



TOWN OF PORTOLA VALLEY

4:00 PM – Architectural Site Control Commission Meeting
Monday, September 14, 2020

**THIS SPECIAL MEETING IS BEING HELD
VIA TELECONFERENCE ONLY**

SPECIAL MEETING AGENDA

COVID-19 DISEASE ADVISORY NOTICE

The San Mateo County Health Officer, in conjunction with colleagues from five other Bay Area Counties, has issued legal orders to help stop the spread of the coronavirus. These legal orders include directing all residents to shelter in place, with exceptions for visits to essential service providers such as grocery stores, gas stations, and pharmacies.

This meeting will be conducted in compliance with the Governor's Executive Order N-25-20 issued on March 12, 2020, and N-29-20 issued on March 18, 2020, allowing for deviation of teleconference rules required by the Brown Act. On Thursday, March 19, Governor Gavin Newsom issued a statewide stay-at-home order to protect the health and well-being of all Californians. In an effort to reduce the risk of spreading Coronavirus (COVID-19), members of the Town Council, the Town Manager, and the Town Attorney will all participate via teleconference. The purpose of this is to provide the safest environment for officials, staff, and the public while allowing for public participation.

Below are instructions on how to join and participate in a Zoom meeting.

Join Zoom Meeting Online:

Please select this link to join the meeting: <https://zoom.us/j/95943363167>

Or: Go to Zoom.com – Click Join a Meeting – Enter the Meeting ID

Meeting ID: 959 4336 3167

Or Telephone:

1.669.900.6833

1.888.788.0099 (toll-free) Enter same Meeting ID

Remote Public Comments: Meeting participants are encouraged to submit public comments in writing in advance of the meeting. Please send an email to Dylan Parker, Assistant Planner at dparker@portolavalley.net by 12:00 PM on the day of the meeting. All received questions and comments will be read by staff and will be included in the public record.

We encourage anyone who has the ability to join the meeting online to do so. You will have access to any presentations that will be shown on your screen and can easily ask questions using the “raise your hand” feature when the Chair calls for them.

4:00 PM - CALL TO ORDER

ORAL COMMUNICATIONS

Persons wishing to address the Architectural and Site Control Commission on any subject not on the agenda 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. Architectural Review of a new 2-car attached garage with 368 SF art studio above, 4 Portola Green Circle, Nordgren, File #PLN_ARCH08-2020 (D.Parker)

COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

2. Commission Reports
3. Staff Report
4. News Digest: Planning Issues of the Day

APPROVAL OF MINUTES

5. ASCC Meeting of August 24, 2020

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).



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Dylan Parker, Assistant Planner

DATE: September 14, 2020

SUBJECT: Architectural review of an application for demolition of an existing detached garage and construction of a new 2-car attached garage with artist's studio above, 4 Portola Green Circle, Nordgren Residence, File # PLN_ARCH08-2020

RECOMMENDATION: Staff recommends that the ASCC receive a report from staff, receive public comment, consider the project, and approve the new attached garage and artist's studio subject to the Conditions of Approval (Attachment 1).

APPLICATION

On March 3, 2020, staff received an Architectural Review permit application for demolition of an existing detached garage and construction of a new 2-car attached garage with artist's studio above. The application was deemed complete in August 2020.

CODE REQUIREMENTS

As required by Section 18.64.010.A.1 of the Municipal Code, this application has been forwarded to the ASCC for review. In addition to the Municipal Code, the Portola Green Planned Unit Development (PUD) Statement, and Town Design Guidelines were used to analyze the project.

Project

Proposal	Square Footage	Address	Zone	Parcel Size
2-car attached garage, artist's studio above attached garage, minor landscaping and site improvements	593 SF 2-car garage 354 SF Artist's studio above garage	4 Portola Green Circle	R-1/15 M	.258 acres (11,227 SF)

PROJECT DESCRIPTION

Background

The subject property is in the R-1/15M zoning district and was created as part of the Portola Green subdivision (March 14, 1972). The lot is situated in the southwest corner of the Portola Green PUD. The site currently contains a two-story contemporary style home with a detached two car garage and driveway approach in the rear yard. The existing home is surrounded by other Portola Green homes to the north, east and west, and by single family homes to the south.

Existing House	Year Built	Easements/ Trails	Surrounding Properties	Existing Conditions
1,646 SF two story house with 494 SF detached garage 2,140 SF Total Building Coverage	1974	10-foot Public Utility Easement located on easterly, southerly, and portion of westerly property lines	One and two story single family homes, similar zone, wooded	Two-story contemporary style home at center of lot, detached 2-car garage with driveway approach in rear yard of lot

Description

The proposed scope of work is:

- demolish the existing detached two car garage in the rear yard
- construct a new attached two car garage in front of the existing residence
- construct a new artist’s studio above the attached garage with associated pathways and stairs to reach upper level
- construct a new driveway approach for the attached garage
- construct a new concrete pathway connecting front entry to driveway pad
- install above ground spa surrounding by wood decking in location of demolished garage
- replace a portion of the existing rear yard AC driveway material with blue stone pavers; demolish remainder for new landscaping areas
- install landscaping throughout the site to further augment existing landscaping

The proposal is further described in the set of architectural plans received on September 9, 2020 (See Attachment 5).

Project Data - Portola Green PUD Development Regulations

The parcel is part of the Portola Green PUD which has its own requirements for development (see Attachment 2). Namely, the maximum building coverage cannot exceed 25% of the site area or a total of 2,000 square feet of ground coverage (there are no other floor area limits). Decks, carports, and attached garages are excluded from this limit. The proposed project results in a net reduction of max building coverage for the site as defined by the PUD. Demolishing the existing 494 SF detached garage, which would count towards the 25% limitation, and attaching a newly

constructed 593 SF two-car garage with the artist’s studio above would result in no new footprint or building coverage square footage pursuant to the Portola Green PUD.

Impervious surfaces (IS) are limited to 50% of total site area, including roofs. The proposed project will increase IS from an existing 1,117 SF to 1,175 SF. The increase is a result of reutilizing the detached garage area for a spa surrounded by wood decking, new bluestone paving in the former area of the rear concrete asphalt driveway, and new concrete pathways to access the front entry from the new attached garage and artist’s studio.

Both the proposed floor area and impervious surfaces remain conforming within the PUD allowances.

Height is limited to 30 feet in the PUD, which the new attached garage and artist’s studio above will be below this limit. Setbacks are listed as 20 feet on any three sides and 10 feet on the fourth side; no part of the proposed work will encroach within the required setbacks.

The table below summarizes the above-mentioned Portola Green PUD regulations and the project’s compliance with these stated regulations.

	Portol Green PUD Requirements	Existing	Proposed	Remaining
Max Main House Footprint (2,000 max)	2,000	1,646	1,646	354
Max Building Coverage (25% of lot size)	2,807	2,140	1,646	1,161
Max Impervious Surface (50% lot area)	5,614	1,117	1,175	4,439
Vertical Height	30’	22’ – 11 ¼ “	22’ – 11 ¼ “	7’-3”
Maximum Height	30’	22’ – 11 ¼ “	22’ – 11 ¼ “	7’-3”
Front Setback	20’	20’	20’	--
Side Setbacks	10’	10’, 31’ – 2”	10’, 10’	--
Rear Setback	10’	10’	33’ – 11”	--
Parking Spaces	2 covered	2 covered	2 covered	--

Grading

Minimal grading is proposed; 22 CY of cut and 22 CY of fill on-site results in 44 CY of total soils moved on site, but with zero export of soils.

Tree Removal

Two significant trees were previously removed for the new driveway approach through separate Tree Removal Permits issued by the Town in 2019. The site survey notes the two trees as being anticipated for removal, however the survey was created before the 2019 permits being issued.




Landscaping

A total of 464 SF of new landscaping area is proposed (see sheet L-1 of the project plan set), primarily to augment existing landscaping with a new 200 square foot native seed mix area is located near the new spa and decking area.

Lighting

The lighting plan is provided on sheets L-1 for path lighting and sheet A2.4 for exterior lighting of the new garage and artist’s studio. Three fixtures are proposed; the first used to illuminate pathways on-site, the second integrated into the proposed planter box to illuminate stairs and decking in the spa area, and the third is an exterior gooseneck sconce used to illuminate a path from the front of the garage to the upstairs artist’s studio. Two of the three fixtures comply with the Town’s outdoor lighting regulations; staff has recommended a condition of approval (see Condition #4, Attachment #1) that the original path lighting fixture with an adjustable head shall be replaced with a fixture with a static, downward facing head.

Attachment 3 includes all cut sheets for the proposed lighting fixtures.

Fixture	Image	No.	Lumens	Compliant	Comments
Path Lighting		7	200	No	Condition #4 requires a downward fixed head as replacement fixture
Integrated Planter Box Lighting		3	150	Yes	PVD Graphite finish, 2700K Color Temp
Exterior Gooseneck Sconce		2	910	Yes	3000K Color Temp

Fencing

No new fencing is part of the proposed scope of work.

Exterior Materials and Colors

Proposed exterior materials and colors match existing materials and colors (see Attachment4 for the color and materials board); two skylights are proposed in the artist’s studio roof area (see Sheet 2.4 of the project plan set).

Public Comment

As part of its required noticing process, the Town sent out a notice to neighbors within 300 feet of the project regarding the ASCC's review of the project on September 4, 2020. No public comments were received by staff at the time of writing this report; any comments received after distribution of Commissioner packets will be provided as a supplemental item at the meeting.

STAFF ANALYSIS

The proposed project generally complies with the Portola Green PUD, Town Code and follows the Town's Design Guidelines.

Findings

To approve the Architectural Review permit, the ASCC will need to find that the project is consistent with the General Plan, Zoning Regulations, and Design Guidelines as described below:

- 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)**
The attached garage and artist's studio above match the height and design of the existing residence with respect to roof pitch angles, fenestration shape and patterns, and siting of the garage closer to the main residence helps to anchor the structure more into the surrounding environment.
- 2. The proposed project will blend in with the natural environment in terms of materials, form and color. (Architectural Design)**
The attached garage and artist's studio above propose materials with a natural color / tone palette that matches the existing residence. Also, the proposed exterior materials match the existing residence. The new structure will blend in with its surrounding environment with these exterior colors and materials proposed.
- 3. The location, design and construction of the development project will minimize disturbances to the natural terrain and scenic vistas. (Grading)**
Minimal grading is proposed for the project and no export of soils is anticipated. No new impacts to scenic vistas are proposed.
- 4. The proposed project utilizes minimal lighting so that the presence of development at night is difficult to determine. (Lighting)**
The exterior lighting proposed is minimally required for safety and utilizes low lumens for illuminating entryways and pathways. Most fixtures are dark sky compliant and direct all light downward to minimize light pollution; a condition of approval requires the sole non-compliant fixture to be modified to bring it into conformance with the Town's Outdoor Lighting Policy.
- 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)**
Proposed landscape planting schedule include mostly native plants to provide additional vegetative screening for the property.

ENVIRONMENTAL REVIEW

The project is categorically exempt per Section 15303 (e) – appurtenant structures of the California Environmental Quality Act.

RECOMMENDATION

Staff recommends that the ASCC review the plans and staff report, offer feedback or additional conditions of approval, and approve the proposed project subject to the recommended conditions of approval (see Attachment 1).

ATTACHMENTS

1. Recommended Conditions of Approval
2. Portola Green Planned Unit Development Regulations
3. Exterior Light Fixture Cut Sheets
4. Picture of Color and Materials Board
5. Architectural plans, received September 9, 2020 (for ASCC only)

Report approved by: Laura Russell, Planning and Building Director 

Recommended Conditions of Approval
for demolition of an existing detached garage and construction of a new 2-car attached
garage with studio above,
4 Portola Green Circle, Nordgren Residence, File # PLN ARCH08-2020

A. PLANNING DEPARTMENT:

1. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director or the ASCC, depending on the scope of the changes.
2. A detailed construction staging, logistics, and tree protection plan for the construction shall be submitted to the satisfaction of the Public Works Director prior to building permit issuance.
3. Special attention shall be taken to keep invasive plant materials from entering the project site on construction equipment. Existing invasive plants shall be removed from the project site prior to final inspection.
4. Prior to building permit issuance, the lighting plan shall be modified to include a path lighting fixture that is compliant with the Town's Outdoor Lighting Policy with respect to permanently directing light downward to minimize light encroachment onto adjacent parcels.
5. The building permit plan set shall show the driveway to be paved with asphalt or concrete for the first twenty feet (20') of drive from the edge of road pavement.
6. Prior to building permit issuance, the project shall be reviewed and approved by Woodside Fire Protection District.
7. The Architecture and Site Development Permits shall automatically expire two years from the date of issuance by the ASCC, if within such time period; a Building Permit has not been obtained.
8. To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.

The permit(s) granted by this approval may be appealed if done so in writing within 15 days of the date of approval. The building permit cannot be issued until the appeal period has lapsed. The applicant may submit construction plans to the Building Department provided the applicant has completed all conditions of approval required prior to acceptance of plans for building plan check. Any and all story poles shall be removed no later than 10 days after the expiration of the appeal period.

PORTOLA GREEN - DESCRIPTION AND PROPOSED RESTRICTIONS

SITE DATA

The existing zoning of the 5.6 acres is R-1, 15,000. This would permit a density of 16 homes.

We are proposing a planned unit development of 14 homes. Approximately 2.6 acres will be privately owned and 3.0 acres will be held in common. The smallest home site will be approximately 8,000 sq. ft. and the largest 12,000 sq. ft. (The minimum allowable under the ordinance is 4,000 sq. ft.)

LAND USE

The heavily wooded slopes to the south of the property will be maintained in their natural state. A minimum 10' planting band will be provided elsewhere. This will be in joint ownership and will be planted and maintained by the Homeowners Association. (Planting adjacent to the east property line will be done immediately in order to develop a screen of planting as seen from the Erskines and Raimes.)

The entire area within the circulation loop will be held in common by the Homeowners Association. Maintenance of all common property will be provided under the Association agreement.

CIRCULATION

The intent of this project is to minimize the amount of paved surface consistent with emergency access and ease of accessibility.

Circulation is basically a one way loop system with access to Portola Road at the northwest corner of the project only. This loop will have a 12' wide roadway with an adjoining 4' walkway, providing 16' clearance for emergency vehicles.

In addition to the loop system, sections of 2 way road will be provided for access to the easterly and westerly most sites. These roads will be 10' wide with a 4' walkway.

Guest parking will be provided as part of the main circulation development. This will be based on 2 spaces per home. Additional guest parking is to be made available at individual driveways where possible. Parking will be permitted in designated areas only. A pedestrian and bicycle pathway will be provided across the site, primarily for school access. A horse trail is not contemplated.

ARCHITECTURAL CRITERIA

1. The maximum ground cover of each home, exclusive of decks, carports, and attached garages shall be 2,000 sq. ft.
2. Homes shall be laid out on each site in such a way that they are fitted in among the trees. (We are proposing a modular scheme in which 3 standard units can be built on a site with connecting links, thereby more readily fitting in and around trees.)
3. Homes shall generally be low in profile and not call special attention to themselves. Ideally the site, when viewed after construction, would present the same canopy of trees as is now seen from the surrounding ridge.
4. Materials shall be restricted to rough or resawn wood siding and beams, stained or left natural, shakes or shingles, field stone and exposed aggregate concrete. Other similar natural materials will be considered.
5. At sloping sites, homes shall have 2 car enclosed garages built under the first floor. On level sites, cars shall be stored in carports or attached garages having space for 2 cars. Materials shall be as noted above.
6. Consideration should be given to relating the homes to the existing Central Building thru the use of stained glass, low rock walls, rough hewn timbers, natural landscaping, etc. The "cottage" feeling of warmth and informality should prevail throughout the site.

