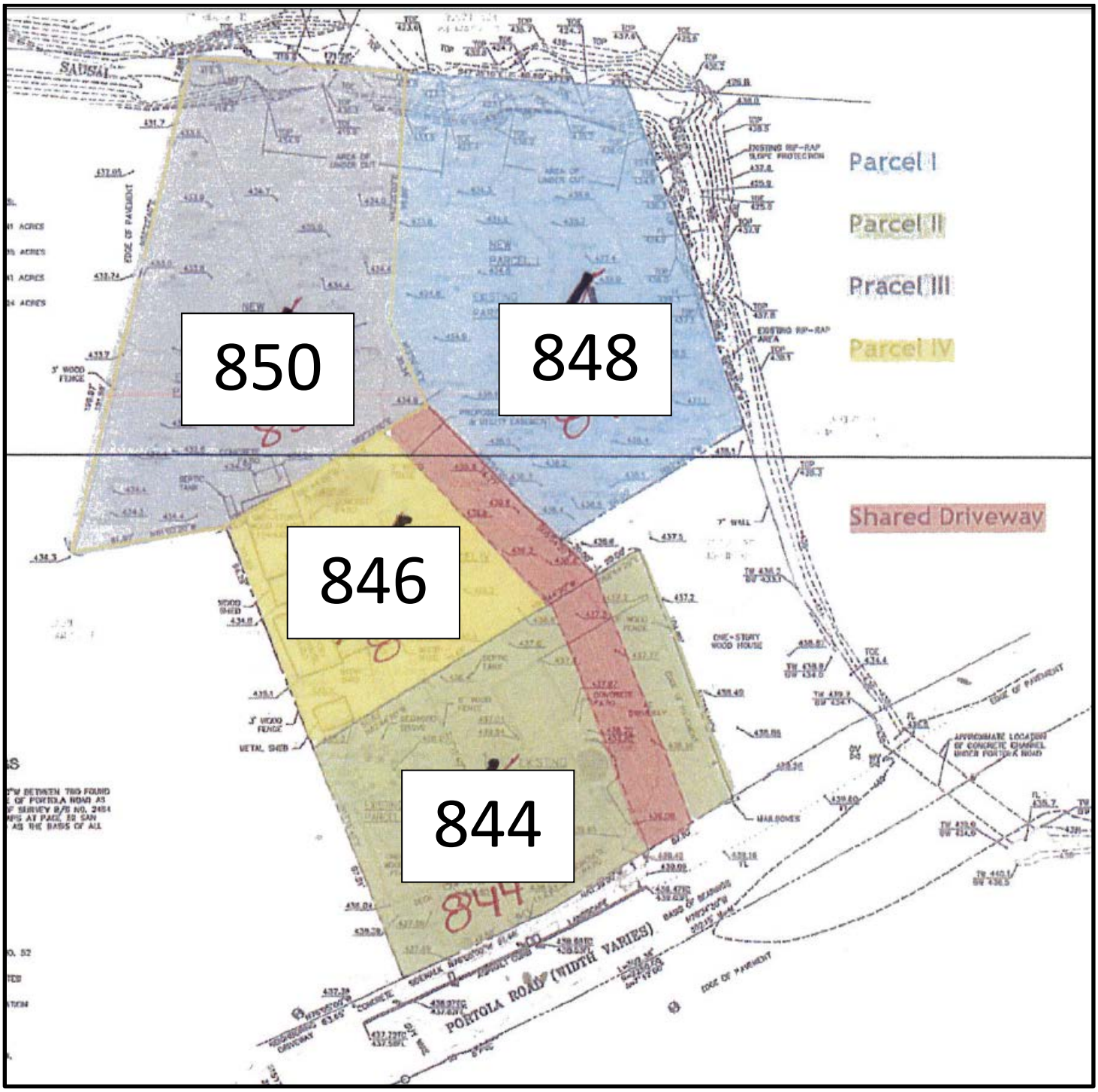
- Reduction in light fixtures – The lighting at the face of the garage must either be reduced in the total lumens or one fixture removed.

- Tree removal – Further clarification should be discussed.

ATTACHEMENTS

1. Vicinity Map
2. Arborist Report prepared by Keilty Arborist Services dated August 25, 2017.
3. Lighting cut sheet
4. Green Point checklist
5. Town Geologist memo, dated October 23, 2018.
6. Town Engineer memo, dated October 23, 2018.
7. Fire Marshal memo, dated May 21, 2018.
8. Conservation Committee memo, dated May 18, 2018.
9. Colors and materials
10. Architectural Plans (ASCC only)

Report approved by: Laura Russell, Planning and Building Director


Parcel I
Parcel II
Pracel III
Parcel IV
Shared Driveway
850
848
846
844
PORTOLA ROAD (WIDTH VARIES)

Kielty Arborist Services LLC
Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650- 515-9783

August 25, 2017

Clarum Homes
Attn: John Suppes
412 Olive Avenue
PO Box 60970
Palo Alto, CA 94306

Site: 846 Portola Road Parcel #3, Portola Valley, CA

Dear Mr. Suppes,

As requested on Wednesday, August 9, 2017, I visited the above site for the purpose of inspecting and commenting on the trees. A new home is being designed for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the trees were measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

846 Portola Road 8/25/17 (2)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1R	Valley oak *(Quercus lobata)*	17.1	60	50/35	Fair vigor, poor to fair form, leans south, suppressed.
2R	Valley oak *(Quercus lobata)*	9.3	45	35/20	Poor vigor, poor form, heavily suppressed.
3R	Coast live oak *(Quercus agrifolia)*	13.6-17.8	60	60/35	Fair vigor, poor form, codominant at 2 feet, recently exposed tree due to failure.
4R	Coast live oak *(Quercus agrifolia)*	12.1	45	35/20	Fair vigor, poor form, heavily suppressed.
5R	Black walnut *(Juglans nigra)*	14.9	45	70/35	Fair vigor, fair form, history of limb loss.
6R	Valley oak *(Quercus lobata)*	26.1	45	55/50	Fair vigor, poor form, heavy lean at 45 degrees to south.
7R	Acacia *(Acacia dealbata)*	13.8	40	45/40	Good vigor, poor form, heavy lean at 45 degrees, invasive species.
8R	Coast live oak *(Quercus agrifolia)*	10.3	50	30/20	Fair vigor, fair form, heavily suppressed.
9R	Coast live oak *(Quercus agrifolia)*	32.0	50	60/50	Good vigor, poor form, heavy lean to south, needs high level of maintenance, near eroding creek bank, creek eroding tension side of tree lean, hazard.
10R	Black walnut *(Juglans nigra)*	9.2	40	25/25	Poor vigor, poor form, heavily suppressed on creek bank.
11R	Coast live oak *(Quercus agrifolia)*	30est	80	70/55	Good vigor, good form, on eroding creek bank, heavier towards creek area.
12*	Coast live oak *(Quercus agrifolia)*	38est	65	70/50	Good vigor, fair form, near recent tree failure, heavier into neighbor's property, aesthetically pleasing, large limb failure at 25 feet in past with a good amount of reaction wood formed, recommended to prune and to expose root crown.

846 Portola Road 8/25/17 (3)
Survey:

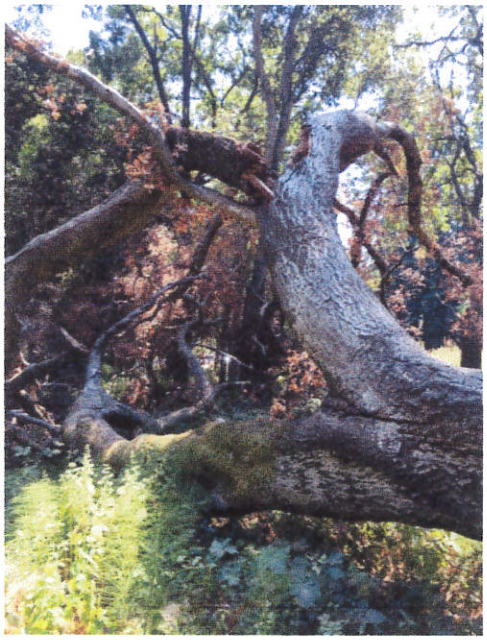
Tree#	Species	DBH	CON	HT/SP	Comments
13**R**	Coast live oak *(Quercus agrifolia)*	30est	0	0	DEAD FAILED TREE.
14**R**	Coast live oak *(Quercus agrifolia)*	15.6	45	60/30	Fair vigor, poor form, top heavy, recently exposed due to tree failure, poor live crown ratio, suppressed.
15**R**	Valley oak *(Quercus lobata)*	18.4	50	70/35	Fair vigor, fair form, top heavy, recently exposed due to tree failure, poor live crown ratio, suppressed.
16**R**	Coast live oak *(Quercus agrifolia)*	7.6	50	20/15	Fair vigor, fair form, heavily suppressed. recently exposed due to tree failure.
17**R**	Coast live oak *(Quercus agrifolia)*	28.1	40	70/45	Fair vigor, poor form, large limb failure at 5 feet has created large scar open to decay, decay on tension side of tree lean, HAZARD.
18**R**	Valley oak *(Quercus lobata)*	21.2	50	50/35	Fair vigor, poor to fair form, leans to south suppressed, abundance of lower dead wood.
19*	Redwood *(Sequoia sempervirens)*	20-20-10est	65	100/40	Fair vigor, fair form, drought stressed.
20	Coast live oak *(Quercus agrifolia)*	18.5	50	50/40	Fair vigor, poor form, suppressed, leans into property.
21	Coast live oak *(Quercus agrifolia)*	34.3	65	65/45	Good vigor, fair form, decay at base, recommended to explore extend of decay, this may warrant removal of the tree, aesthetically pleasing.
22	Coast live oak *(Quercus agrifolia)*	26.6	60	65/45	Fair to poor vigor, fair form, dieback, recommended to inspect for root crown rot.
23**R**	English walnut *(Juglans regia)*	7.5	45	20/15	Fair to poor vigor, poor form, suppressed.
24**R.**	English walnut *(Juglans regia)*	8.8	40	20/15	Fair to poor vigor, poor form, suppressed.