7. Cut and fill at each home site shall be kept to a minimum. In general, the homes shall be fitted on the site without destroying the natural slopes and contours.
8. The set backs within parcels shall be 20' minimum on any three sides and 10' minimum on the fourth. 75% averaging of set backs is permissible. 20' set backs can include the adjoining landscape band.
9. Fences will not be permitted between homes within this project, except to enclose a private yard of 1,000 sq. ft. maximum on one side or the rear.

UTILITIES AND DRAINAGE

All utility services shall be underground. Storm drainage will be engineered to minimize erosion of the existing drainage channel and to protect adjoining property from run off.

LANDSCAPE GENERAL CRITERIA

It is the intent that the project should have a single unified quality. Sameness is not intended but diversity should be within limits. It is desired that the natural landscape character of the existing slopes and the site in general be maintained and enhanced.

1. Plant materials used shall be indigenous in character and horticulturally adaptable to this area.
2. All landscaping around the homes shall relate in feeling to the central facility, i.e. natural, informal, etc.
3. The Homeowners Association shall review and approve a landscape plan prior to installation for conformance with general criteria.
4. Landscaping materials other than plants shall be similar to those indicated under Architectural Criteria; Item 4.
5. All mature trees on the site will be maintained by the Homeowners Association with regard to guying, pruning, spraying, etc. No mature trees may be removed without approval of the Homeowners Association.

6. All central facilities, common land and undeveloped building parcels will be maintained by the Homeowners Association.
7. Site lighting will generally be low level and unobtrusive. Roads and major walkways will be the responsibility of the Homeowners Association. Individual homes will have landscape lighting approved by the Homeowners Association.
8. All graphics for traffic, parking, direction, house numbers, information, etc. will be the responsibility of the Homeowners Association and will be of a character which blends naturally with the site.
9. Intensively planted areas around homes shall have irrigation systems. No irrigation system is required for "natural" areas.
10. The Homeowners Association will engage a landscape consultant to review the overall development, and to advise the Association with regard to individual landscape plans.

TENTATIVE PROPOSED CONDITIONS, COVENANTS AND RESTRICTIONS

1. Neither an occupant or guest may park on Portola Road.
2. An occupant will either by some fixed formula or the concept of "right of first refusal" be restricted in the transfer of his interest to another person. Also, the transferee of an occupant's interest will require approval by the Board of Directors of the Portola Green Homeowners Association or other entity having charge of the administration of the common area and enforcement of the rights and duties of the unit occupants and the common area in relationship to one another.
3. Each occupant will own or lease his own plot of land with a single family residence thereon and have a right and easement of enjoyment of the common area owned by The Association.
4. The Portola Green Homeowners Association, the present fee owner, or successor entity, will administer and enforce rules and regulations governing maintenance and use of the planned unit development by the eleven units and the area held in common.

5. The units shall be occupied and used by the respective owners only as a private dwelling for the owner, his family, tenants and social guests.
6. The common area shall be occupied and used as a community center for the use, convenience and enjoyment of the families, tenants and guests of families resident in the planned unit development and such other limited purposes related to the use, convenience and enjoyment of those families as the governing board of the Portola Green Homeowners Association may from time to time determine, subject at all times to the residential character of the planned unit development and the use permit issued by the Town of Portola Valley.
7. Each unit owner will automatically be a member of the Association and shall serve on the Association's Board of Directors. However, the Board may not be limited to Association members.
8. Each unit occupant will have one vote in the Association or other entity governing the use and occupancy of the eleven units in the common area in relationship among one another. Each unit and the holder of the common area will contribute toward the common expense of the use and enjoyment of the common area.
9. Each owner, tenant or occupant of a unit shall comply with all of the provisions of the conditions, covenants and restrictions eventually adopted and the Articles, By-Laws and Resolutions of the Association and any regulatory agreements adopted for the use and occupancy of the total planned unit development.

2/14/72

RESOLUTION NO. 1972-107

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PORTOLA VALLEY GRANTING CONDITIONAL USE PERMIT TO PORTOLA GREEN HOMEOWNERS' ASSOCIATION, ESTABLISHING RESIDENTIAL PLANNED UNIT DEVELOPMENT - USE PERMIT APPLICATION X7D-47

RESOLVED, by the Planning Commission of the Town of Portola Valley, California, that

WHEREAS, application has been made on behalf of Portola Green Homeowners' Association for a Conditional Use Permit under Sections 6111, 6502, 6912 and 6935 of the Zoning Ordinance, comprising the establishment of a residential planned unit development for the properties described in said application, which is a conditional use within the R-1/15M zoning district in which the parcel is located;

WHEREAS, this Commission caused notice to be given of a public hearing to be held on February 2, 1972, for the purpose of considering the authorization of a residential planned unit development conditional use permit for said proposed use;

WHEREAS, said hearing has been conducted from time to time and the application has been supplemented and modified from time to time; and

WHEREAS, this Commission has heard and considered the evidence and facts presented, which evidence and facts included a study of the requirements of the zoning regulations of the Town;

NOW, THEREFORE, IT IS FOUND, DETERMINED and ORDERED, as follows:

1. That the proposed use is properly located in relation to the community as a whole and to land uses and transportation and service facilities in the vicinity.
2. That the site for the proposed use is adequate in size and shape to accommodate the proposed use, and that all yards, open spaces, walls and fences, parking, loading, landscaping, and such other features as may be required by the zoning ordinance or are, in the opinion of the Commission, needed to assure that the proposed use will be reasonably compatible with land uses normally permitted in the surrounding area, will be provided. It is hereby found and determined that while the site comprises less than ten (10) acres, the development as a planned unit

will be more desirable than development in any other manner.

3. That the site for the proposed use will be served by streets and highways of adequate width and pavement type to carry the quantity and kind of traffic generated by the proposed use.

4. That the proposed use will not adversely affect the abutting property or the permitted use thereof.

5. That all of the requirements for the establishment of a residential planned unit development contained in the Zoning Ordinance and especially in Sections 6111.4 and 6111.5 of said ordinance have been complied with.

6. That the residential planned unit development and the proposed use, subject to the conditions imposed herein, will comply with the regulations and conditions specified in the Zoning Ordinance for such use, and permit is hereby granted for the use of said property as a residential planned unit development.

7. That a conditional use permit to establish a residential planned unit development is hereby granted for the proposed use, subject to the following conditions:

(1) The site development plan for Portola Green prepared by Spencer, Lee and Busse, Architects, bearing a revision of December 23, 1971, is approved subject to other conditions listed herein. The site plan is deemed to be approximate in detail and therefore deviations in property line locations will be permitted at the time of approval of the tentative subdivision map as long as the basic provisions of the site development plan are adhered to.

(2) The document "Portola Green - Description and Proposed Restrictions" dated December 15, 1971, as revised, plus the item entitled "Portola Green - Addendum to Description and Proposed Restrictions" dated January 24, 1972, are approved by the Planning Commission as acceptable general guides for the development except for specific deviations which are set forth in the conditions that follow. The provisions of said Description and

Proposed Restrictions that will become binding as a part of the Town's approval are to be set forth more specifically in items to be submitted to the satisfaction of the Planning Commission and Town Council prior to recording a final subdivision map, and include:

- (a) Articles of incorporation of a homeowners association.
- (b) By-laws of a homeowners association.
- (c) Proposed deed restrictions.
- (d) Landscaping plan.

Particular attention shall be given in the foregoing to assuring maintenance of the areas covered by open space or conservation easements.

(3) The development schedule set forth in "Portola Green - Description and Proposed Restrictions" referenced in Item 2 above, shall be adhered to.

(4) The circular one-way road shall be developed to Town standards with a minimum 16 foot width, four feet of which may be used as a walkway but available for use as a part of the road. Parking shall be prohibited along the road. The right of way width shall be established at the time of the tentative subdivision map approval to the satisfaction of the Planning Commission. The two stub roads included in the subdivision shall be improved with turn-arounds or back-arounds satisfactory to the Fire Chief.

(5) Horse trail, bike and footpath easements shall be established consistent with the memorandum and map submitted by the Conservation Committee dated January 21, 1972, and appropriate facilities shall be constructed within such easements to Town standards except within the easement along the southerly property boundary.

(6) Area, height and setback regulations

- (a) Minimum area - 8,000 sq.ft.
- (b) Yards - 20 foot minimum yards on three sides of each parcel and 10 foot minimum setback on fourth side.

- (c) Averaging of setbacks to 75% of normal requirement is permitted.
 - (d) Required 20 foot setback can include up to 10 feet of adjoining common area as shown on the site development plan.
 - (e) Maximum building height - 30 feet.
 - (f) Maximum building coverage - Parcels 1 through 10 - 25%, Parcel 11 - 30%.
- (7) All existing overhead utilities shall be installed underground.

(8) A conservation or open space easement shall be dedicated to the Town over all common areas including the central facilities with reservation of specific rights to the Homeowners' Association as approved by the Planning Commission.

(9) The central facilities are appropriate as a focal point for community activities accessory to the planned unit development and incidentally include quarters for a caretaker and family, but are not appropriate as a separate single-family residence. Permitted uses may include:

- (a) Recreational uses, such as: Arts and crafts shop, music listening room, model building room, ceramics room, table tennis/pool room, sauna/bath house, swimming pool, game room, shop, and other like uses.
- (b) Educational uses, such as: Music lessons, drama lessons, ballet lessons, study/library, guest speakers, group discussions, Portola Green board meetings, Indian Guide meetings, and other like uses.
- (c) Social uses, such as: Formal dinners, birthday parties, anniversaries, weddings, barbeques, card parties, desserts and teas, miscellaneous social gatherings, and other like uses.

Assemblages shall be limited to a size, character, and frequency so as to be compatible with use of the surrounding residential area and the Planning Commission may review such uses from time to time and stipulate further conditions as may be necessary to insure such compatibility.

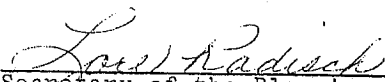
(10) A reversion to acreage map should be recorded prior to recordation of a final subdivision map.

I hereby certify the foregoing to be a true copy of a resolution adopted by the Planning Commission of the Town of Portola Valley at a meeting thereof held on the 16th day of February, 1972, by the following vote of the members thereof:

AYES, and in favor thereof, Members: Alexander, Babcock,
Gustavson, Kingman, Whitson

NOES, Members: None

ABSENT, Members: None


Secretary of the Planning Commission
of the Town of Portola Valley

Read details on our COVID-19 response here.

Factory 4 Outdoor LED Sconce

Factory 4 Outdoor LED

SCHOOLHOUSE



light, the Factory 4 LED Sconce brings utilitarian design to indoor and outdoor applications. Crafted with precise attention to detail, this versatile sconce is made with hand-spun steel...

Select Finish



Select Cage



Product will leave our factory within 2-4 weeks

DESIGN

A Schoolhouse take on the classic barn light, the Factory 4 LED Sconce brings utilitarian design to indoor and outdoor applications. Crafted with precise attention to detail, this versatile sconce is made with hand-spun steel and painted in-house with a glossy white interior for a diffused glow. An optional thermoplastic coated wire

Support

dose of industrial style. Assembled in our Portland, Ore. factory using ethically-sourced domestic and global components. A Schoolhouse Original.

DETAILS

- **DIMENSIONS:**
Height: 13"
Shade Diameter 12"
- **CANOPY WIDTH:** 4.75"
- **PROJECTION:** 19.5"
- **PRODUCT MATERIAL:** Steel
- **PRODUCT ORIGIN:** Assembled in our Portland, Ore. factory using ethically-sourced domestic and global components.
- **UL LISTED:** Yes
- **LOCATION RATING:** Wet
- **BASE TYPE:** Integrated LED
- **WATTAGE:** 13 W
- **VOLTAGE:** 120 Volts
- **BRIGHTNESS:** 910 Lumens
- **HOURLY LIFE:** 50,000 hrs
- **COLOR TEMPERATURE:** 3000K
- **COLOR RENDERING INDEX:** 80
- **DETAILS:** No bulb required - Includes a self-contained LED module
- **DIMMER DETAILS:** Forward and reverse phase TRIAC dimming recommended

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LED SCONCES

Here at Schoolhouse, our LED sconces set the standard for design and performance. With over fifteen years of lighting design behind us, we've learned how to use technology to bring heritage-style lighting to life. Just like every other Schoolhouse fixture, our LED wall sconces are thoughtfully designed, finished, and assembled by hand for ultimate quality. The unique Schoolhouse Integrated LED technology allows the fixtures to be more efficient than other sconces while also removing the need to change light bulbs. Whether you would like to lower your electricity bill, have a smaller environmental footprint, or simply need a dependable lighting solution, these fixtures will provide everything you need. See which Schoolhouse sconces are available with Integrated LED today!

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- Finishes & Glass
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Home > Pathlights & Area Lights > SPJ18-16



SPJ18-16

Description

Model: SPJ18-16 - 18" Riser

Model: SPJ24-16 - 24" Riser

Shown: Matte Bronze

Material: Solid Brass or Copper

Finish: [Specify](#)

Electrical: 8-15V

Engine: FB-3W-CYL-TA16

Lumens: 200

Color Temp: 2700K

Mounting: 1/2" NPT. Dual Fin Spike Incl.

LED: Nichia Forever Bright

Resources:

[Specification Sheet \(download\)](#)



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SPJ-CC-100



SPJ-CC-101



SPJ-MPL12 **NEW!**



SPJ-HPL-5

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Home > Recessed Step Lights Interior-Exterior > SPJ-GDG-3OW-SQ-SH



SPJ-GDG-3OW-SQ-SH

LED

Model: SPJ-GDG-3OW-SQ-SH

Shown: PVD Satin

Material: Solid Brass or Copper

Finish: [Specify](#)

Electrical: 8-15V, 120V

Engine: FB-2W-CYL-TA16

Lumens: 150

Color Temp: 2700K

Mounting: [Recessed - Mounting Pour Sleeve Options](#)

LED: Nichia Forever Bright

Engines	Voltage	Lumens
FB-1W-CYL-TA16	8-15V	80
FB-2W-CYL-TA16	8-15V	150
FB-3W-CYL-TA16	8-15V	200
FB-6W-CYL-TA16	12V-15V	300

Resources: [Specification Sheet \(download\)](#)



Let's talk about your project

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Related products



SPJ-MSL2



SPJ-MRL2



VERONA **NEW!**



SPJ-MSL2-12 **NEW!**

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- [Resources](#)

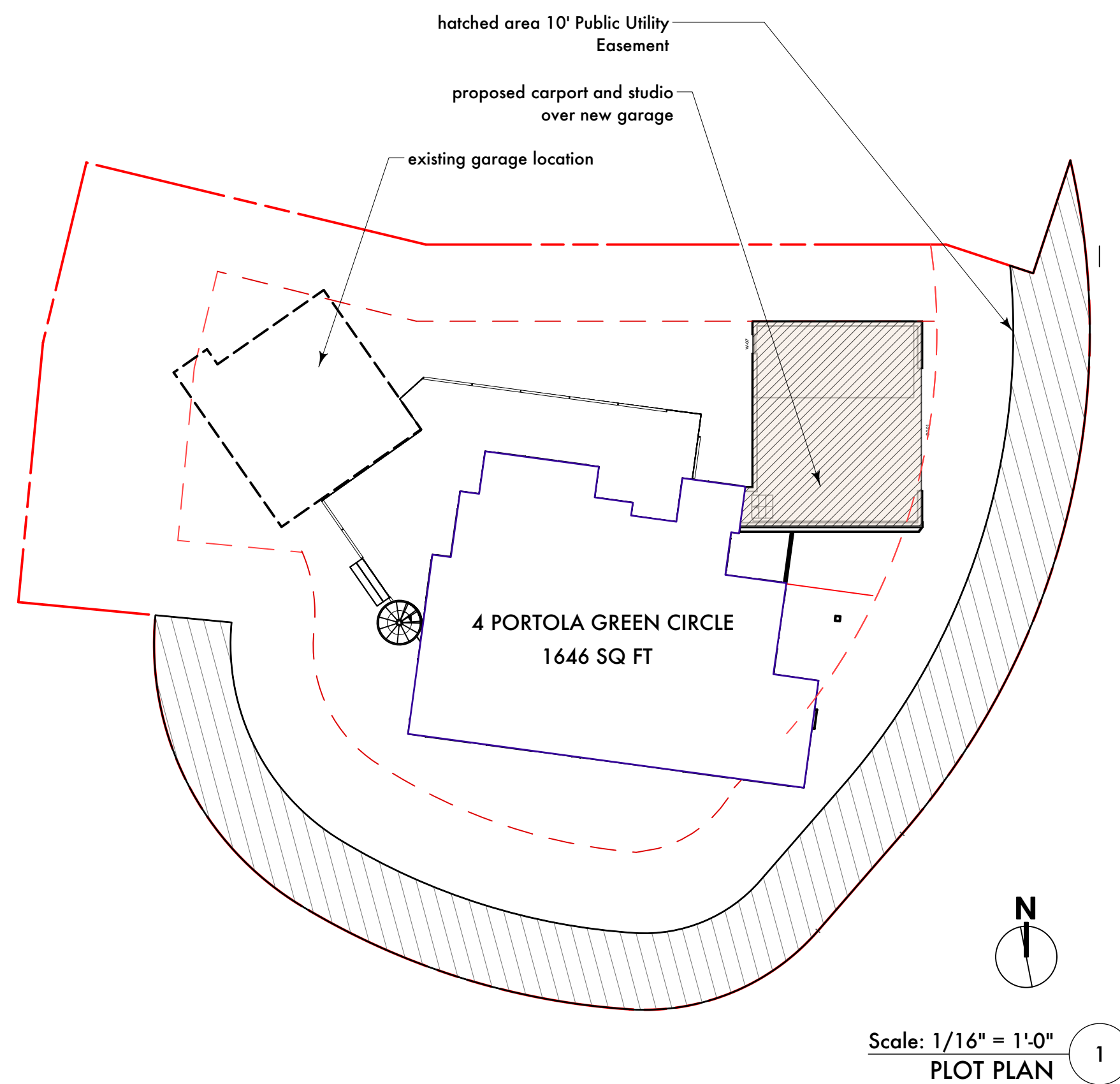
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Scale: 1/16" = 1'-0"
PLOT PLAN 1

SCOPE OF WORK

Demolish existing 494 sq ft garage.
New attached 354 sq ft 2nd floor studio addition over new 593 sq ft 2-car garage.

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 ELECTRICAL CODE
2019 PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
LOCAL PORTOLA VALLEY ORDINANCES

Notes:
Contact the Town of Portola Valley regarding the requirements for the construction waste management plan per CGBC section 4.408.

Provide storm water drainage and retention during construction in compliance with CGBC section 4.106.2

Annular spaces around pipes electrical cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method. CGBC section 4.406.

Attachment #5
PROJECT DIRECTORY

Owner:
Julia and Robert Nordgren
4 Portola Green Circle
Portola Valley, CA 94028

Architect:
Emily Jagoda
Jagoda Architecture Co
1035 Los Trancos Road
Portola Valley, CA 94028
(323)397-9757

Landscape Architect:
Peter Rosekrans
75 Arbor Road Suite F
Menlo Park CA 94025
(650) 208-1666

Surveyor and Civil Engineer:
MacLeod & Associates
(650) 593-8580

Arborist:
Don Araki
Tree Specialist, Inc.
408-209-1007

Structural Engineer:
Adam Klein
BKG Structural Engineers
1600 El Camino Real, Unit C
San Carlos, CA 94070
D: 650.489.9216
O: 650.489.9224

Geotechnical Engineer:
Jonathan Fone
Romig Engineers, Inc.
1390 El Camino Real, 2nd Floor
San Carlos, California 94070
Phone (650) 591-5224 ext. 226

Title 24 Energy Consultant:
Jeff Aalfs
ArcturusHD: Building Energy Solutions
jeff@arcturusHD.com
(650) 575-4238

Contractor:
Russ Wenke Construction
(408) 206-3928

SHEET INDEX

- A0.1 Cover Sheet
- A0.2 General Notes
- C1 SURVEY
- C2 GRADING
- C3 EROSION CONTROL
- A0.6 GreenPoint Checklist
- A0.7 Construction Staging Plan
- A0.8 BMP
- A1.0 Demolition Plan
- A1.1 Site Plan
- A1.2 Story Pole Plan
- L1 Landscape and Lighting Plan
- A2.1 Garage Floor Plan
- A2.2 Studio Floor Plan
- A2.3 Roof Plan
- A2.4 RCPs & Electrical
- A3.1 east & west Elevations
- A3.2 north & south Elevations
- A4.1 Building Sections
- A5.1 Door/Window Schedule
- A6.1 Details

PROPERTY INFORMATION
4 PORTOLA GREEN CIRCLE, LOT 7

APN: 079-160-750

OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: V-B
SEPTIC: NO

ZONE: R-1/15M
GEOLOGY: QSW (slope wash)

SETBACKS:
FRONT= 20'
REAR=10'
SIDES = 10'

HEIGHT LIMIT = 30'

HOA APPROVAL DATE: 10/9/2019
ASCC APPROVAL DATE: _____

LOT AREA: 11,227 sq ft (.258 acres)
AVERAGE SLOPE: 15.1%
ADJUSTED PARCEL AREA: 12075 sq ft

BUILDING COVERAGE = 25% LOT SIZE (FOOTPRINT AND DECKING OVER 2' TALL) = 2807 sq ft

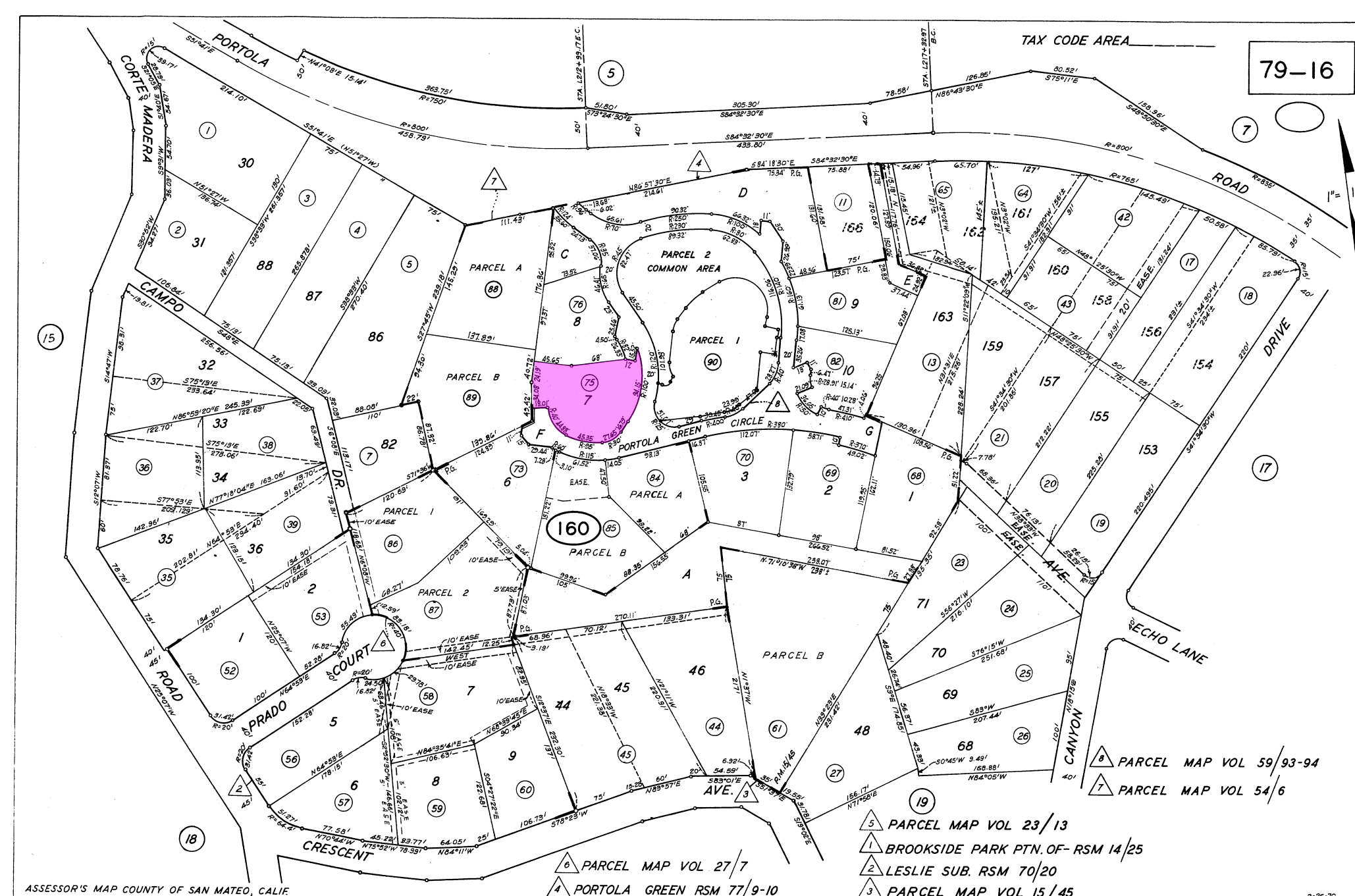
MAX MAIN HOUSE FOOTPRINT SIZE = 2000 sq ft

max impervious area = 50% lot area = 5614 sq ft

VICINITY MAP



ASSESSOR'S MAP



PROJECT DATA TABLE				
	Code Requirements	Existing	Proposed	Remaining
Max Floor Area	2000	1646	1646	354
85% of MFA	N/A			
Max Impervious Surface	5614	1117	1175	4439
Maximum Height	30'0"	22'11 1/4"	22'11 1/4"	7'3"
Maximum Height	30'0"	22'11 1/4"	22'11 1/4"	7'3"
Front Setback	20'0"	20'0"	20'0"	
Side Setback	10'0"	10'0"	10'0"	
Rear Setback	10'0"	10'0"	10'0"	
Creek Setback	N/A			
Unaccounted/ Exempt Area		494 (garage)	947 (garage + studio)	
Parking Spaces	2	2	2	



Jagoda Architecture Co.
1035 Los Trancos Road
Portola Valley, CA 94028
Tel: 323-397 9757
ej@jagarch.co

Revision	
1	9/1/2020
2	
3	
4	
5	
6	
7	

NORDGREN STUDIO
4 Portola Green Circle
Portola Valley, CA 94028
Cover Sheet

Sheet Scale: 0

Date: 9/8/20

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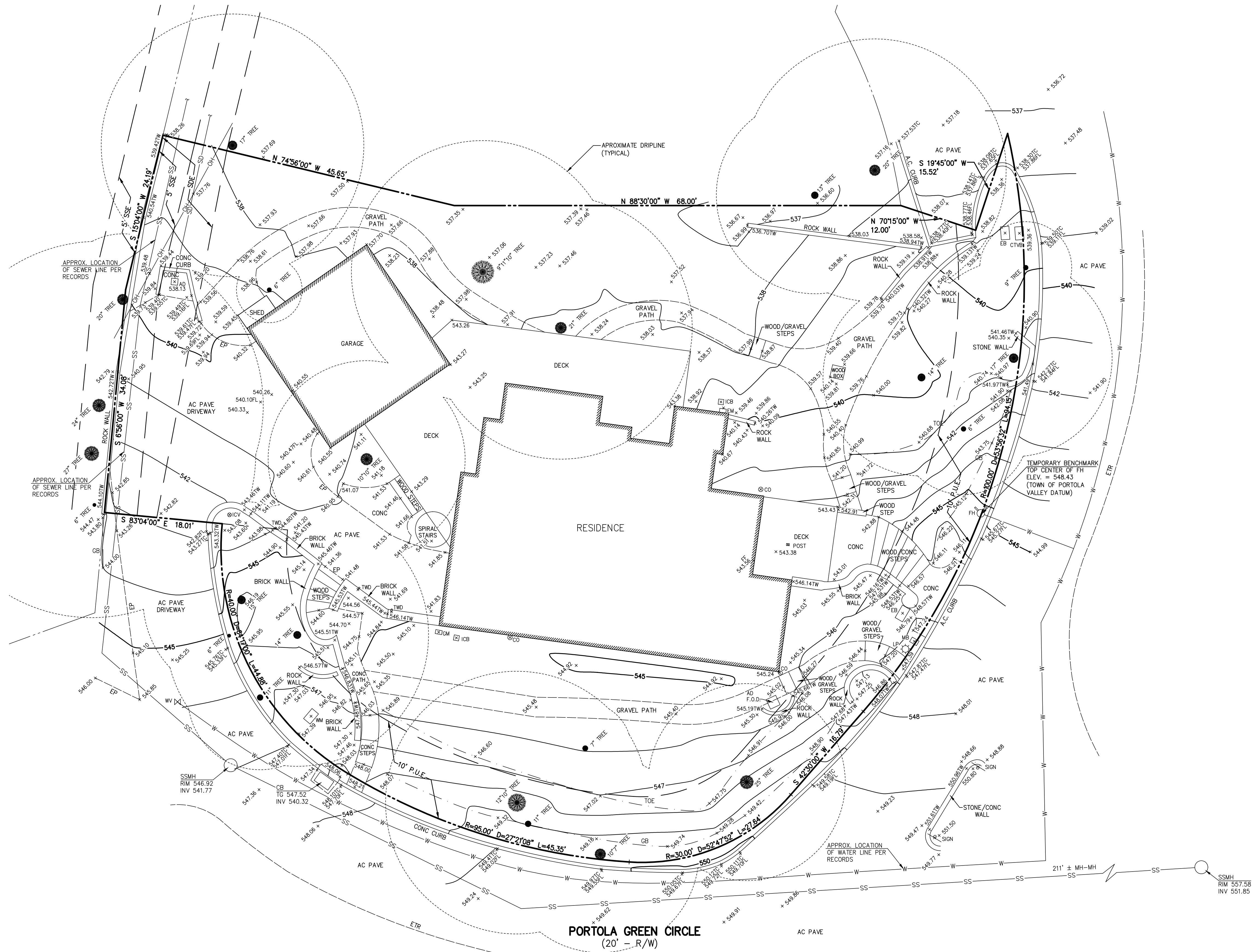
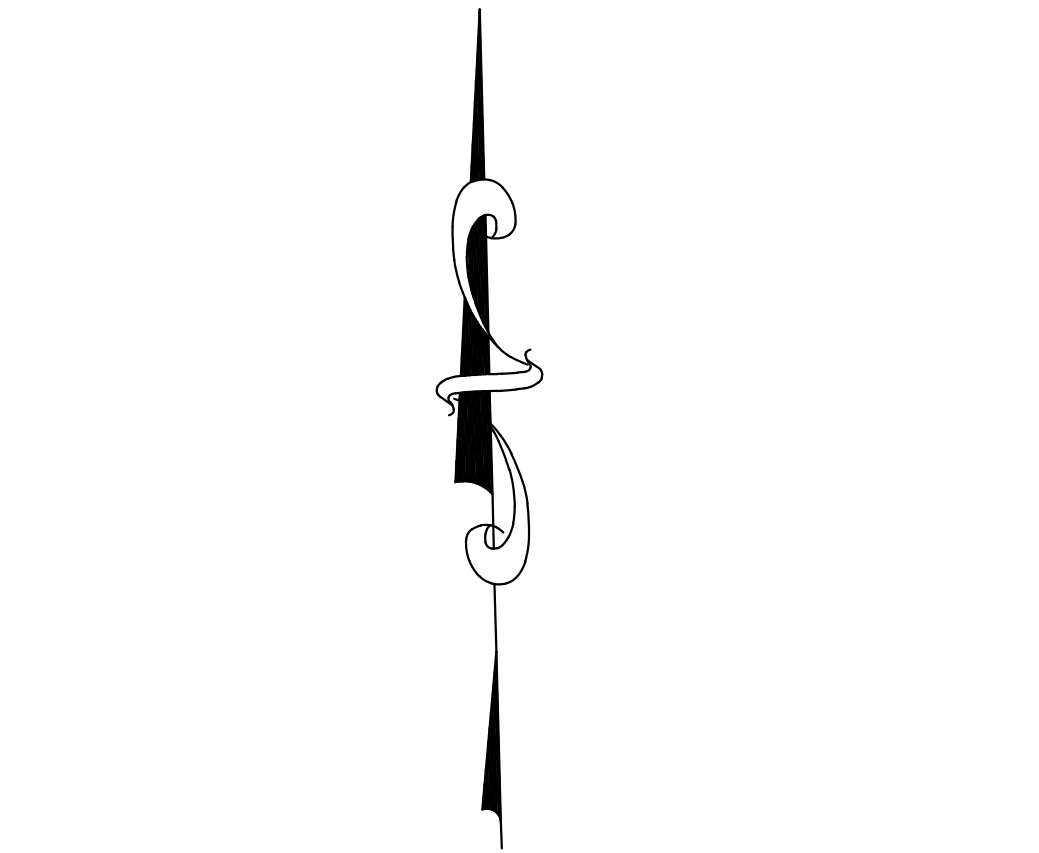
---	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
AD	AREA DRAIN
CB	CATCH BASIN
CO	CLEANOUT
CONC	CONCRETE
CTVB	CABLE TELEVISION BOX
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
F.O.D.	FULL OF DEBRIS
GM	GAS METER
ICB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
LP	LIGHT POLE
MB	MAILBOX
P.U.E.	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TWD	THRU WALL DRAIN
WM	WATER METER
WV	WATER VALVE
WV	TREE W/ SIZE
OH	OVERHEAD UTILITY LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE

LOT AREA:
 = 11,227 SQ. FT. ±
 = 0.258 ACRES ±

AVERAGE SLOPE:
 = 15.1%

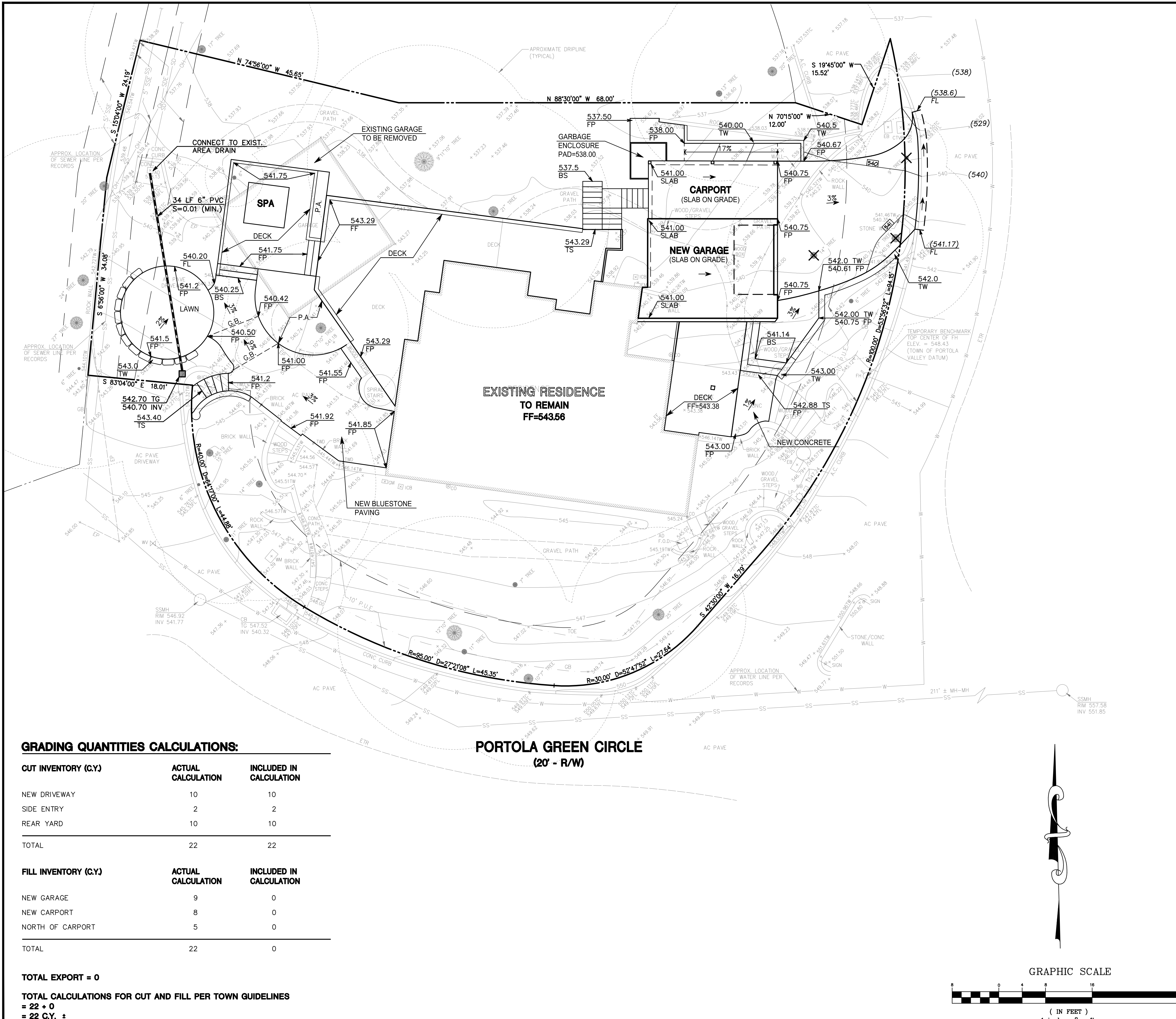
UTILITY NOTE:
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EASEMENT NOTE:
 EASEMENTS SHOWN ARE PER 77 MAPS 9-10, OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.



	<p>MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560</p>
<p>PREPARED FOR: DR. JULIA NORDGREN</p>	<p>TOPOGRAPHIC SURVEY PLAN 4 PORTOLA GREEN CIRCLE A.P.N. 079-160-750 LOT 7, 77 MAPS 9-10 PORTOLA VALLEY SAN MATEO COUNTY CALIFORNIA</p>
<p>DRAWN BY: MDL DESIGNED BY: --- CHECKED BY: DGM SCALE: 1"=8' DATE: 06-04-19 DRAWING NO. 4685-TOPO</p>	<p>SHEET 1 OF 3</p>

C-1



LEGEND:

AC PAVE	PROPERTY LINE
AD	ASPHALT CONCRETE PAVEMENT
BS	AREA DRAIN
CB	BOTTOM STEP
CO	CATCH BASIN
CONC	CLEANOUT
CTVB	CONCRETE
EB	CABLE TELEVISION BOX
EM	ELECTRIC BOX
EP	ELECTRIC METER
FP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FH	FINISH PAVEMENT
FL	FIRE HYDRANT
F.O.D.	FLOWLINE
GM	FULL OF DEBRIS
ICB	GAS METER
ICV	IRRIGATION CONTROL BOX
INV	IRRIGATION CONTROL VALVE
LP	INVERT
MB	LIGHT POLE
P.A.	MAILBOX
P.U.E.	PLANTING AREA
SDE	PUBLIC UTILITY EASEMENT
SSE	STORM DRAIN EASEMENT
SSMH	SANITARY SEWER EASEMENT
TC	SANITARY SEWER MANHOLE
TG	TOP OF CURB
TW	TOP OF GRATE
TWD	TOP OF WALL
TS	THRU WALL DRAIN
WM	TOP OF STEPS
WV	WATER METER
	WATER VALVE
OH	NEW STORM DRAIN LINE
SS	OVERHEAD UTILITY LINE
SD	SANITARY SEWER LINE
W	STORM DRAIN LINE
	WATER LINE
	NEW DRAIN INLET
	TREE W/ SIZE
	EXISTING TREE TO BE REMOVED

- GENERAL NOTES:**
- UNLESS OTHER NOTED, RAIN WATER LEADERS SHALL BE CONNECTED TO UNDERGROUND STORM DRAIN SYSTEM.
 - ALL MATERIALS SHALL BE FURNISHED BY AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
 - WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE TOWN OF PORTOLA VALLEY, UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 227-2600.
 - UNLESS OTHERWISE SPECIFIED, ALL STORM DRAIN PIPES SHALL BE PVC SDR 35 WITH BELL AND SPIGOT RUBBER GASKET JOINTS PER ASTM D 3034. STORM DRAIN INSTALLATION SHALL BEGIN FROM THE DOWNSTREAM POINT OF CONNECTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
 - THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.
 - CONTACT THE TOWN OF PORTOLA VALLEY REGARDING THE REQUIREMENTS FOR THE CONSTRUCTION WASTE MANAGEMENT PER CBGC SECTION 4.408

UTILITY NOTE:

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LOT AREA:

= 11,227 SQ. FT. ±
= 0.258 ACRES ±

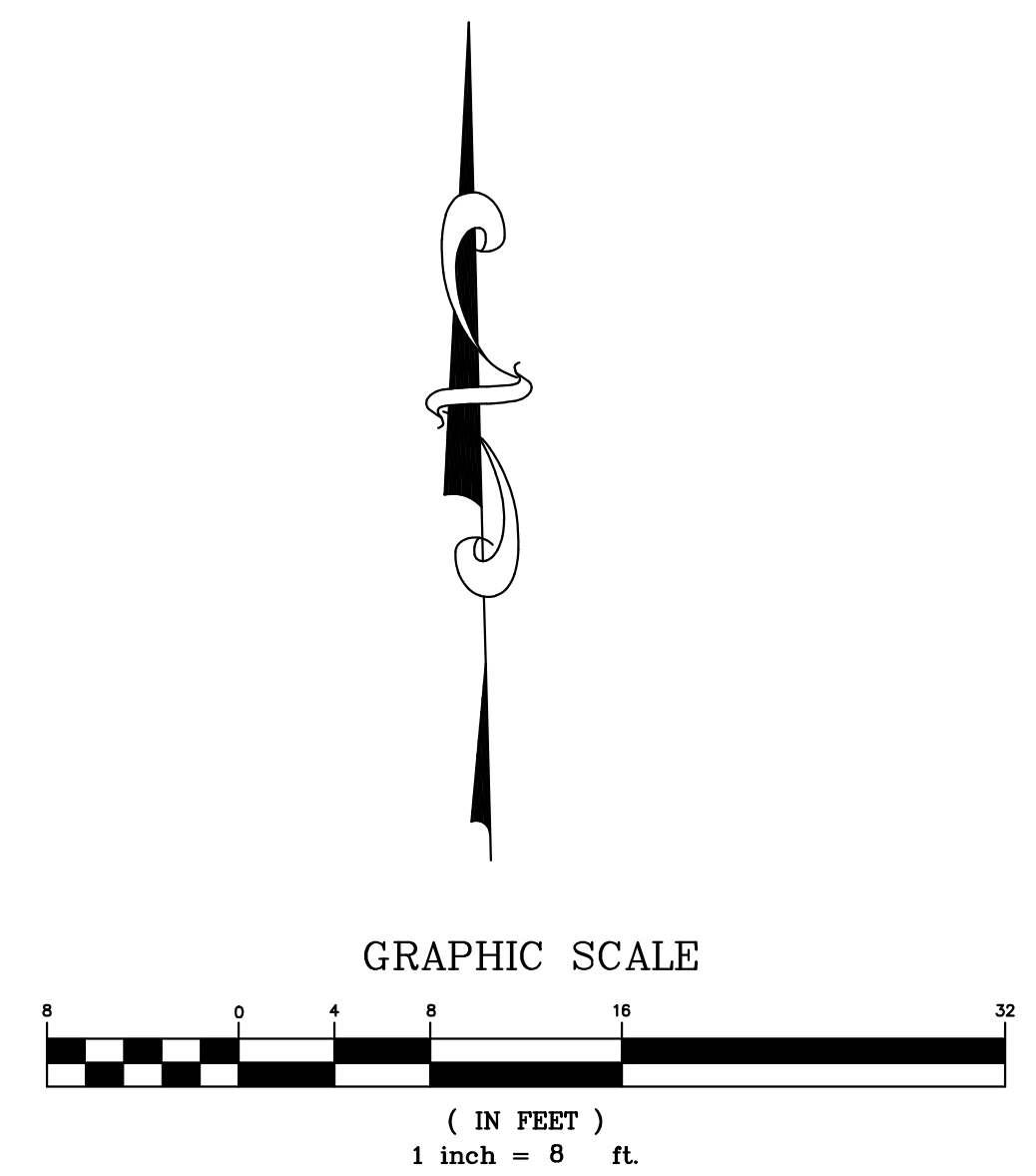
GRADING QUANTITIES CALCULATIONS:

CUT INVENTORY (CY)	ACTUAL CALCULATION	INCLUDED IN CALCULATION
NEW DRIVEWAY	10	10
SIDE ENTRY	2	2
REAR YARD	10	10
TOTAL	22	22

FILL INVENTORY (CY)	ACTUAL CALCULATION	INCLUDED IN CALCULATION
NEW GARAGE	9	0
NEW CARPORT	8	0
NORTH OF CARPORT	5	0
TOTAL	22	0

TOTAL EXPORT = 0

TOTAL CALCULATIONS FOR CUT AND FILL PER TOWN GUIDELINES
= 22 + 0
= 22 C.Y. ±



DATE:	
BY:	
DESCRIPTION:	
REV:	