846 Portola Road 8/25/17 (4)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
25*	Redwood *(Sequoia sempervirens)*	30est	70	100/35	Fair vigor, fair form, minor drought stressed symptoms.
26*	Redwood *(Sequoia sempervirens)*	30est	70	100/35	Fair vigor, fair form, minor drought stressed symptoms.
27*	Redwood *(Sequoia sempervirens)*	30-25est	70	100/35	Fair vigor, fair to poor form, minor drought stress symptoms, codominant at base.

*****-*Indicates tree on neighboring property*
R-*Indicates recommended tree removal*



Site conditions:
The parcel is located on an undeveloped piece of land. Many large native trees are on site. No care to any of the trees have been applied to the trees in the past. The largest oak tree on site(#13) has recently failed leaving remaining trees open to prevailing winds. This tree likely used to lean heavily into the property as the neighboring oak tree #12 is a large upright tree. The creek bank at the rear of the property has been slowly eroding. Two large oak trees are on the eroding creek bank.

Showing large failed oak tree laying on ground in center of lot

Summary:
The majority of the trees on site are native oak trees mixed with black walnut trees, an acacia and two English walnut trees. Redwood trees were also surveyed on the neighboring properties. Many of the trees on site are in poor condition from growing in suppressed conditions. Building on this site would be impossible without the removal of some of the trees.

Trees #1-6 are all located in close proximity to each other. All of these trees are leaning heavily to the south as a result of growing in suppressed conditions. These trees all are tall for their diameter measurement as they are in a grove. Trees that are grown in a grove often have poor taper and develop leans as they are in competition with one another for sunlight. Failed oak tree #13 once protected these trees from prevailing winds. Since oak tree #13 has failed this grove of trees is now at high risk of tree failures as they are now open to prevailing winds, therefore these trees are recommended for removal.

Showing exposed trees

Acacia tree #7 is an extremely invasive species that should be removed regardless of any proposed plans to develop the lot. The tree is growing at a 45 degree lean to the south.

Trees #8-11 are all located at the back of the property on the eroding creek bank. Oak tree #8 a smaller oak tree when compared to the surrounding oak trees and is heavily suppressed. Oak tree #9 has a heavy lean to the south. The eroding creek bank is on the tension side of the tree's lean making this tree a hazard to the property. Black walnut tree #10 is located on the edge of the eroding creek bank. Oak tree #11 is in good condition despite being on the edge of the eroding creek bank. All of these trees are compromised as the creek bank will continue to erode raising the risk of a tree failure, therefore removal is recommended.

Oak tree #12 is located on the property line near the rear of the property and is considered a shared tree with the neighbor. This tree is one of the largest trees on site. The tree is aesthetically pleasing and is heavier into the neighbor's property. A large limb failure at 25 feet has occurred in the past and a good amount of reaction wood has formed to seal off the wound. It is recommended to prune this tree for end weight reduction to reduce the risk of a limb failure. Also, it is recommended to expose the tree's root crown as the crown appears to be buried. A drill test should be performed at 25 feet where the limb has failed to explore the extent of decay. This will give a better understanding on the tree's risk of failure at this location.

Showing area of past failure at 25 feet

Trees #14-16 are located in close proximity to one another. These trees were once suppressed by the large oak tree #13 that has recently failed. These trees are now exposed to prevailing winds raising their risk of failing as they all have poor taper therefore removal is recommended.

Oak tree #17 has lost a large leader at its base creating a large scar on the tension side of the tree's lean. This tree is a hazard to the property as the tree will never be able to seal off the large wound.

Showing large limb failure of tree #17

Oak tree #18 is poorly located in the center of the lot. This tree also leans to the south as a result of growing in suppressed conditions. This tree will likely need to be removed as it restricts the buildable area.

Redwood trees #19 and 25-17 are all located on the neighbor's property. These trees are all exhibiting some minor drought stressed symptoms as a result of being grown outside of their native range. All proposed site plans must take these trees roots into account. Buildings shall stay at least 25 feet from these trees.

Oak trees 20-22 are located in the corner of the property to the west. These trees are in a good location away from the buildable area and can be retained. Oak tree #21 has a decayed area at its base. A drill test is recommended at the base of this tree to explore the extent of decay. This may or may not warrant removal of this tree. English walnut trees #23 and #24 are both in decline and should be removed. The following tree protection plan is a generalized tree protection plan. Once plans are received the tree protection plan is to be amended. The tree protection plan will help to insure the future health of the retained trees on site.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type supported my 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend fertilizing or irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The site arborist will be on site for the excavation the driveway.

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Normal irrigation should be maintained throughout the entire length of the project for the imported trees. The only retained imported trees will be the neighbor's redwood trees. These trees will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the redwood trees should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. None of the native trees on this site shall be irrigated unless their root zone are traumatized. This is to be decided by the Site Arborist during inspections.

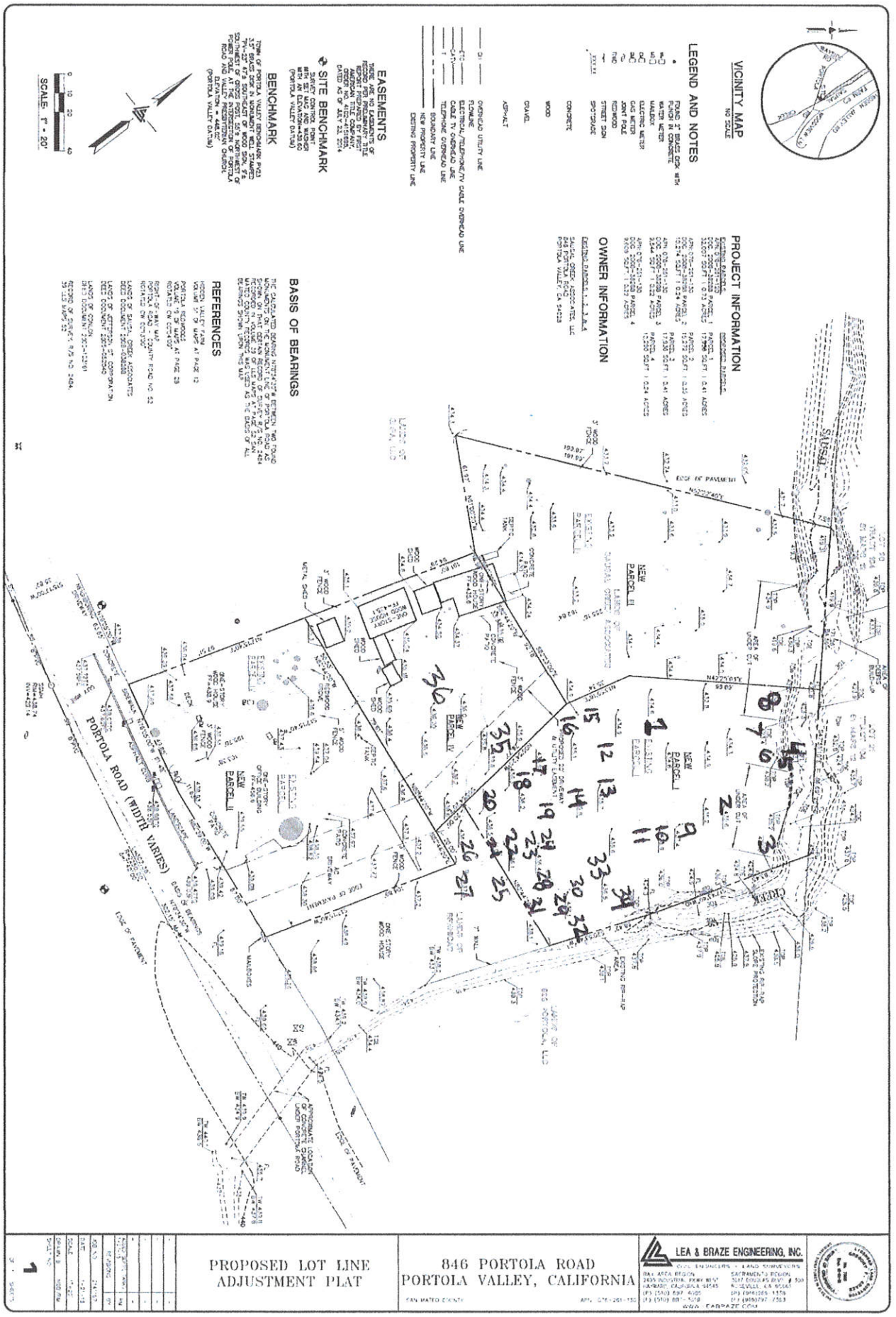
When installing drainage and utility lines close to or beneath tree protection zones hand digging will be required in order to not injure the trees root system. The site arborist must be on site when work within the tree protection zone takes place in order to inspect, document and to offer mitigation measures.