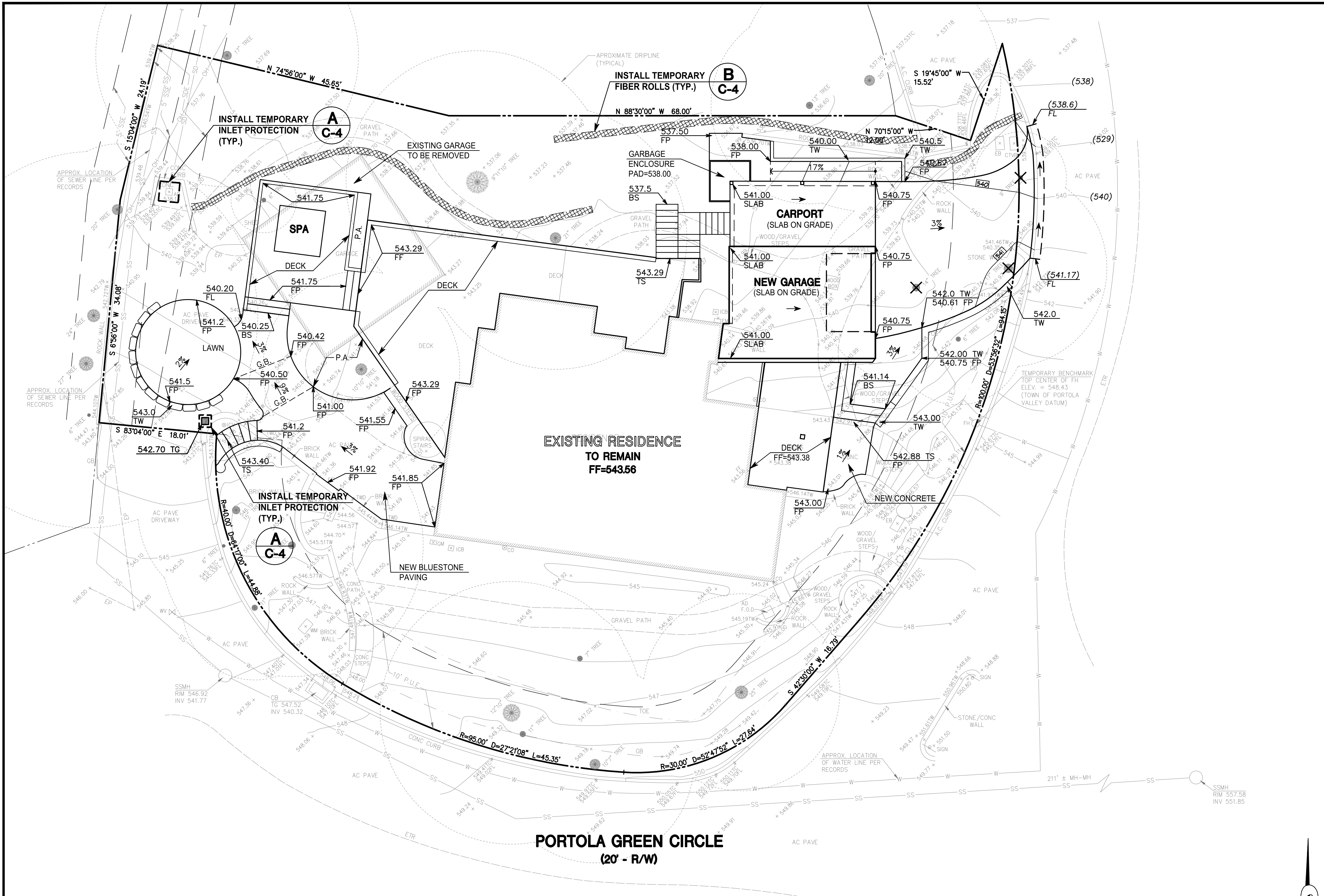
REGISTERED PROFESSIONAL ENGINEER
PARTIAL LICENSE
No. 35048
CIVIL
STATE OF CALIFORNIA

MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560

PREPARED FOR:
DR. JULIA NORDGREN
CALIFORNIA

PRELIMINARY GRADING AND DRAINAGE PLAN
4 PORTOLA GREEN CIRCLE
PORTOLA VALLEY SAN MATEO COUNTY CALIFORNIA

DRAWN BY: AAP
DESIGNED BY: VPG
CHECKED BY: DGM
SCALE: 1"=8'
DATE: 02/25/20
DRAWING NO. 4685-GRAD
SHEET 2 OF 3



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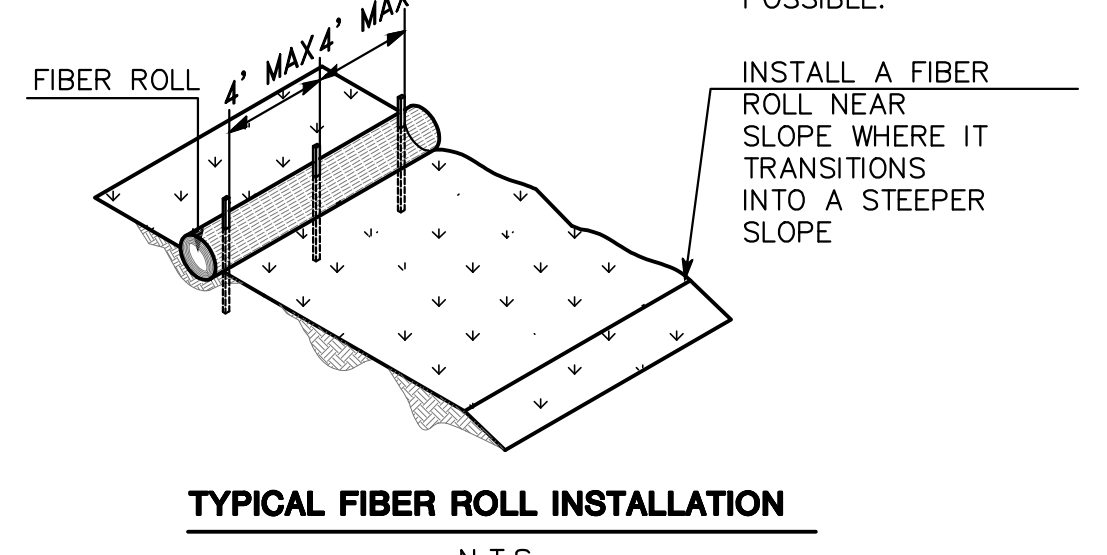
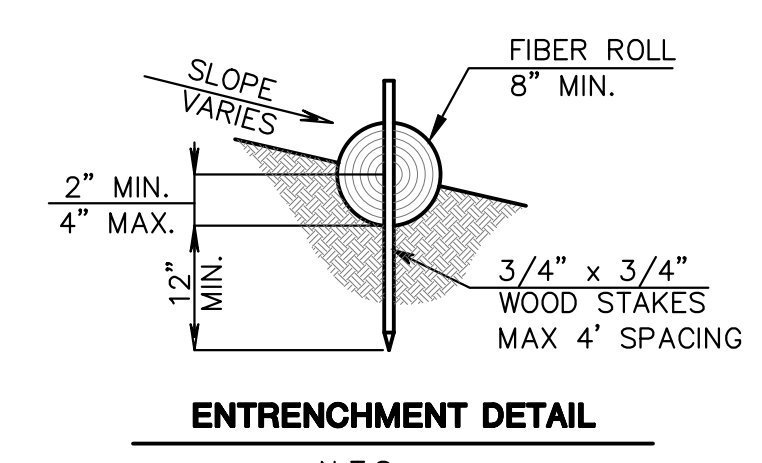
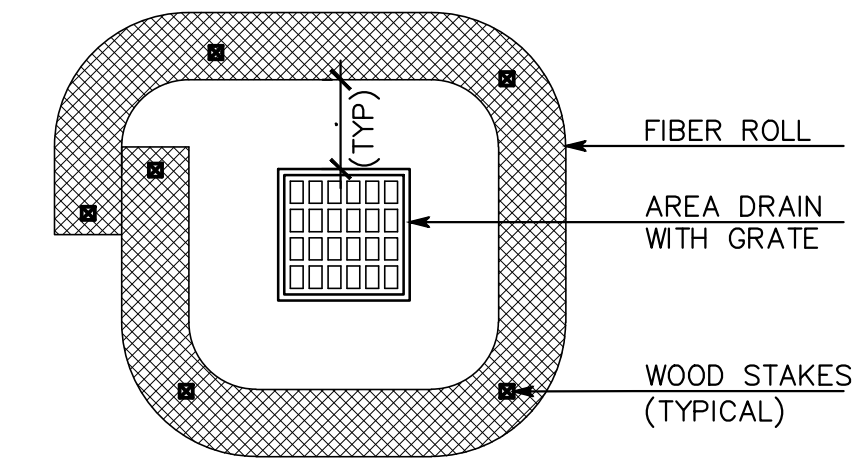
AC PAVE	PROPERTY LINE
AD	ASPHALT CONCRETE PAVEMENT
BS	AREA DRAIN
CB	BOTTOM STEP
CO	CATCH BASIN
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CTVB	CONCRETE
EB	CABLE TELEVISION BOX
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ICB	IRRIGATION CONTROL BOX
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1/2" TREE	NEW DRAIN INLET
12" TREE	TREE W/ SIZE
X	EXISTING TREE TO BE REMOVED

UTILITY NOTE:

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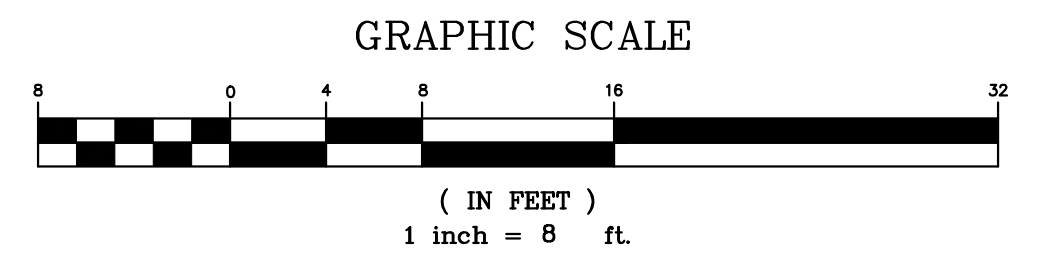
GENERAL EROSION CONTROL NOTES:

1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEK & TRIBUTARIES.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITION DEMAND, AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENTS.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
4. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE ALL YEAR LONG, UNTIL GRADING AND INSTALLATION OF STORM DRAINAGE AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES ARE COMPLETED.
5. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL FIELD MANUAL OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, 4TH EDITION, DATED AUGUST 2002 OR LATER EDITION.



NOTE:
INSTALL FIBER ROLL ALONG A LEVEL CONTOUR, WHERE POSSIBLE.

INSTALL A FIBER ROLL NEAR SLOPE WHERE IT TRANSITIONS INTO A STEEPER SLOPE



DATE:	
BY:	
DESCRIPTION:	
REV:	
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560	
PREPARED FOR:	DR. JULIA NORDGREN
EROSION AND SEDIMENTATION CONTROL PLAN	CALIFORNIA
	4 PORTOLA GREEN CIRCLE
	PORTOLA VALLEY SAN MATEO COUNTY
DRAWN BY:	AAP
DESIGNED BY:	YPG
CHECKED BY:	DGM
SCALE:	1"=8'
DATE:	02/25/20
DRAWING NO.	4685-EROS
SHEET	3 OF 3

GreenPoint Rated Existing Home Checklist



A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. GreenPoint Rated is a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

This checklist is used to track projects seeking a Whole House or Elements Label using the GreenPoint Rated Existing Home Rating System. The minimum requirements for each table are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage of presence of the measure in the home. The measure or practice must be found in at least 10% of the home to earn points.

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 yellow "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated Existing Home Rating Manual, available at www.builditgreen.org/greenpointrated

GreenPoint Rated Existing Home Checklist version 2.1

Table with columns: Project Name, Points Achieved, Community, Energy, IAQ/Health, Resources, Water. Includes sections: AA. COMMUNITY, A. SITE, and various sub-sections like 1. Home is Located within 1/2 Mile of a Major Transit Stop, 2. Compact Development & House Size, etc.

Table with columns: Project Name, Points Achieved, Community, Energy, IAQ/Health, Resources, Water. Includes sections: B. FOUNDATION, C. LANDSCAPE, D. STRUCTURAL FRAME & BUILDING ENVELOPE, and various sub-sections like 1. Replace Portland Cement in Concrete with Recycled Flyash or Slag, 1. Resource-Efficient Landscapes, etc.

Table with columns: Project Name, Points Achieved, Community, Energy, IAQ/Health, Resources, Water. Includes sections: E. EXTERIOR FINISH, F. INSULATION, G. PLUMBING, H. HEATING, VENTILATION & AIR CONDITIONING, and various sub-sections like 5. Reduce Pollution Entering the Home from the Garage, 1. Insulate with 30% Post-Consumer Recycled Content, etc.

Table with columns: Project Name, Points Achieved, Community, Energy, IAQ/Health, Resources, Water. Includes sections: I. RENEWABLE ENERGY, J. BUILDING PERFORMANCE, K. FINISHES, and various sub-sections like 10. Mechanical Ventilation System for Cooling Installed, 1. Energy Survey and Education, etc.

Table with columns: Project Name, Points Achieved, Community, Energy, IAQ/Health, Resources, Water. Includes sections: L. FLOORING, M. APPLIANCES AND LIGHTING, N. OTHER, P. INNOVATIONS, and various sub-sections like 8. Reduce Formaldehyde in Interior Finish, 1. ENERGY STAR Dishwasher, etc.

Table with columns: Project Name, Points Achieved, Community, Energy, IAQ/Health, Resources, Water. Includes sections: Q. SUMMARY, and various sub-sections like E. Exterior Finish, F. Insulation, G. Plumbing, etc.



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Table with columns: Revision, 1, 2, 3, 4, 5, 6, 7

NORDGREN STUDIO 4 Portola Green Circle Portola Valley, CA 94028 GreenPoint Checklist

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Date: 9/8/20

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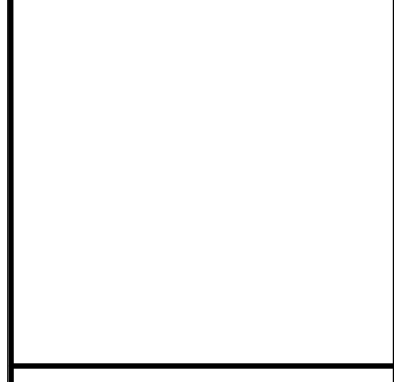
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NORDGREN STUDIO
 4 Portola Green Circle
 Portola Valley, CA 94028
Construction Staging Plan

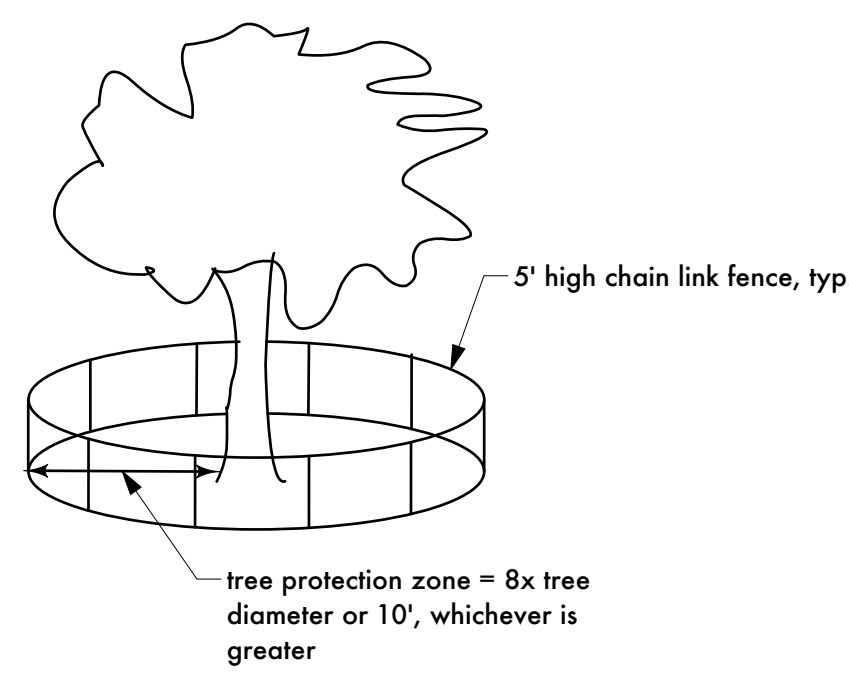
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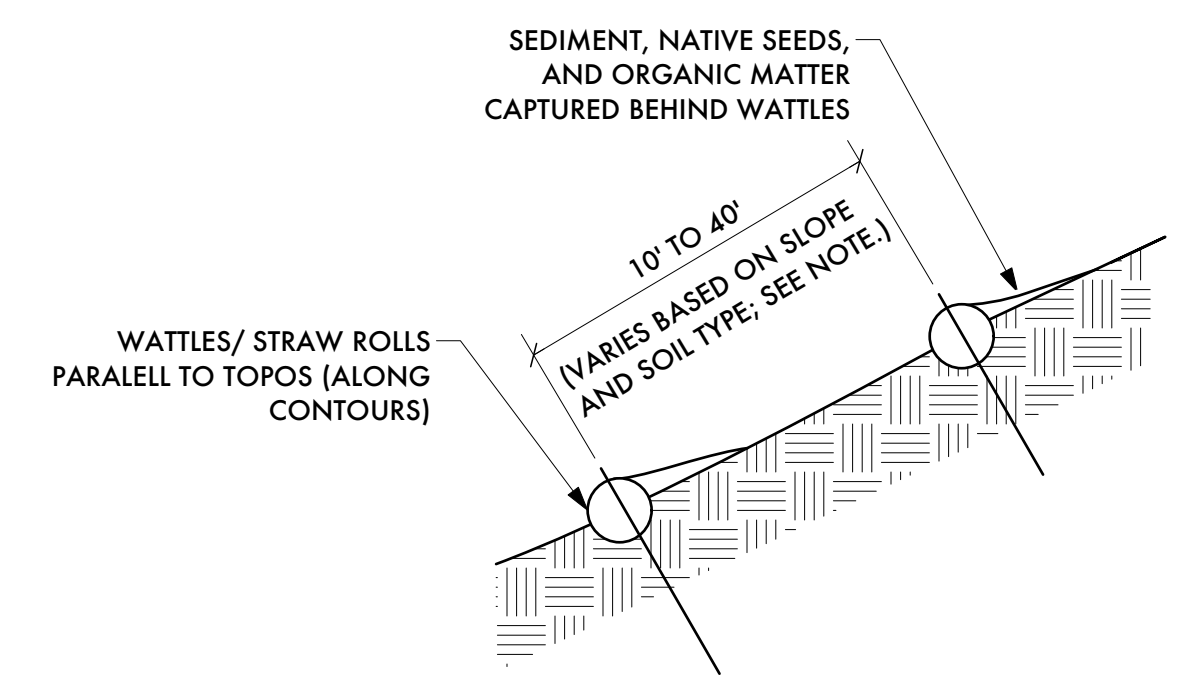
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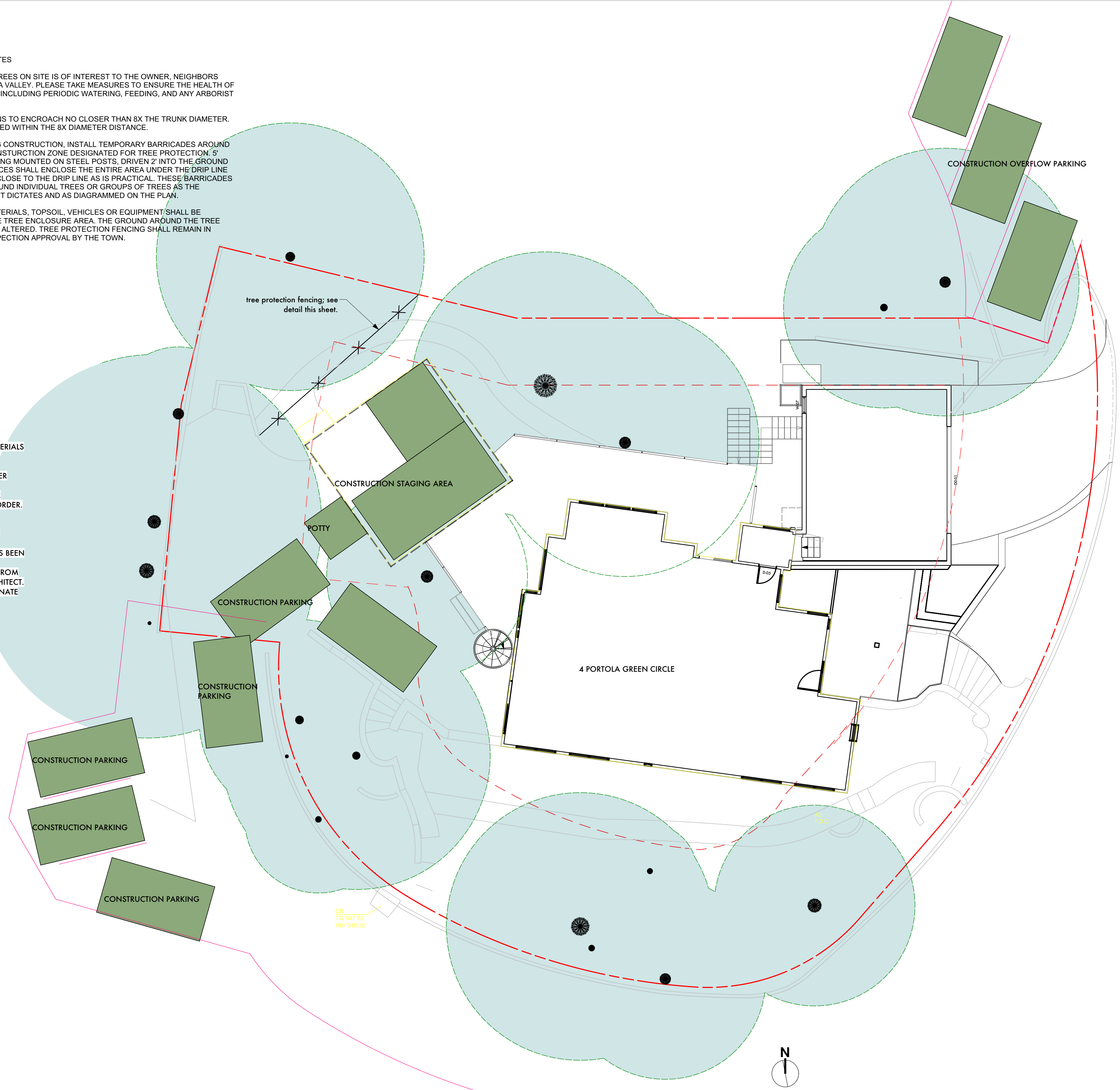
- TREE PROTECTION NOTES**
1. PRESERVATION OF TREES ON SITE IS OF INTEREST TO THE OWNER, NEIGHBORS AND TOWN OF PORTOLA VALLEY. PLEASE TAKE MEASURES TO ENSURE THE HEALTH OF ALL TREES TO REMAIN, INCLUDING PERIODIC WATERING, FEEDING, AND ANY ARBORIST RECOMMENDATIONS.
 2. GRADING OPERATIONS TO ENCOACH NO CLOSER THAN 8X THE TRUNK DIAMETER. HAND DIGGING REQUIRED WITHIN THE 8X DIAMETER DISTANCE.
 3. PRIOR TO BEGINNING CONSTRUCTION, INSTALL TEMPORARY BARRICADES AROUND TREES WITHIN THE CONSTRUCTION ZONE DESIGNATED FOR TREE PROTECTION. 5' HIGH CHAIN LINK FENCING MOUNTED ON STEEL POSTS, DRIVEN 2" INTO THE GROUND AT 10' O.C. THESE FENCES SHALL ENCLOSE THE ENTIRE AREA UNDER THE DRIP LINE OF THE TREES, OR AS CLOSE TO THE DRIP LINE AS IS PRACTICAL. THESE BARRICADES SHALL BE PLACED AROUND INDIVIDUAL TREES OR GROUPS OF TREES AS THE EXISTING ENVIRONMENT DICTATES AND AS DIAGRAMMED ON THE PLAN.
 4. NO STORAGE OF MATERIALS, TOPSOIL, VEHICLES OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE ENCLOSURE AREA. THE GROUND AROUND THE TREE CANOPY SHALL NOT BE ALTERED. TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION APPROVAL BY THE TOWN.

CONSTRUCTION STAGING NOTES

1. CONSTRUCTION ACCESS IS VIA NEW OR EXISTING DRIVEWAY.
2. PROPOSED ON-SITE CONSTRUCTION VEHICLE PARKING AS SHOWN ON STAGING SITE PLAN.
3. STORAGE OF MATERIALS OR EQUIPMENT ON THE STREET IS STRICTLY PROHIBITED. STORE MATERIALS AND EQUIPMENT AWAY FROM TREE PROTECTION AREAS OR EROSION CONTROL MEASURES.
4. LOCATION OF PORTABLE TOILET AND DUMPSTER PER PLANS.
5. PROVIDE AND INSTALL FENCING FOR TREE PROTECTION AS DIRECTED HEREIN AND AS FURTHER REQUIRED BY THE TOWN OR ARCHITECT.
6. PORTOLA VALLEY CONSTRUCTION HOURS ARE 8AM TO 5:30 PM MON-FRI. NO DELIVERIES OR RUNNING OF EQUIPMENT PRIOR TO 8AM. FAILURE TO COMPLY MAY RESULT IN A STOP WORK ORDER.
7. AT NO TIME SHALL THE STREET BE CLOSED OR BLOCKED. USE FLAGMEN WHEN DELIVERIES OR CONSTRUCTION RESTRICTS ANY PORTION OF THE RIGHT-OF-WAY.
8. ALL PROTECTIVE FENCING SHALL BE MAINTAINED IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.
9. NO DEMOLITION OR CONSTRUCTION MAY COMMENCE UNTIL ALL PROTECTIVE FENCING HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE PORTOLA VALLEY PUBLIC WORKS DIRECTOR.
10. MAINTAIN A CLEAN SITE AND CLEAR RIGHT-OF-WAY. CLEAN ANY DEBRIS OR DIRT FROM STREET IMMEDIATELY. MAINTAIN SITE IN AN ORDERLY FASHION PER THE APPROVAL OF THE ARCHITECT.
11. ESTABLISH TEMPORARY POWER FOR CONSTRUCTION FROM THE EXISTING SERVICE. COORDINATE LOCATION OF TEMPORARY POWER WITH THE ARCHITECT.



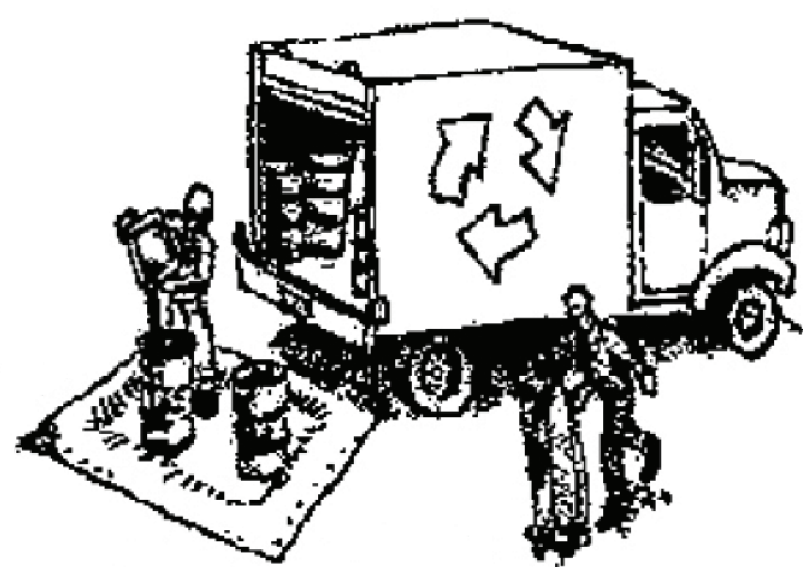
- NOTES:**
1. STRAW ROLL INSTALLATION REQUIRES THAT THE REPLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND THE ROLL. ROLLS ARE TO BE STAKED EVERY 3' TO 4', AND ADJACENT ROLLS SHALL TIGHTLY ABUT.
 2. VERTICAL SPACING FOR SLOPE INSTALLATIONS:
 1:1 SLOPE = 10' APART
 2:1 SLOPE = 20' APART
 3:1 SLOPE = 30' APART
 4:1 SLOPE = 40' APART
 3. INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF SITE AND CAN BE PERMANENTLY STABILIZED.



Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

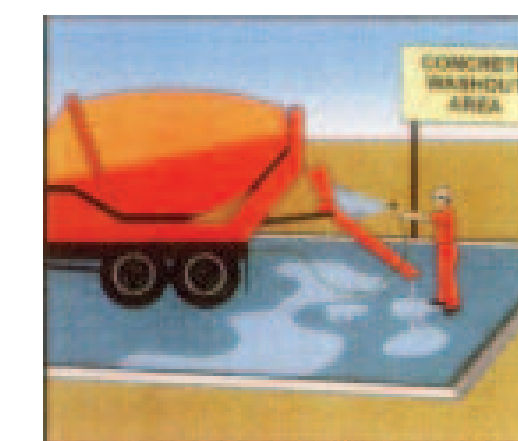


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



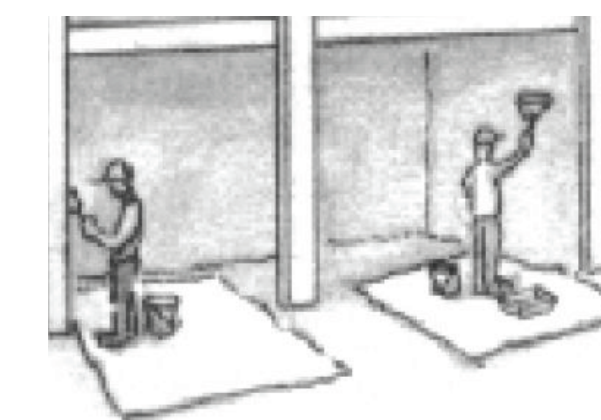
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

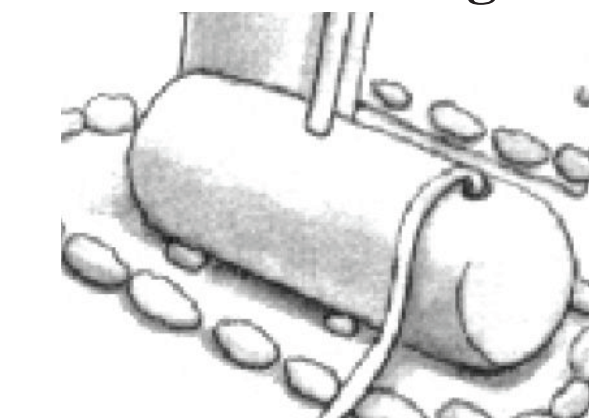
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