An inspection of the tree protection fencing may be required. Other inspections will be on an as needed basis. This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

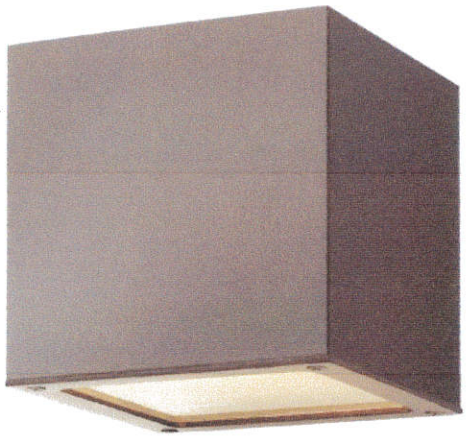
Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A


VICINITY MAP
NO SCALE
LEGEND AND NOTES
PROJECT INFORMATION
OWNER INFORMATION
EASEMENTS
SITE BENCHMARK
BENCHMARK
BASIS OF BEARINGS
REFERENCES
SCALE: 1" = 20'
EDGE OF PAVEMENT
PORTOLA ROAD (WIDTH VARIES)
NEW PARCEL I
NEW PARCEL II
NEW PARCEL III
NEW PARCEL IV
ONE-STORY WOOD HOUSE
ONE-STORY OFFICE BUILDING
EXISTING RIP-RAP SLOPE PROTECTION
PROPOSED LOT LINE ADJUSTMENT PLAT
846 PORTOLA ROAD
PORTOLA VALLEY, CALIFORNIA
LEA & BRAZE ENGINEERING, INC.

HINKLEY & FR

HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM



KUBE 1768BZ	
BRONZE	

WIDTH:	6.0"
HEIGHT:	6.0"
WEIGHT:	3.5 LBS
MATERIAL:	EXTRUDED ALUMINUM
GLASS:	ETCHED LENS
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	4.5"
SOCKET:	8W LED *INCLUDED
DARK SKY:	YES
LED INFO:	
LUMENS:	600
COLOR TEMP:	3000k
CRI:	96
INCANDESCENT EQUIVALENCY:	1 x 50W
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.
EXTENSION:	6.8"
TTO:	3.0"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665176889

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

life AGLOW®

LEDGE LED PATH LIGHT

6081

WAC LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Sleek linear design blends seamlessly into pathways while providing soft, directional illumination

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 3.0W / 4.5VA
Brightness: Up to 105 lm
CRI: 90
Rated Life: 60,000 hours

FEATURES

- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Translucent lens provides uniform light distribution
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
- Recommended spacing for installation: Residential: 8 to 10ft; Commercial: 5 to 7ft
- Maintains constant lumen output against voltage drop
- UL & cUL 1838 Listed

ORDERING NUMBER

		Color Temp		Finish	
6081	*Linear Path*	**27**	*2700K Warm White*	**BK**	*Black on Aluminum*
		30	*3000K Pure White*	**BZ**	*Bronze on Aluminum*

6081-____BK

Example: **6081-30BK**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

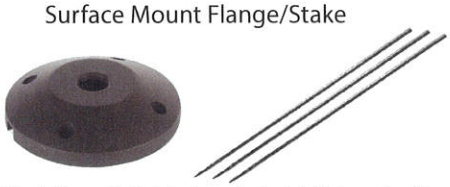
Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

LEDGE LED PATH LIGHT

6081

WAC LANDSCAPE LIGHTING

Surface Mount Flange/Stake

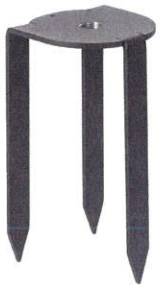


Includes three 7 inch threaded stainless steel stabilizing pins for ground mounting or surface mounts with four screws or over a junction box

5000-SCP-BZ
Bronze on Aluminum

Additional Mounting Stake

9000-ST9-BK
Durable PVC stake



Guardian Mount

Heavy duty stainless steel spike to position fixture. Formed from a single piece of metal

9000-SP9-BZ
Stainless Steel

Magnetic Transformers

Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed
See transformer spec sheet for details and its accessories

9075-TRN-SS
75W Max

9150-TRN-SS
150W Max

9300-TRN-SS
300W Max

9600-TRN-SS
600W Max

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 7.0

SINGLE FAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2 , H6.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit
www.builditgreen.org/greenpointrated
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and certified by Build It Green.

New Home Single Family Version 7.0

Points Achieved:

Certification Level:

POINTS REQUIRED

	Community	Energy	IAQ/Health	Resources	Water
Minimum Points	2	25	6	6	6
Achieved Points	8.0	18.5	13.0	20.0	18.5

Project Name: 850 Portola Road
Project Street: Portola Road
Project City: Portola Valley
Project Zip: 94028

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES
			Possible Points					
CALGreen								
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1	
A. SITE								
Yes	**A1. Construction Footprint** (Site Preservation Plan Beyond Local Ordinance or 40% of Site Undeveloped)	1				1		
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 75% C&D Waste Diversion (**Including** Alternative Daily Cover)					2		
TBD	A2.2 65% C&D Waste Diversion (**Excluding** Alternative Daily Cover)					2		
Yes	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1		
Yes	**A3. Recycled Content Base Material** (Minimum 25% Post-Consumer Content)	1				1		
TBD	**A4. Heat Island Effect Reduction (Non-Roof)**			1				
TBD	**A5. Construction Environmental Quality Management Plan Including Flush-Out**				1			
	A6. Stormwater Control: Prescriptive Path							
Yes	A6.1 Permeable Paving Material	1					1	
TBD	A6.2 Filtration and/or Bio-Retention Features						1	
TBD	A6.3 Non-Leaching Roofing Materials						1	
TBD	A6.4 Smart Stormwater Street Design		1					
TBD	**A7. Stormwater Control: Performance Path** (Treat 85% of Annual Runoff Onsite)						3	
B. FOUNDATION								
No	**B1. Fly Ash and/or Slag in Concrete** (Minimum of 30%)	0				1		
TBD	**B2. Radon-Resistant Construction**				2			
Yes	**B3. Foundation Drainage System**	2				2		
Yes	**B4. Moisture Controlled Crawlspace**	1			1			
	B5. Structural Pest Controls							
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1				1		
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					1		
C. LANDSCAPE								
40.00%	Enter the landscape area percentage. Points capped at 6 for less than 15%.							
TBD	**C1. Plants Grouped by Water Needs (Hydrozoning)**						1	
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1	
	C3. Resource Efficient Landscapes							
TBD	C3.1 No Invasive Species Listed by Cal-IPC					1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	1				1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3	
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	
TBD	C4.2 Turf on a Small Percentage of Landscaped Area						2	
TBD	**C5. Trees to Moderate Building Temperature** (at least 50% of West Facing Glazing and Walls Shaded)			1	1		1	
Yes	**C6. High-Efficiency Irrigation System**	2					2	
Yes	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil** (with Soil Testing)	2					2	
TBD	**C8. Rainwater Harvesting System**						3	
TBD	**C9. Recycled Wastewater Irrigation System**						1	
TBD	**C10. Submeter or Dedicated Meter for Landscape Irrigation**						2	
TBD	**C11. Landscape Meets Water Budget**						1	
	C12. Environmentally Preferable Materials for Site							
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
Yes	**C13. Reduced Light Pollution** (Exterior lighting fixtures shielded and directed downward)	1	1					
Yes	**C14. Large Stature Tree(s)**	1	1					
TBD	**C15. Third Party Landscape Program Certification**						1	

TBD	**C16. Maintenance Contract with Certified Professional**						1	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1		2		
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1		
TBD	D1.3 Advanced Framing Measures					2		
Yes	**D2. Construction Material Efficiencies** (Pre-assembled wall and roof framing for at least 80% of project)	1				1		
	D3. Engineered Lumber							
Yes	D3.1 Engineered Beams and Headers	1				1		
TBD	D3.2 Wood I-Joists or Web Trusses for Floors					1		
Yes	D3.3 Engineered Lumber for Roof Rafters	1				1		
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					1		
TBD	D3.5 OSB for Subfloor					0.5		
TBD	D3.6 OSB for Wall and Roof Sheathing					0.5		
TBD	**D4. Insulated Headers**			1				
	D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6		
TBD	D5.2 Panel Products					3		
	D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1		
TBD	D6.2 At Least 90% of Exterior Walls			1		1		
TBD	D6.3 At Least 90% of Roofs			1		1		
TBD	**D7. Energy Heels on Roof Trusses**			1				
24 inches	**D8. Overhangs and Gutters**	2		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
TBD	D9.1 Detached Garage				2			
TBD	D9.2 Mitigation Strategies for Attached Garage				1			
	D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1		
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1		
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1		
E. EXTERIOR								
TBD	**E1. Environmentally Preferable Decking**					1		
TBD	**E2. Flashing Installation Third-Party Verified**					2		
TBD	**E3. Rain Screen Wall System**					2		
TBD	**E4. Durable and Non-Combustible Cladding Materials**					1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
TBD	**E6. Vegetated Roof**		2	2				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					1		
TBD	F1.2 Ceilings					1		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
TBD	F2.1 Walls and Floors				1			
TBD	F2.2 Ceilings				1			
	F3. Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors				1			
TBD	F3.2 Ceilings				1			
TBD	F3.3 Interior and Exterior				1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8gpm with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets 1.0 gpm	1					1	
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2	
TBD	**G3. Pre-Plumbing for Graywater System**						1	
TBD	**G4. Operational Graywater System**						3	
Yes	**G6. Thermostatic Shower Valve or Auto-Diversion Tub Spout**	1					1	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							