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STORMWATER BMP

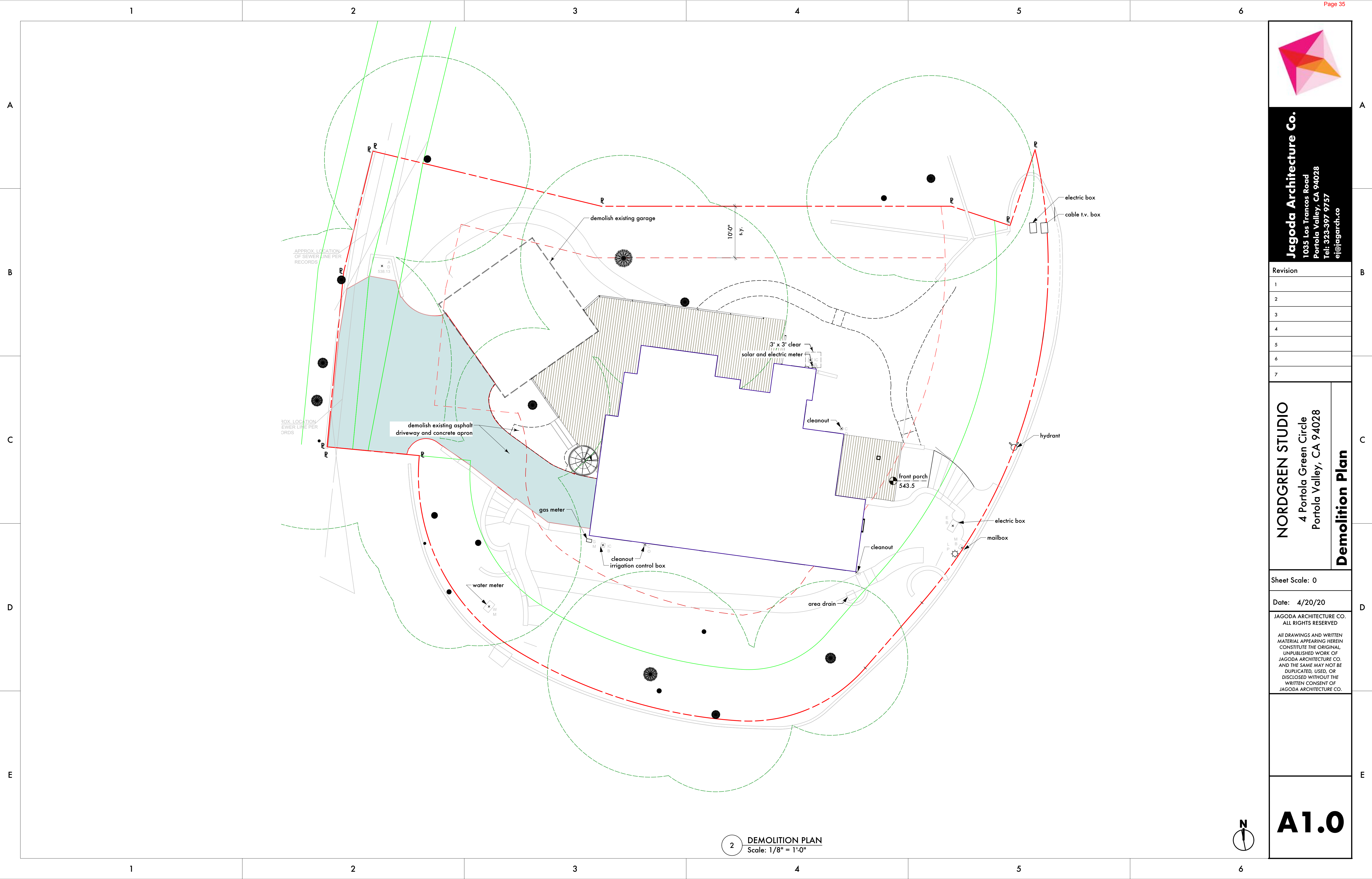
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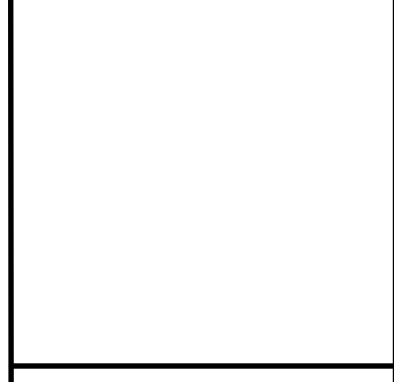
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NORDGREN STUDIO
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Demolition Plan

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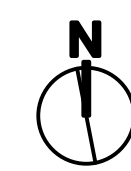
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A1.0

2 DEMOLITION PLAN
 Scale: 1/8" = 1'-0"





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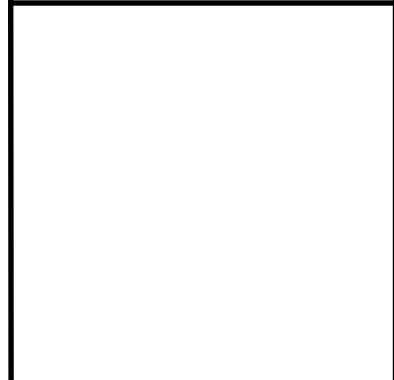
Site Plan

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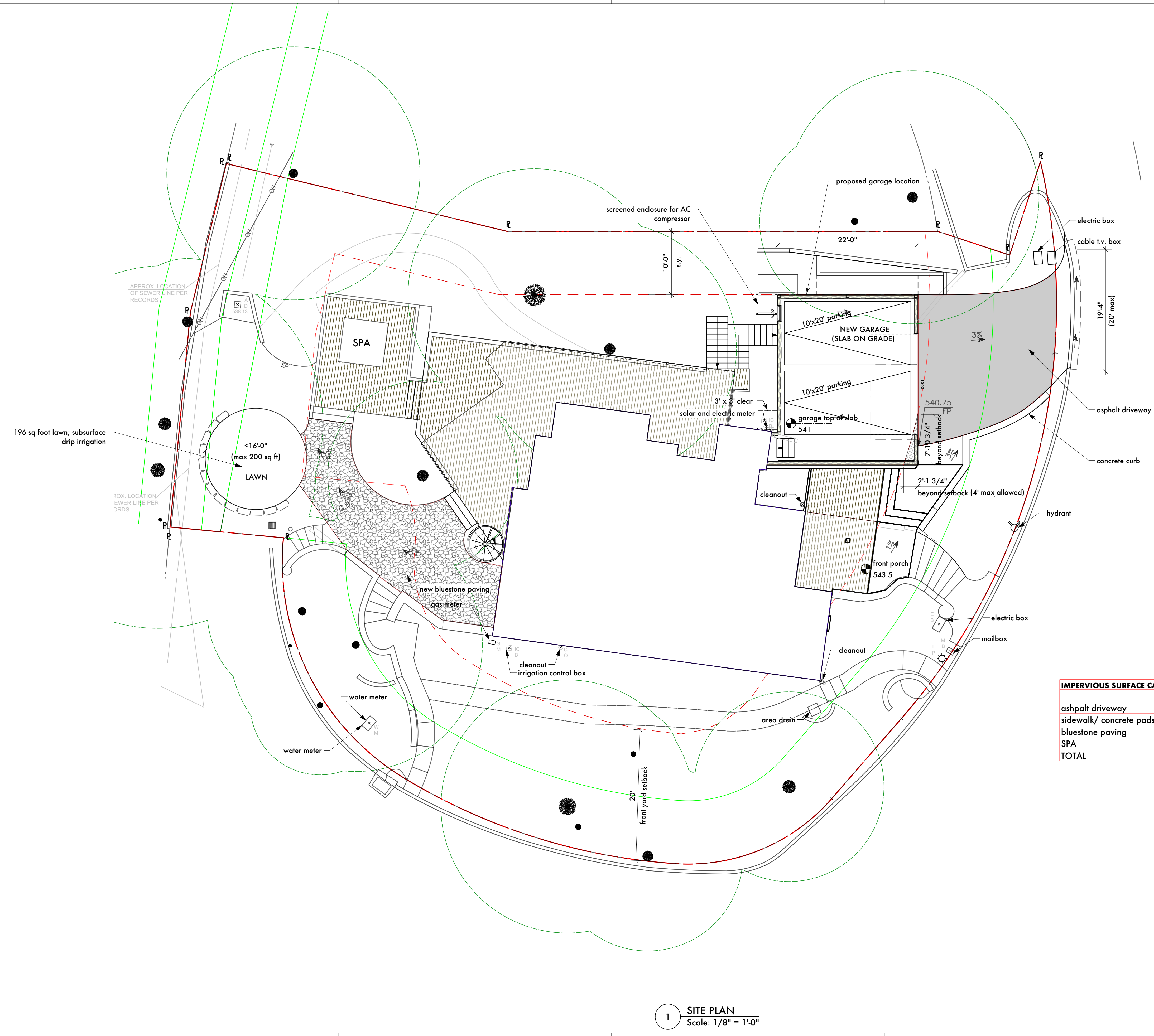
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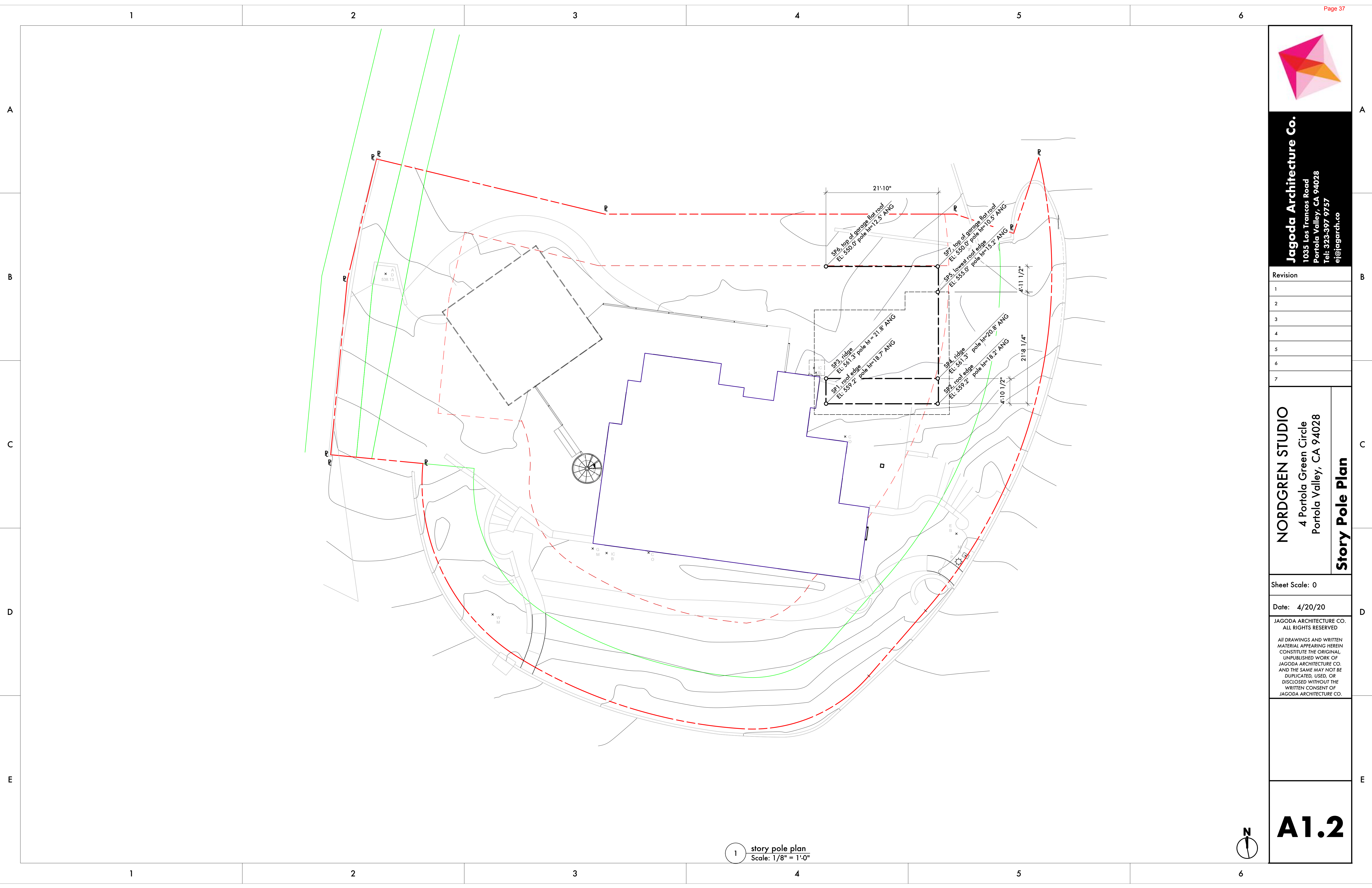


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IMPERVIOUS SURFACE CALCULATION		
	existing	proposed
asphalt driveway	1063 sq ft	455 sq ft
sidewalk/ concrete pads	54 sq ft	225 sq ft
bluestone paving	0 sq ft	446 sq ft
SPA	0 sq ft	49 sq ft
TOTAL	1117 sq ft	1175 sq ft

1 SITE PLAN
 Scale: 1/8" = 1'-0"



1 story pole plan
Scale: 1/8" = 1'-0"



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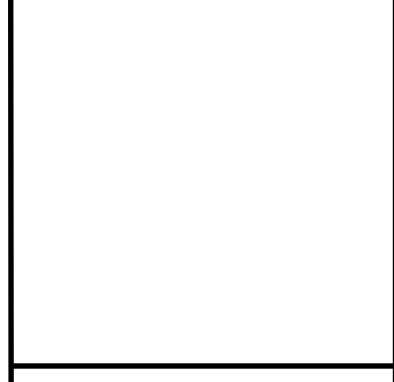
Story Pole Plan

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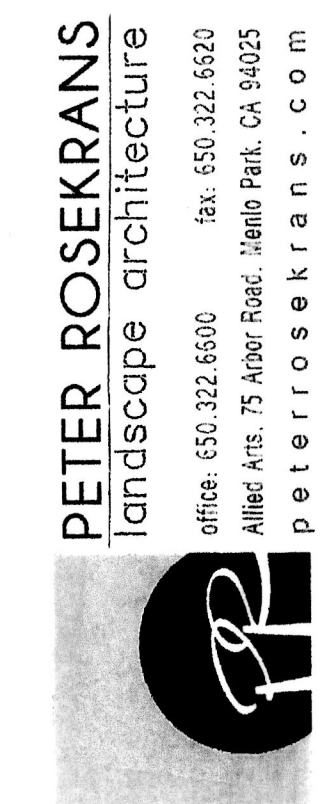
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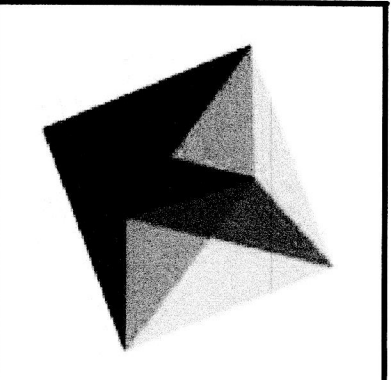
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A1.2



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NORDGREN STUDIO
4 PORTOLA GREEN CIRCLE
PORTOLA VALLEY, CA 94028
LANDSCAPE and LIGHTING PLAN