New Home Single Family	Version 7.0							
Yes	H1.1 Sealed Combustion Furnace	1			1			
Yes	H1.2 Sealed Combustion Water Heater	2			2			
TBD	**H2. High Performing Zoned Hydronic Radiant Heating System**			1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
TBD	H3.2 Pressure Balance the Ductwork System			1				
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1			
	H5. Advanced Practices for Cooling							
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms			1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
TBD	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	N	R	R	R	R	R	
TBD	H6.2 Advanced Ventilation Standards				2			
TBD	H6.3 Outdoor Air is Filtered and Tempered				1			
	H7. Effective Range Hood Design and Installation							
TBD	H7.1 Effective Range Hood Ducting and Design				1			
TBD	H7.2 Automatic Range Hood Control				1			
Yes	**H8. High Efficiency HVAC Filter (MERV 13+)**	1			1			
TBD	**H9 Advanced Refrigerants**				1			
Yes	**H10. No Fireplace or Sealed Gas Fireplace**	1			1			
Yes	**H11. Humidity Control Systems**	1			1			
TBD	**H12. Register Design Per ACCA Manual T**			1				
I. RENEWABLE ENERGY								
TBD	**I1. Pre-Plumbing for Solar Water Heating**			1				
TBD	**I2. Preparation for Future Photovoltaic Installation**			1				
0.00%	**I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	0		25				
	I4. Net Zero Energy Home							
TBD	I4.1 Near Zero Energy Home			2				
TBD	I4.2 Net Zero Electric			4				
TBD	**I5. Energy Storage System**			1				
J. BUILDING PERFORMANCE AND TESTING								
TBD	**J1. Third-Party Verification of Quality of Insulation Installation**				1			
TBD	**J2. Supply and Return Air Flow Testing**			1	1			
TBD	**J3. Mechanical Ventilation Testing**				1			
TBD	**J4. Combustion Appliance Safety Testing**				1			
	J5. Building Energy Performance							
2.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	9		25+				
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1				
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1				
TBD	**J8. ENERGY STAR for Homes**			1				
No	**J9. EPA Indoor airPlus Certification**	0			2			
TBD	**J10. Blower Door Testing**				3			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
TBD	K1.1 Individual Entryways (Deliberate hard surface at entrances and permanent assembly for shoe storage)				1			
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2			
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
TBD	K4.5 Countertops					1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors				1			
TBD	K5.2 Cabinets and Countertops				2			
TBD	K5.3 Interior Trim and Shelving				2			
TBD	**K6. Products That Comply With the Health Product Declaration Open Standard**				2			
TBD	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**				2			
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**	0			1			
L. FLOORING								
TBD	**L1. Environmentally Preferable Flooring**					3		
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**				3			
Yes	**L3. Durable Flooring** (All flooring is hard surface)	1				1		
TBD	**L4. Thermal Mass Flooring**			1				
M. APPLIANCES AND LIGHTING								

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Yes	**M1. ENERGY STAR® Dishwasher**	1					1	
	M2. Efficient Laundry Appliances							
TBD	M2.1 CEE-Rated Clothes Washer			1			2	
Yes	M2.2 Energy Star Dryer	2		2				
TBD	M2.3 Solar Dryer/ Laundry Lines			0.5				
TBD	**M3. Size-Efficient ENERGY STAR Refrigerator**			2				
	M4. Permanent Centers for Waste Reduction Strategies							
Yes	M4.1 Built-In Recycling Center	1				1		
TBD	M4.2 Built-In Composting Center					1		
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2				
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2				
TBD	**M6. Electric Vehicle Charging Stations and Infrastructure**		1					
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
TBD	N1.2 Designated Brownfield Site		1			1		
TBD	N1.3 Conserve Resources by Increasing Density			2		2		
TBD	N1.4 Cluster Homes for Land Preservation		1			1		
	N1.5 Home Size Efficiency	2				9		
2331	Enter the area of the home, in square feet							
4	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Transit							
TBD	N2 1 Within 1 Mile of a Major Transit Stop		1					
Yes	N 2.2. Within 1/ 2 mile of a Major Transit Stop	2	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2					
	Enter the number of Tier 1 services							
	Enter the number of Tier 2 services							
TBD	N3.2 Connection to Pedestrian Pathways		1					
TBD	N3.3 Traffic Calming Strategies		2					
	N4. Outdoor Gathering Places							
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1					
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1					
	N5. Social Interaction							
Yes	N5.1 Residence Entries with Views to Callers	1	1					
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1					
Yes	N5.3 Porches Oriented to Street and Public Space	1	1					
	N6. Passive Solar Design							
TBD	N6.1 Heating Load			2				
TBD	N6.2 Cooling Load			2				
	N7. Adaptable Building							
TBD	N7.1 Universal Design Principles in Units		1		1			
TBD	N7.2 Full-Function Independent Rental Unit		1					
	N8. Resiliency							
TBD	N8.1 Vulnerability Assessment (Cal-Adapt. Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation)		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		
	N9. Social Equity in Community		1					
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)		1			1		
TBD	N9.2 Community Location (Disadvantaged Community)		1		1			
O. OTHER								
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R	
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5	
TBD	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**			0.5	0.5	0.5	0.5	
TBD	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**			0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
TBD	O5.1 Energy Home System Monitors			1				
TBD	O5.2. Water Home System Monitors						1	
	O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2					
TBD	O6.2 Green Building Signage			0.5			0.5	
TBD	**O7. Green Appraisal Addendum**	N	R	R	R	R	R	
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**					1		

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Summary						
Total Available Points in Specific Categories	301.5	31	74.5	60	87	49
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved	76.0	8.0	18.5	13.0	20.0	16.5

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

October 23, 2018
V5138A

TO: Carol Borck
Planning Technician
TOWN OF PORTOLA VALLEY
765 Portola Road
Portola Valley, California 94028

SUBJECT: **Supplemental Geotechnical Peer Review**
RE: New Residence
850 Portola Road, Willow Grove – Lot 3
PLN_ARCH 08-2018

At your request, we have completed a supplemental geotechnical peer review of the Site Development Permit application for the proposed residential development using the following documents

- Architectural Plans; including: Site Floor and Roof Plans and Elevations (11 sheets, various scales), by CKA Architects, dated September 14, 2018;
- Topographic Survey (1 sheet, 20-scale), prepared by Lea & Braze Engineering, dated January 27, 2015; updated August 3, 2017;
- Civil Plans; including: Grading and Drainage Plan, Utility Plan, Erosion Control Plan, Impervious Surface Plan, and Details (6 Sheets, 10-scale), prepared by Clifford Bechtel and Associates, dated September 17, 2018;
- Second Submittal, Grading, Drainage and Utilities (letter), prepared by Cliff Bechtel and Associates, dated September 19, 2018;
- Sausal Creek Bank Stabilization (letter), prepared by Cliff Bechtel, dated September 18, 2018;
- Limited Geotechnical Engineering Study and Limited Geologic Hazards Evaluation, Proposed New Residence 850 Portola Road (report), prepared by Earth Systems Pacific, dated September 12, 2018; and
- Landscape Plans; including: Planting and Irrigation Plans, Details, and Specifications (5 Sheets, 10-scale), prepared by Gregory Lewis Landscape Architect, dated August 10, 2018.

In addition, we reviewed pertinent technical documents from our office files and performed a recent site reconnaissance.

DISCUSSION

The applicant is proposing construction of a new, 2,331 square-foot, two-story residence on a previously undeveloped lot within the 4-Lot Willow Grove development. In previous geotechnical reviews of a prior subdivision layout and associated issues related to neighboring Sausal Creek, we recommended that an updated topographic survey of the site be performed and the Project Geotechnical Consultant consider the effects of ongoing active erosion of the creek bank. We also recommended that the geotechnical/civil consultants consider the potential for localized flooding of proposed future residences within the subdivision. We understand that issues of potential site flooding are to be addressed to the satisfaction of the Town Engineer.

In our most recent geotechnical peer review letter, dated June 4, 2018, we recommended that a Lot-Specific Geotechnical Investigation be performed since previous geotechnical investigations were performed over 10 years ago. We recommended that the investigation address, at a minimum, the following items:

- Compilation and review of past geotechnical investigations;
- The impact of active creek erosion on creek bank stability;
- Potential seismic hazards should be evaluated in relation to proposed site development;
- The impact of shallow groundwater should be evaluated with respect to the proposed development.

SITE CONDITIONS

The subject property is characterized by mostly level to gently inclined, alluvial floodplain topography associated with ancestral Sausal Creek. Sausal Creek flows north-northwestward along the eastern portion of the property. This alignment is a natural portion of Sausal Creek that aligns with the San Andreas rift zone, and has a gradient of approximately 3%. To the south, and off of the 850 Portola Road property, the creek channel makes an abrupt westward bend and extends westward toward Portola Road. This alignment is artificial and stems from realignment of the creek in the early portion of the 1900s, and has a gradient of approximately 6.5%. The artificial channel of Sausal Creek appears to be a dynamic erosional environment where the depth and width of the channel have changed significantly over the last 20 years, with large scour holes, migrating headcuts

up to 8 feet deep, and large-scale bank undercuts and slump failures. Creek banks along this portion of Sausal Creek are commonly very steep, and locally vertical or undercut, and vary from 10 to 15 feet in height. The steeper gradient along this channel reach reflects the artificial nature of the alignment, and the potential for additional scour.

The Town Geologic Map reveals that the site is underlain by alluvial soils associated with Sausal Creek. The Town Movement Potential Map indicates that the site is within the mapped boundaries of a "Sun" zone, which is defined as *"unconsolidated granular material (alluvium, slope wash, and thick soil), on level ground and gentle slopes, subject to settlement and soil creep; liquefaction possible at valley floor sites during strong earthquakes."* Subsurface exploration encountered mostly silty clay alluvial deposits to the explored depth of 50 feet. These deposits exhibited a penetration resistance of less than 12 blows per foot (and commonly less than 10 blows per foot). Groundwater was encountered between 7 and 12 feet below the ground surface in borings advanced at the subject site and adjacent lots. The closest active trace of the San Andreas fault is the well-constrained 1906 trace of the fault mapped approximately 65 feet east of the proposed residence.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed residential development is constrained by the potential for active erosion of the Sausal Creek bank and channel, potential for bank instability under static or seismic conditions, localized flooding, potentially expansive and weak alluvial soils, the potential for secondary ground cracking during a large earthquake on the San Andreas fault, shallow groundwater, and the potential for violent seismic ground shaking. The geotechnical consultant performed an investigation of the site, and provided geotechnical design recommendations for the proposed residential development that, in general, appear to be consistent with industry standards. These recommendations include supporting the residence on a rigid mat or post-tensioned slab, and maintaining a minimum 30-foot setback from the top of the creek bank. The referenced plans reveal that the residence is to be located at least 50 feet from the top of bank. The proposed detention/infiltration chamber location is to be placed near the 30-foot setback line from the top of bank.

The geotechnical investigation report indicates that the creek embankment slopes are stable with respect to large-scale slump and slide failures, and that the minimum 30-foot setback is adequate to address the long-term incremental retreat of the oversteepened embankment. We note that this conclusion assumes that the elevation of the creek channel does not erode, and that the location of the creek does not migrate laterally. Should large-scale changes to the creek alignment or elevation occur in the future, a geotechnical consultant should be retained to re-evaluate the site conditions. Therefore, we recommend approval of the Site Development Permit application from a geotechnical standpoint. The following should be performed prior to approval of Building Permits:

1. **Development Plans** – Structural Design Plans for the site specific development should be generated that incorporate the recommendations of the Project Geotechnical Consultant.

2. **Geotechnical Plan Review** - The applicant's geotechnical consultant should review and approve all geotechnical aspects of the development plans (i.e., including site preparation and grading, site drainage improvements and design parameters for building foundations and retaining walls) to ensure that their recommendations have been properly incorporated.

   The Development Plans and Geotechnical Plan Review should be submitted to the Town for review by Town Staff and Town Geotechnical Consultant prior to issuance of building permits.

LIMITATIONS

This geotechnical peer review has been performed to provide technical advice to assist the Town with discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT

John M. Wallace
Principal Engineering Geologist
CEG 1923

Patrick O. Shires
Senior Principal Geotechnical Engineer
GE 770

JMW:POS:st

NV5

MEMORANDUM

DATE: October 23, 2018

TO: Howard Young and Cynthia Richardson, Town of Portola Valley

FROM: Jeff Nelson & Nona Espinosa, NV5

PROJECT: 850 Portola Rd. # PLN_ARCH 07—2018

PROJECT #s: SJ00717-132 &173

SUBJECT: Review of Applicant Documents for 850 Portola Road

NV5 has completed the review of the following documents provided by the applicant for the Site Development Application at 848 Portola Road and has the following comments:

- Review of CKA Architects plans dated 9/14/18
- Clifford Bechtel Second Submittal Grading, Drainage and Utilities for 850 Portola memo dated 9/19/18
- Clifford Bechtel Sausal Creek Bank Stabilization memo dated 9/18/18
- Gregory Lewis landscaping plans dated 8/10/18
- Earth Systems Pacific's Limited Geotechnical Engineering Study & Geologic Hazards Evaluation dated 9/12/18.

A. GENERAL

1. All items listed in the most current "Public Works and & Engineering Department Site Development Standard guidelines and Checklist" shall be reviewed and met. A completed and signed checklist by the project architect or engineer must be submitted with the building plans. This Document is available on the Town website.

2. All items listed in the most current "Public Works & engineering Department Pre-Construction Meeting for Site Development" shall be reviewed and understood. This document is available on the Town website.

3. Bechtel's Bank Stabilization memo states that the flow velocities cited in the Schaaf and Wheeler (S&W) report apply to a future channel geometry described in Lea & Sung's Creek Restoration Plan, and do not apply to the existing conditions. Based on the existing condition hydraulic model results cited in the S&W report, the flow velocities in the creek are expected to be below 20 feet per second. Therefore, it is our opinion that the recently placed 24-inch-diameter rock slope protection (RSP) is acceptable for the current Sausal Creek flow conditions.

4. Based on the S&W flow analysis, the creek channel will not be able to contain the 100-year flow event under existing conditions. S&W's HECRAS model predicts that approximately 200 cubic feet per second (CFS) of flow will spill over Portola Road and sheet flow through the project site and is expected to be contained within the access driveway for both properties and discharge into the creek from the Northeast side of the parcel.

5. The Limited Geotechnical Engineering Study and Limited Geologic Hazards evaluation report submitted by the applicant included an analysis of the slope stability of the creek bank as it relates to the location of the proposed homes. This study indicates that the setbacks as presented in the current plans are adequate; we agree with this conclusion.

B. SPECIFIC (for consideration during Building Plan Submittal)

1. Provide updated documentation describing the size of the out flow pipes from the sump pump and stormwater retention system. Demonstrate that the storm flow from the site does not exceed that of the pre-existing conditions.

2. Show 100-year flow arrows on Architectural, Civil and Landscape plans, especially at the end of the gravel driveway near the creek. Civil and Landscape plans should show the stormwater overland flow path beyond the gravel driveway.

3. Add a note to the drawings that says the overland flow path shall remain clear and have no obstructions that impede overland flow at any time.

4. Any fencing along the 100-year storm flow path shall have openings at the bottom to provide passage for 100-year flow event. If any flow path obstructions are constructed, additional hydraulic analysis shall be required to determine if these blockages will create an increase in 100-year flood elevations upstream of the project. Any future improvements within the 30-foot setback must be approved by the Town Engineer prior to construction.

5. Per calculations provided in the previous submittal, please revise Detail 1 on Sheet C-3.0 to show that a minimum of a 20-foot-long detention pipe is required. The dimensions shown in the current detail show a 20-foot-long trench, but not a 20-foot-long pipe.

6. Provide adequate cover for all utilities along the gravel driveway. The 4-inch storm drain in front of the garage has less than 2 feet of cover, please indicate in the plans that storm drain pipe needs at least 3 feet of cover or call for the pipe to be encased in concrete.

7. Sheet C-1.0 - Detention system does not have adequate cover per Detail 1 sheet C-3.0. Please move the detention system completely outside the 30 feet set back.

8. Show all existing utilities and provide details for all proposed utilities in the building permit submittal.

WOODSIDE FIRE PROTECTION DISTRICT

Prevention Division

808 Portola Rd. Portola Valley, CA ~ www.woodsidefire.org ~ Fire Marshal Denise Enea 650-851-6206

ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – **go to www.woodsidefire.org for more info**

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION:850 Portola Rd	Jurisdiction: PV
Owner/Architect/Project Manager: Sausal Creek Assoc	Permit#: PLN 08-2018
PROJECT DESCRIPTION: New House	
Fees Paid: ☒$YES ☒ See *Fee Comments* Date: 5/3/18	
Fee Comments: CH#6736....$90.00 (plan review fee) paid by: Byldan Corp 5/21/18 MH CH#....$180.00 (plan check fee) paid by: not yet paid	

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

THE FOLLOWING REQUIREMENTS MUST BE MET IN ORDER TO PASS FINAL FIRE INSPECTION:

1. At start of construction a 2' x 3' address sign will be posted in front of project.
2. At time of final the permanent address will be mounted and clearly visible from street w/minimum of 4" numbers on contrasting background.
3. 100' defensible space required prior to start of construction.
4. Upon final inspection 30' perimeter defensible space will be required per WFPD ordinance section 304.1.2.A
5. Approved spark arrestor will be required on all installed chimneys including outside fireplaces.
6. Install Smoke and CO detectors per 2016 CBC.
7. NFPA 13D Fire Sprinkler System to be installed. Sprinkler plans/calculations to be submitted under separate cover to WFPD. (www.woodsidefire.org)
8. Driveway as proposed meets WFPD standards. If driveway dimensions are revised during construction it must maintain compliance with WFPD standards.
9. Driveway over 150' required to have fire truck turnaround. Confirmed on plan A1.0.
   located on 846 properties
10. Fire Hydrant- Plans state 234 feet to nearest fire hydrant.
    The minimum fire flow shall be 1000 gallons per minute. A water supply for fire protection shall mean a fire hydrant within 500' from the building, capable of the required flow.

RESUBMIT

Provide easements documents describing the turnaround situation on other property.

Reviewed by:M. Hird	Date: 5/21/18

☒Resubmit ☐Approved with Conditions ☐Approved without conditions

Sprinkler Plans Approved: NO	Date:	Fees Paid: ☐$390 ☒See *Fee Comments*
As Built Submitted: ----------	Date:	As Builts Approved Date:
Fee Comments: CH#....$390.00 (fire sprinkler plan review) paid by: Not yet paid		

Rough/Hydro Sprinkler Inspection By: ---------	Date:
Sprinkler Inspection Comments:	

Job Copy

Final Bldg and/or Sprinkler Insp By: --------	Date:
Comments:	

RECEIVED
MAY 21 2018
TOWN OF PORTOLA VALLEY

850 Portola Road
Conservation Committee Comments

Committee members at site visit on May 18, 2018: Judith Murphy, Donald Eckstrom, and Dieter Walz

The drawing package shows a proposed future two story residence on a level lot, also identified as Parcel I. The lot size is 17,936 SF, and the prosed residence floor area is 2331SF, of which he first floor is 1336 SF.

Impervious Surfaces

The actual square footage of impervious surface beyond the ground floor area of the residence was not evident from the materials supplied to us by the Town. However, since the driveway is shared with that of the proposed residence on 848 Portola Road, and since the residence will be near the entrance to the property, it seems very modest relative to the lot size.

Landscape Plan

We thoroughly inspected the complete property for existing plant cover, and had the arborist's report for guidance on the trees.

We mostly concurred with this report, but we would like to either augment this report, or take exception in in some instances.

Trees # 1R to #6R are to be removed to allow placement of the new residence. The committee suggests mitigating this by new planting of either Quercus agrifolia (Coast Live Oak) and/or Q. lobata (Valley Oak) to the N/E of the new residence. Fewer than 6 trees would suffice, appropriately spaced to reflect the expected future lateral canopy size of these species.

Tree # 11R, a Q. agrifolia, is located on the top of a section of eroding bank of Sausal Creek. It is on the inside of the creek bend and thus not subject to the same water erosion forces as the opposite outer creek bend. We think the tree's extensive root system is a major stabilizing asset. It also is a beautiful tree and, with some judicious pruning, it might be there

for many years, perhaps decades to come. We think it could be an asset in the rear part of the property.

Trees # 13 (the large dead oak on the ground), and #14R to #18R destined to be removed as needed for the new residence should be mitigated by new plantings of either Q. agrifolia and/or Q.lobata to the north of the new residence.

Tree # 20, a Q. agrifolia is not an asset to the property. The committee suggests that it be removed. This would allow Tree # 21 to develop and show its full potential (after some shaping and clean out of its canopy, as well as arborist recommended clean-up mitigation at ground level near the trunk. Tree # 21 may well be the most significant tree asset on both Parcel I and Parcel II.

As with Parcel I, the north half of Parcel II, at ground level, is also heavily overgrown and infested by non-native species like Rubus discolor (Himalayan Blackberry), Cytisus monspessulanus (French Broom), Thistles, various, etc. All of these should be removed, sooner rather than later, clear to the top of the creek embankment. We did not find any natives that are worth saving. Some of these will most likely reappear after clean-out and will require vigilance to prevent re-infestation.

Future planting should ideally be done from mid October to the end of November. A 5 gal size plant will always, in a very few years, outperform larger sizes.

We appreciate that no irrigated turf is proposed. The plans show some drip irrigation next to the residence and along the driveway.

Plant List

Landscape Plans and related documents are shown on drawings L1 through L4. All proposed plants are native, require little water once established, and we second their selection. We appreciate a planting plan so appropriate for its site.

Fencing

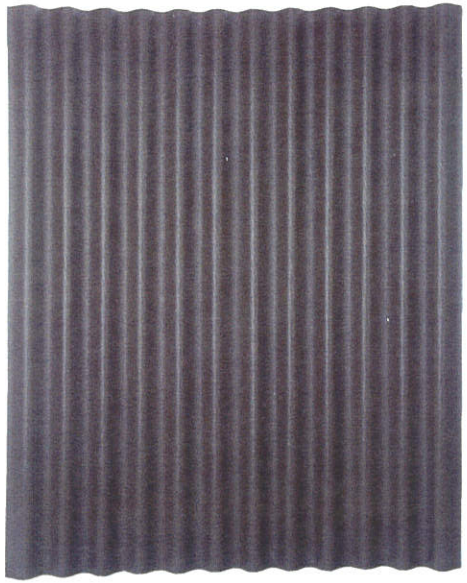
There is a wood fence along the N/W property line. The committee recommends that the long, linear appearance of this fence be mitigated by judicious planting of lower height native species, such as Heteromeles arbutifolia (Toyon), Prunus illicifolia (Hollyleaf Cherry), Rhus

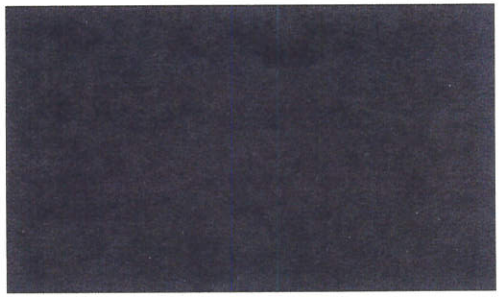
iIntegrifolia (Lemonadeberry Bush), perhaps other natives, using clusters rather than linear plantings.

Exterior Lighting

Lighting is very modest. All light are directed downward. They should not present any issues to neighbors.

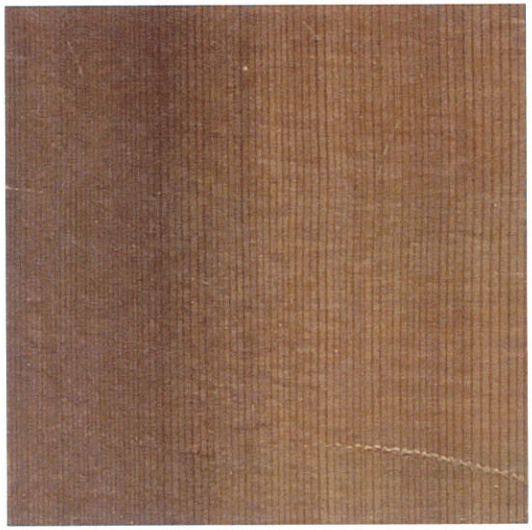
Submitted by Dieter Walz





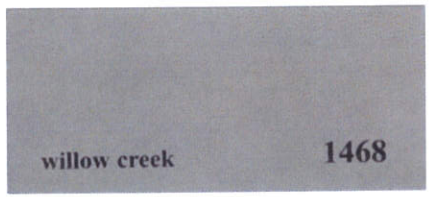
ROOF: CORRUGATED METAL
STORM GRAY

STONE PORCH AND STEPS



BOARD AND BATTERN: NATURAL WOOD

WINDOW:
ALUMINUM CLAD,
DARK ASH



STUCCCO:
BM 1468 Willow Creek
LRV: 33.44

HORIZONTAL SIDING:
BM 1470 Bear Creek
LRV: 14.67

BEIGE GRAVEL

850 PORTOLA ROAD COLORS/MATERIALS

cka | ARCHITECTS

LOCAL // BAY AREA & STATE

SF to developer who tore down landmark house: Rebuild it exactly as it was

J.K. Dineen

Dec. 15, 2018 | Updated: Dec. 17, 2018 11:59 a.m.

A developer who illegally demolished a 1935 house at 49 Hopkins St. has been ordered to build an exact replica of the original house rather than the much larger home he had proposed for the space.

Photo: Santiago Mejia / The Chronicle

A property owner who illegally demolished a 1936 Twin Peaks house designed by a renowned modernist must rebuild an exact replica of the home rather than the much larger structure the property owner had proposed replacing it with, the City Planning Commission ruled this week.

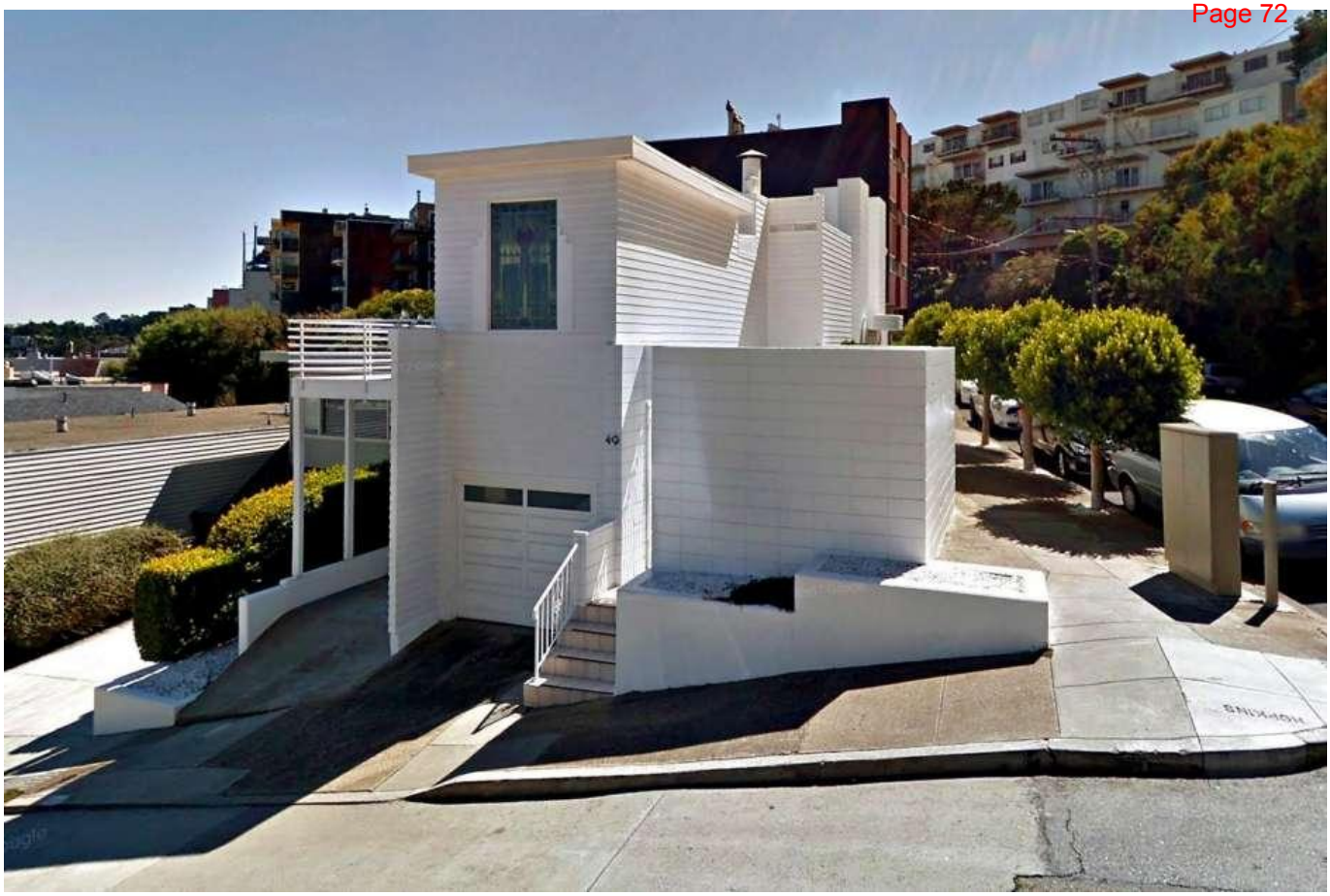
In a unanimous 5-0 vote late Thursday night, the commission also ordered that the property owner — Ross Johnston, through his 49 Hopkins LLC — include a sidewalk plaque telling the story of the original house designed by architect Richard Neutra, the demolition and the replica.

The commission directive, unprecedented in San Francisco, comes more than a year after the home at 49 Hopkins Ave., known as the Largent House, was almost entirely knocked down. All that remained of the white, two-story redwood-and-concrete-block home was a garage door and frame.

Johnston had received planning permission only to remodel with a design that would have largely kept the first floor of the existing home intact.

Two months after the demolition, Johnston applied for a retroactive demolition permit and for permission to construct a new home that would increase the size from about 1,300 square feet to nearly 4,000 square feet.

The case attracted attention because Neutra is considered one of the most important modern architects and because it highlighted the trend of speculators illegally razing modest homes with the intention of replacing them with mega-homes. The new houses can fetch upward of $5 million, double or triple the price of an average house in already expensive San Francisco.



Google street view of the Largent House designed by Richard Neutra at 49 Hopkins Avenue from 2014
Photo: Google Street View 2014

Planning Commissioner Dennis Richards said he hopes the commission's action in the 49 Hopkins case will send a message to speculators accustomed to ignoring city planning and building laws with few or no repercussions.

"We are tired of seeing this happening in the city and are drawing a line in the sand," said Richards. "You can have all the rules in the world, but if you don't enforce them, the rules are worthless."

Justin Zucker, attorney for the property owner, said that 49 Hopkins LLC is not a real estate speculation group but an entity solely owned by Johnston, who had hoped to move his family into the larger home. Johnston's LLC bought the home for $1.7 million in 2017.

Johnston briefly addressed the commission, saying that he had bought the property "as a family home that would enable my family of six to move back to San Francisco," he said.

"I have been stuck in limbo for over a year," he said.

Zucker argued that the historic integrity of the Neutra design had been erased over time — first in a 1968 fire and later in a series of remodels in the 1980s and 1990s. The approved 2014 plan — proposed by a previous owner — allowed for the removal of most of the existing structure, he said. "We acknowledge and apologize for the fact that a small portion of the work exceeded the scope in the approved plans," he said, adding that the decision was made "for life-safety reasons."

The decision comes a few days after Supervisor Aaron Peskin introduced legislation designed to crack down on illegal demolitions. That bill, the Housing Preservation and Expansion Reform Act, increases fines for illegal demolitions and requires a conditional use authorization for any home expansion that increases the square footage by more than 10 percent.

Peskin said that he was "very impressed" by the Planning Commission's vote.

"The fact that it was a unanimous vote should send a message to everyone that is playing fast and loose that the game is over," said Peskin. "We want to preserve iconic, historic structures, but even more important, we want to protect our reservoir of more affordable housing stock. You want a 1,300-square-foot house to be worth what a 1,300-square-foot house is worth, rather than a mega-mansion."

While replicas are controversial among architectural historians, the Planning Commission decision was applauded by historic preservationists. In a statement read at the commission meeting, SF Heritage Executive Director Michael Buhler said that approving the proposed project would have "sent a strong message that existing planning and building laws can be ignored and there will be no repercussions."

"The question before you once again is whether a person can demolish existing housing stock with impunity and then be rewarded," said Buhler.

Planning Commissioner Kathrin Moore said she is confident that a replica could be "executed beautifully in a way that would be consistent with the home's original expression."

Neutra, who did most of his work in Southern California, designed five San Francisco homes. The Largent House was designed for a husband and wife who were teachers and artists. Neutra was known for his obsessive attention to the needs of his clients, whether it was a multimillion-dollar home or a modest structure like the one in Twin Peaks.

ARCHITECTURAL AND SITE CONTROL COMMISSION December 10, 2018

ASCC Field Meeting, 25 Kiowa Court, Architectural and Site Development Review for an ADU and tree removal.

Vice Chair Koch called the field meeting to order at 4:00 p.m.

ROLL CALL:
ASCC: Vice-Chair Koch, Ross, and Wilson. Chair Sill and Breen were absent.
Town Staff: Laura Russell, Building and Planning Director and Planner Cynthia Richardson
Planning Commissioner: None

Others present
Lorin Hill, Architect
Cagatay Goksel, Architect
Connie Lin, applicant
MaryAnn Plunder and Peter Boot, 35 Kiowa Court
Shahid Choudhry, 311 Cervantes

Planner Cynthia Richardson presented the project which consists of Architectural Review for a new 1,000 square foot one-story Accessory Dwelling Unit that exceeds a vertical building height of 18 feet and does not have architectural style or materials similar to the main residence. The project includes the removal of two significant trees.

Following Planner Richardson's presentation, Architect Hill offered information regarding the project and that they would be matching the main house with a remodel in the future.

The group then walked to the back of the existing home to see the story poles for the new ADU. Mr. Hill explained that the reason for the height being over 18 feet was due to the guard rail that is required for the roof top deck.

Peter Boot of 35 Kiowa Court asked if there could be an antenna constructed on the deck of the new ADU. Laura Russell indicated that some types would need a building permit. She indicated that furniture could be placed on the roof top deck.

Maryann Plunder asked about the drainage and if additional drainage would be directed toward the creek. Mr. Hill indicated that a grading and drainage plan would be finalized for the project prior to the building permit approval.

Shahid Choudhry of 311 Cervantes asked if anything else would be constructed farther up the gulch. The owner Connie Lin indicated that it would be left open and natural.

Vice Chair Koch stated that Commissioners would offer further comments on the proposal at the regular evening meeting that evening. Members thanked architect for participation in the site meeting. The field meeting adjourned at 4:30 p.m.

ARCHITECTURAL AND SITE CONTROL COMMISSION DECEMBER 10, 2018
Regular Evening Meeting, 765 Portola Road

CALL TO ORDER AND ROLL CALL

Chair Sill called the regular meeting to order at 7:00 p.m. in the Town Center Historic Schoolhouse Meeting Room, 765 Portola Road.

Planning & Building Director Laura Russell called roll:

Present: ASCC: Commissioners Dave Ross and Jane Wilson; Vice Chair Megan Koch; Chair Al Sill
Absent: Commissioner Danna Breen
Planning Commission Liaison: Nicholas Targ
Town Council Liaison: Councilmember Wengert
Town Staff: Planning & Building Director Laura Russell; Associate Planner Cassidy; Planner Cynthia Richardson

ORAL COMMUNICATIONS

None.

OLD BUSINESS

(1) Architectural Review and Site Development Permit for a New Residence, Removal of Significant Trees, and Landscaping, 42 Santa Maria, Bylund Residence, File # PLN_ARCH 41-2017

Planner Richardson described the background of the project and the applicant's revised plans addressing previous ASCC comments and neighborhood concerns. Staff recommended that the ASCC approve the new residence, landscaping and tree removal, subject to the conditions of approval in Attachment 1, as detailed in the staff report.

Chair Sill invited questions from the Commission.

Commissioner Ross asked if the property could have been accessed from Louise Lane. Planner Richardson said it could have in theory, but would have required significant retaining walls which would have gone through the middle of Louise Lane making it more difficult to construct a road in the future.

Chair Sill invited comment by the applicant. The applicant described the project revisions.

Chair Sill invited questions for the applicant. Hearing none, Chair Sill invited public comment.

Andy Brown, a member of the road committee, said they've reviewed the project and are supportive. They want to ensure that Louise Lane remains as is, as an easement. He said there is some concern that oaks not be in the easement.

Bart Dolmatch, 16 Santa Maria. Mr. Dolmatch complemented the design and siting of the house. He said the applicant has done a phenomenal job mitigating the comments and suggestions made. He said he has the same landscape architect as the applicant. He said they are

supportive of adding oaks on the upside of the hill, with shared responsibility for privacy for both residences. He would like to review the plan for those trees. The landscape architect said the trees would be sited on both properties to accommodate the screening.

Ken Singleton, 40 Santa Maria. Mr. Singleton expressed appreciation for the effort put in by the applicant and the designers to modify the driveway. He said he did not feel strongly about Louise Lane. He said he appreciated the neighborhood's desire to retain the easement, but also appealed to the Commission to give them maximum flexibility and leniency to integrate that space into their yards because there's not going to be a road there in any foreseeable future. In response to Chair Sill's question, Planning & Building Director Russell said the condition is drafted retaining 24 feet unplanted. She said the concerns they received were about larger trees so it would be appropriate for smaller plantings to be located in that area as long as they are minimal and can be removed easily. Vice Chair Koch said it appears the neighbor would like to see a softening of that area.

Bart Dolmatch said Louise Lane is a paper street, but the hill is engineered. He hoped there was something that could be done to repopulate that hill in some way and suggested that planting things on it would stabilize the soil. He supported Mr. Singleton's comments.

With no additional public comment, Chair Sill brought the item back to the Commission for discussion.

Vice Chair Koch said the applicant did a great job of addressing all of the suggestions and comments made regarding the project. She said she could make the findings for exceeding 85%. She was supportive of the changes for the driveway access. She was supportive of the planting plan, but thought it might be almost too much. She suggested it be conditioned that a Commissioner be present for the siting of screening trees.

Commissioner Wilson thanked the applicant for all of the work done to mitigate the lighting and light spill concerns. She said she could make the findings for exceeding 85% because of the need to compact the building onto the available space. She said it was good they were sharing the landscape architect. She was supportive of the color board and design.

Commissioner Ross said the applicants did a great job hitting every mark. He said it was easy to make the finding for exceeding 85%. He said, with regard to Louise Lane, while he was not suggesting a change in the condition, he pointed out that the cost of removing a mature oak tree in the middle of Louise Lane would be negligible compared to what it would cost to develop Louise Lane. He supported the recommended condition that an ASCC member be present for the final siting of the trees when the home at 42 Santa Maria has been framed.

Chair Sill was supportive of the project. He said the architecture, materials, and design are great. He said he is comfortable seeing both landscaping plans merged together and did not think screening would be an issue. He could make the findings for exceeding 85%.

Commissioner Ross moved to approve the Architectural Review and Site Development Permit for a New Residence, Removal of Significant Trees, and Landscaping at 42 Santa Maria, including staff's conditions, and the additional condition that an ASCC member participate in the final siting of the screening trees. Seconded by Commissioner Wilson; the motion carried 4-0.

NEW BUSINESS

(2) Architectural Review for a new 1,000 sq. ft. one-story Accessory Dwelling Unit (ADU) that exceeds a vertical building height of 18 feet and does not have architectural style or materials similar to the main residence. The project includes the removal of two significant trees, 25 Kiowa Court, Lin Residence, File # PLN_ARCH 19-2018

Planner Richardson described the proposed project and discussion items as detailed in the staff report. Staff recommended the ASCC review the proposed plans, consider the comments in the staff report and any additional comments which may be offered tonight, and approve the proposed ADU subject to the conditions in Attachment 1. A field visit was held at the site earlier this afternoon.

Chair Sill invited questions from the Commission.

Vice Chair Koch asked if the multi-trunk tree would be removed. Lorin Hill, the architect, apologized for an AutoCAD layering mistake that led the arborist to misidentify the trees that are proposed for removal. Mr. Hill said the leaning large two-trunk tree is close to the proposed footprint of the building, and the arborist has recommended they both be removed.

Vice Chair Koch said the leaning tree is dangerous and must be removed. She asked if the other trunk, which looks strong and viable with a nice canopy, was viable. Ms. Lin said there used to be a children's play structure right inside of where the ADU will be. She said one night, a large tree that she thought was healthy fell and destroyed the play structure, so she has concern about that. Mr. Hill said they are amenable to working with the arborist and staff to determine what is appropriate for those trees. Planning & Building Director Russell referenced the Arborist Report and said it does not sound like either tree is viable.

With no further questions, Chair Sill invited the applicant to comment.

Mr. Hill discussed the height issue. He said the relatively transparent cable railings protrude above to enable the roof terrace to have a usable open space. He said the larger area is more suitable to outdoor living and reduces the impact on the surrounding landscape, and they feel the protrusion is a reasonable accommodation that should be allowed.

Mr. Hill said, with regard to the style issue, the ADU is being somewhat reverse engineered for what the future new home may be. They made no effort to match the existing ranch style of the main structure and said this design will be a cohesive ensemble of buildings someday.

Mr. Hill said they would like the option of including perimeter low-impact rail lighting on the roof deck.

Chair Sill invited questions from the Commission. Hearing none, Chair Sill invited public comment.

Shahid Choudry, 311 Cervantes Road. He said he works from home, and the reason he lives in Portola Valley are the trees and atmosphere. He said he has a love affair with each tree just as with any human neighbor. He said he sits on his hill and reads books and looks into the trees. He said he hopes there is a way to artistically integrate nature with housing and ADUs. He said he does not want to cause any problems for neighbors, and he respects and loves them all. He said the design is beautiful, and he has no problem with the height. He said it is beautifully integrated into the hill.

With no further public comment, Chair Sill brought the item back to the Commission for discussion.

Commissioner Ross said the applicants have done an excellent job of citing and massing the structure. He appreciated that they were doing no landscaping or hardscaping around it. He said there is a very deep slope, and water control will be critical. He said it is an appropriate place for roof decks as open space. He was supportive of allowing the guard rail to extend above the height limitation. He suggested using a medium or dark bronze instead of black anodized aluminum for the stanchions. He said the ADU is invisible except to the residents of the front house and will not be offensive even if it takes some time to remodel the front house to match the style of the ADU. Commissioner Ross said Tree #7 is very close to the site of the building, and he is not troubled by the removal. He was supportive of the light fixtures. He would be supportive of the option to add rail lighting, but only on the long rail that is opposite the deck from the structure.

Commissioner Wilson was supportive of the design and appreciated it was built into the hillside subservient to the landscape. She liked the color palate and agreed she would prefer a bronze railing. She supported removing the bifurcated tree. She supported removing the bay trees which are unwanted in Portola Valley anyway. She was supportive of the project.

Vice Chair Koch supported the variance for the height because the railing is a very creative use of space, will have no impact on any neighbors, and will in fact make the ADU more enjoyable. She was supportive of the design being different from the existing structure because it makes sense in the program of this property. She said if there will be any lighting in the railings, she would want to see the detailed lighting plan. She said a construction staging plan is important in this small cul-de-sac. She said Tree #7 is not viable, and she supported its removal.

Chair Sill was supportive of the design, the siting, and the materials. He was supportive of the 20’6” height because the roof deck makes a lot of sense and impacts no neighbors. He was supportive of using a different style for the ADU since the direction is to change the style of the main house later. He was supportive of the removal of Tree #7. He was supportive of the project.

Vice Chair Koch moved to approve the Architectural Review for a new 1,000 sq. ft. one-story Accessory Dwelling Unit (ADU); approve the height of 20’6” feet; approve the removal of the two significant trees; and approve the significantly different design of the ADU; with staff conditions and the additional condition to provide a final lighting plan for review by one ASCC member. Seconded by Commissioner Ross; the motion carried 4-0.

COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

(3) Commission Reports

Planning & Building Director Russell did a site inspection at 15 Sausal with Commissioner Breen, looking at tree removal. She said the Fire District also got involved because some of the trees are now declining. She said phased removal of the trees may be considered, making sure that any trees representing a fire danger will be immediately removed. She said based on the results of the Fire District inspection, the property owner may request a phased removal, and it may be possible that an alteration of the condition might be brought back to the Commission.

Planning & Building Director Russell said staff has been working hard with the Planning Commission on the ADU work. She thanked the ASCC for the feedback they provided. She said, at the request of the Planning Commission, she and Associate Planner Cassidy will meet with Chair Sill to ask some follow-up questions to keep the process moving. She said the next Planning Commission meeting will be December 19, with a public hearing early in the new year, with a target of getting it to the Town Council in late February.

(4) News Digest: Planning Issues of the Day

Staff shared an article of interest with the Commissioners – "What's behind the dramatic rise in 3-generation households?"

APPROVAL OF MINUTES

(5) ASCC Meeting of November 12, 2018

Commissioner Ross moved to approve the November 12, 2018, minutes as submitted. Seconded by Vice Chair Koch, the motion passed 3-0-1, with Commissioner Wilson abstaining.

ADJOURNMENT [*8:00 p.m.*]