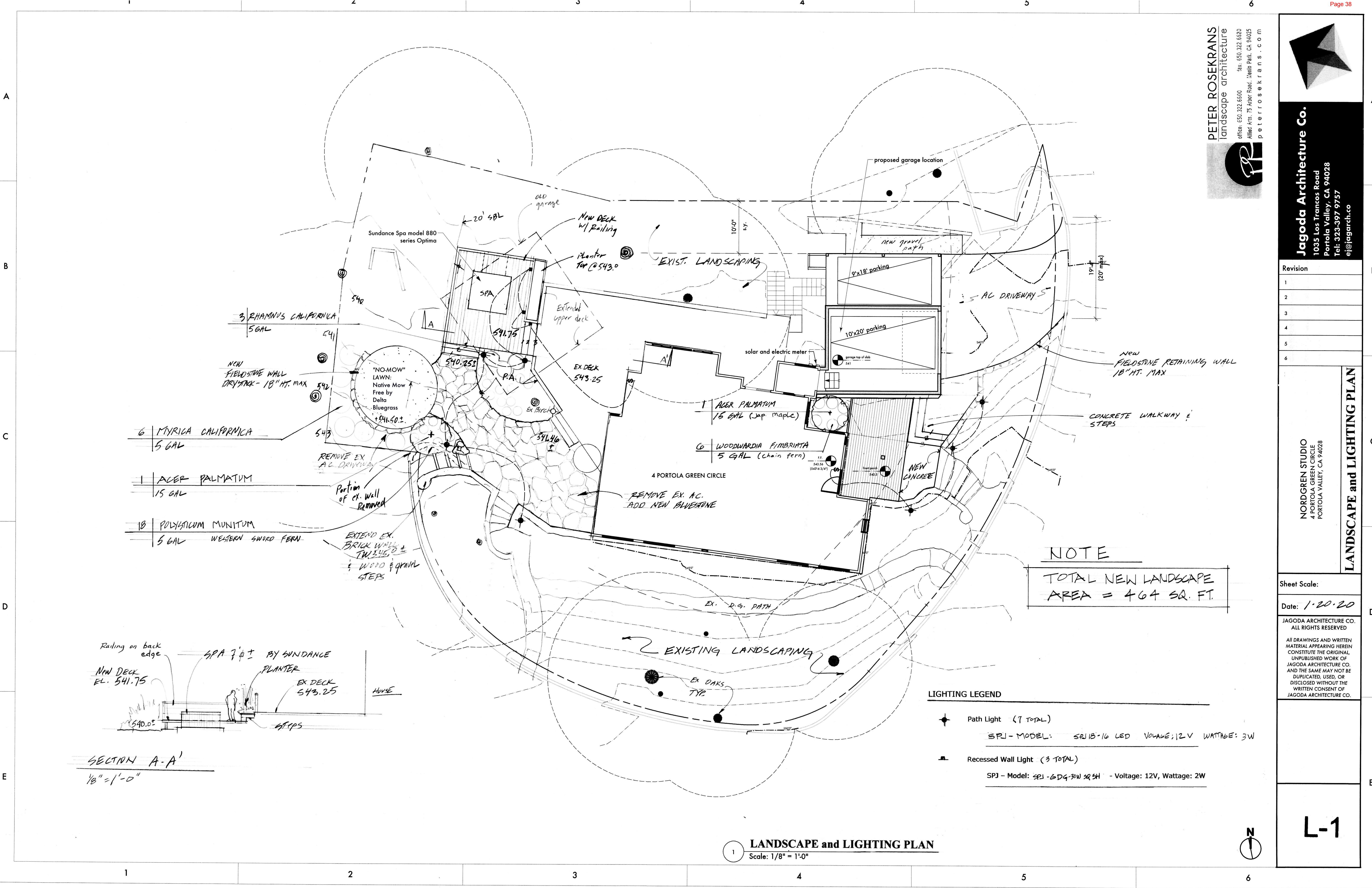
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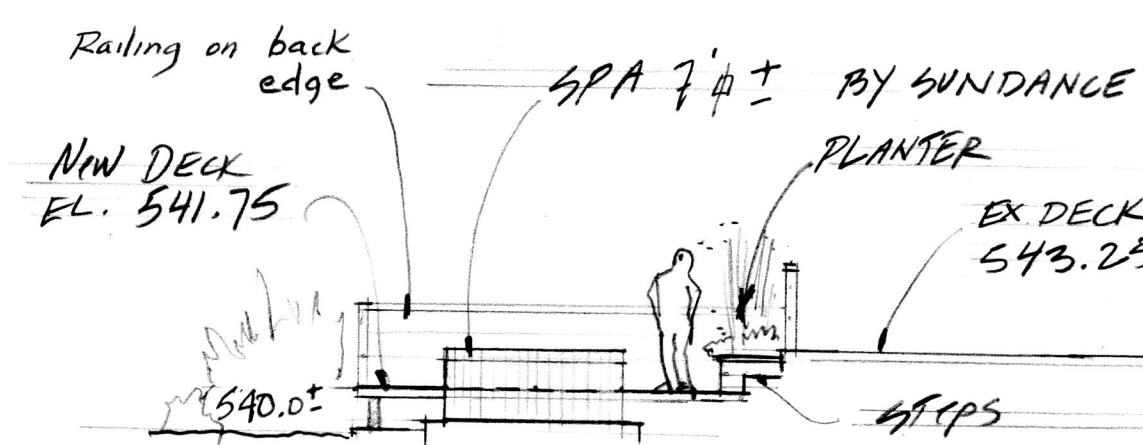
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LIGHTING LEGEND
◆ Path Light (7 TOTAL)
SPJ - MODEL: SPJ18-16 LED VOLTAGE: 12V WATTAGE: 3W
■ Recessed Wall Light (3 TOTAL)
SPJ - Model: SPJ-6D4-30W SR SH - Voltage: 12V, Wattage: 2W

L-1

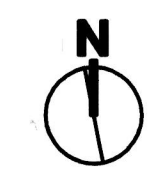


- 3 RHAMNUS CALIFORNICA 5 GAL
- 6 MYRICA CALIFORNICA 5 GAL
- 1 ACER PALMATUM 15 GAL
- 18 POLYSTICHUM MUNITUM 5 GAL WESTERN SWORD FERN



SECTION A-A'
1/8" = 1'-0"

LANDSCAPE and LIGHTING PLAN
Scale: 1/8" = 1'-0"





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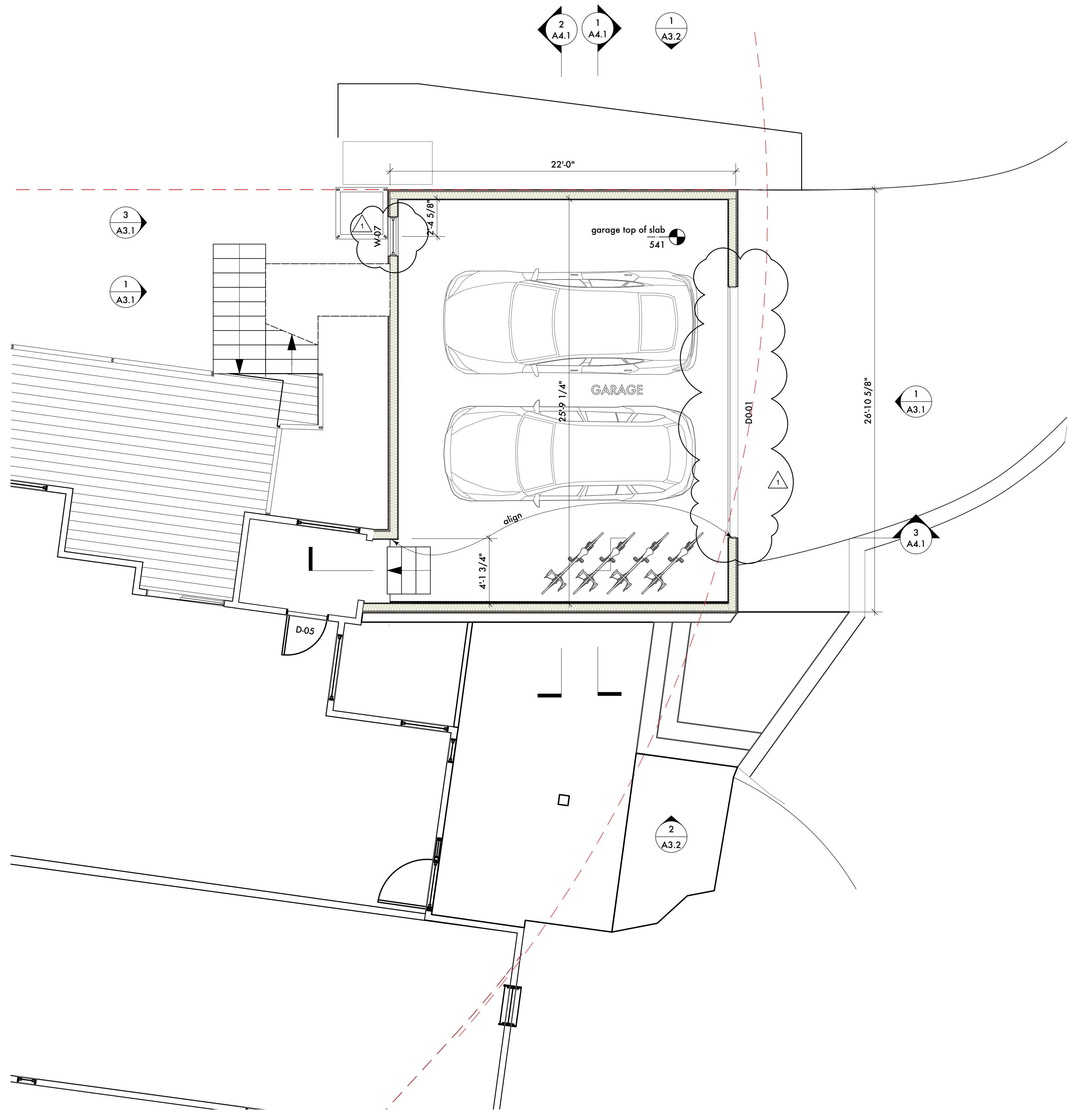
NORDGREN STUDIO
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Garage Floor Plan

Sheet Scale: 0

Date: 9/8/20

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A2.1



1 Garage Floor Plan
Scale: 1/4" = 1'-0"



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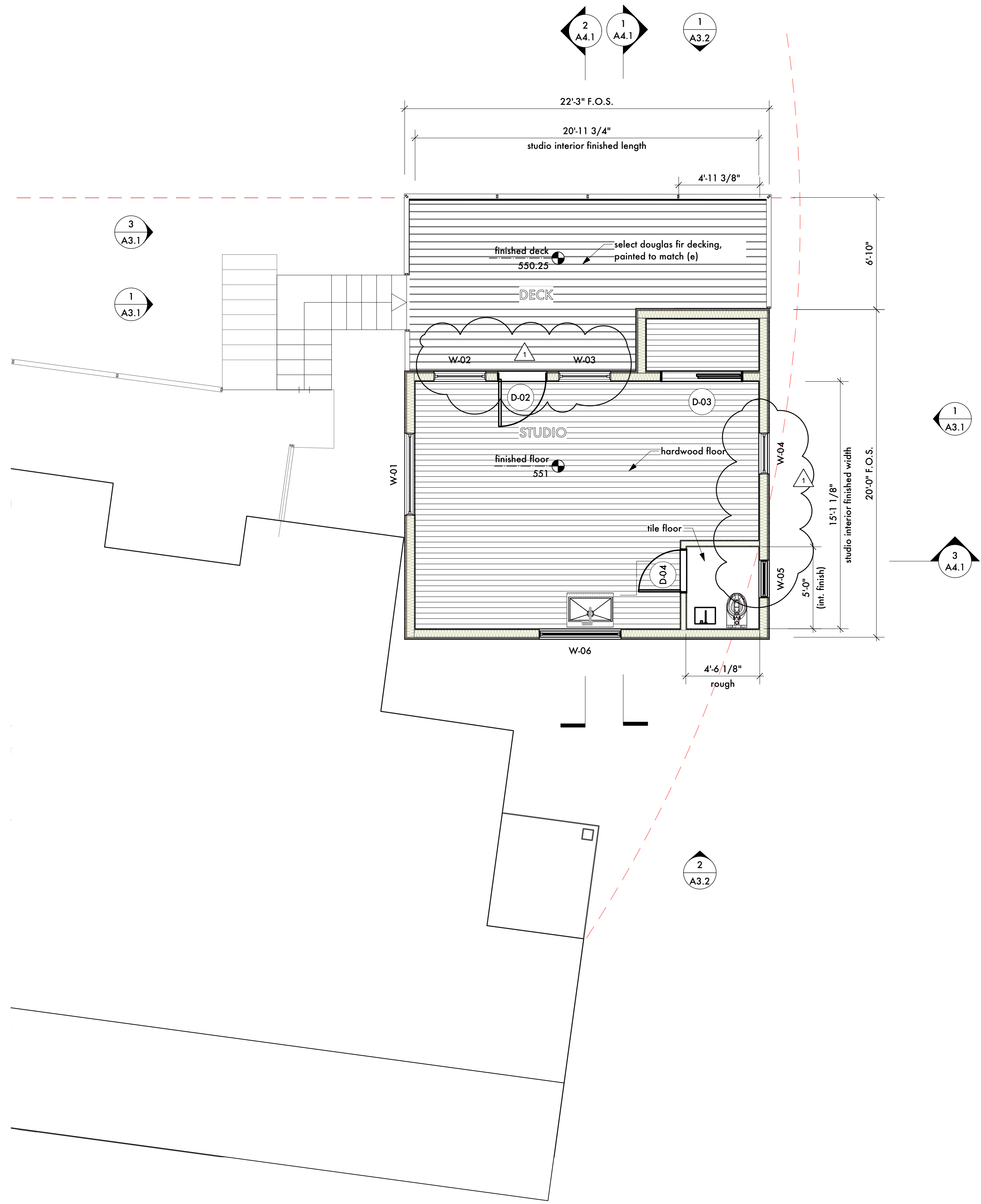
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Studio Floor Plan

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A2.2



1 Studio Floor Plan
 Scale: 1/4" = 1'-0"



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Roof Plan

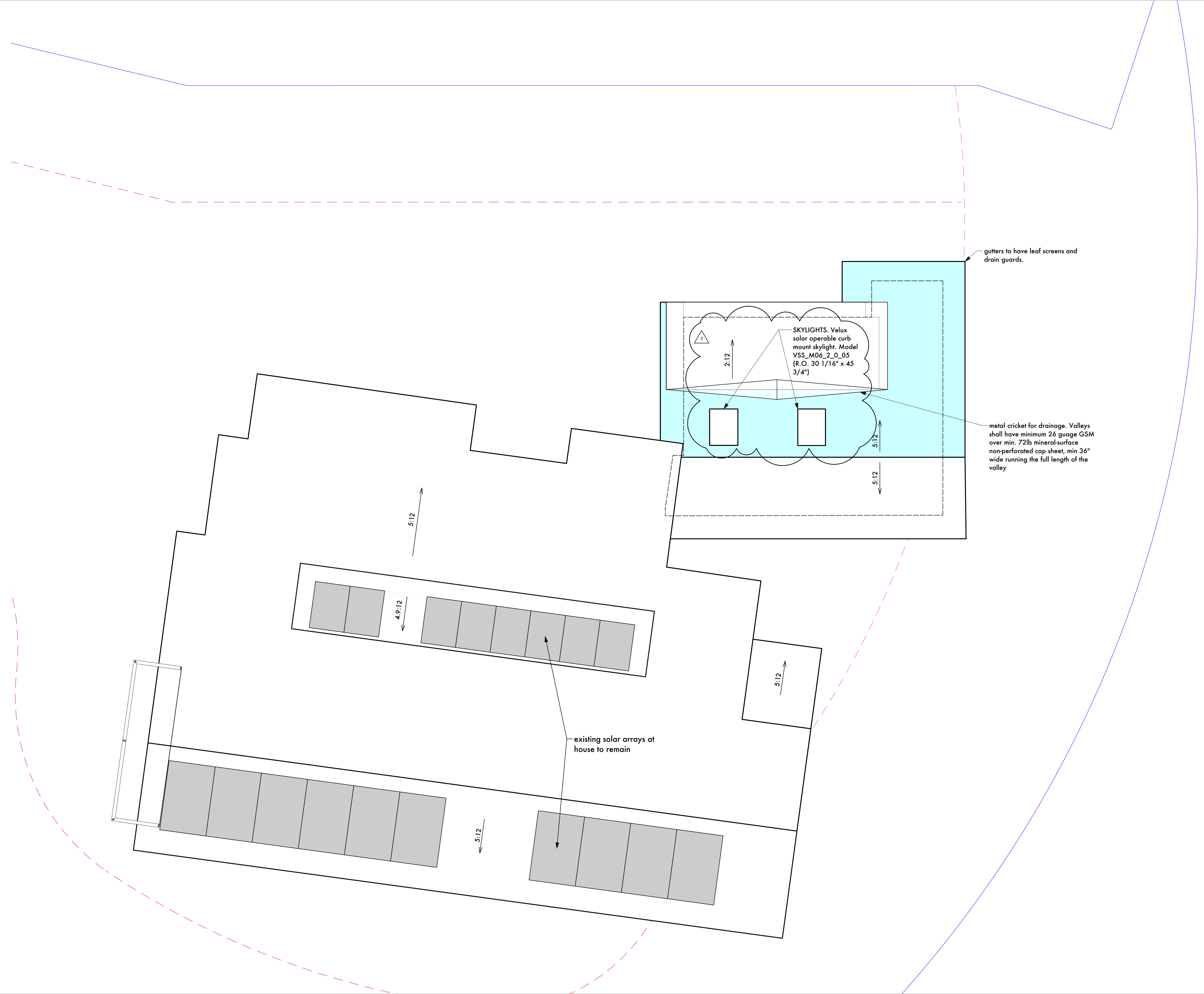
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A2.3



1 Roof Plan
 Scale: 1/4" = 1'-0"



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NORDGREN STUDIO
 4 Portola Green Circle
 Portola Valley, CA 94028
RCPs & Electrical

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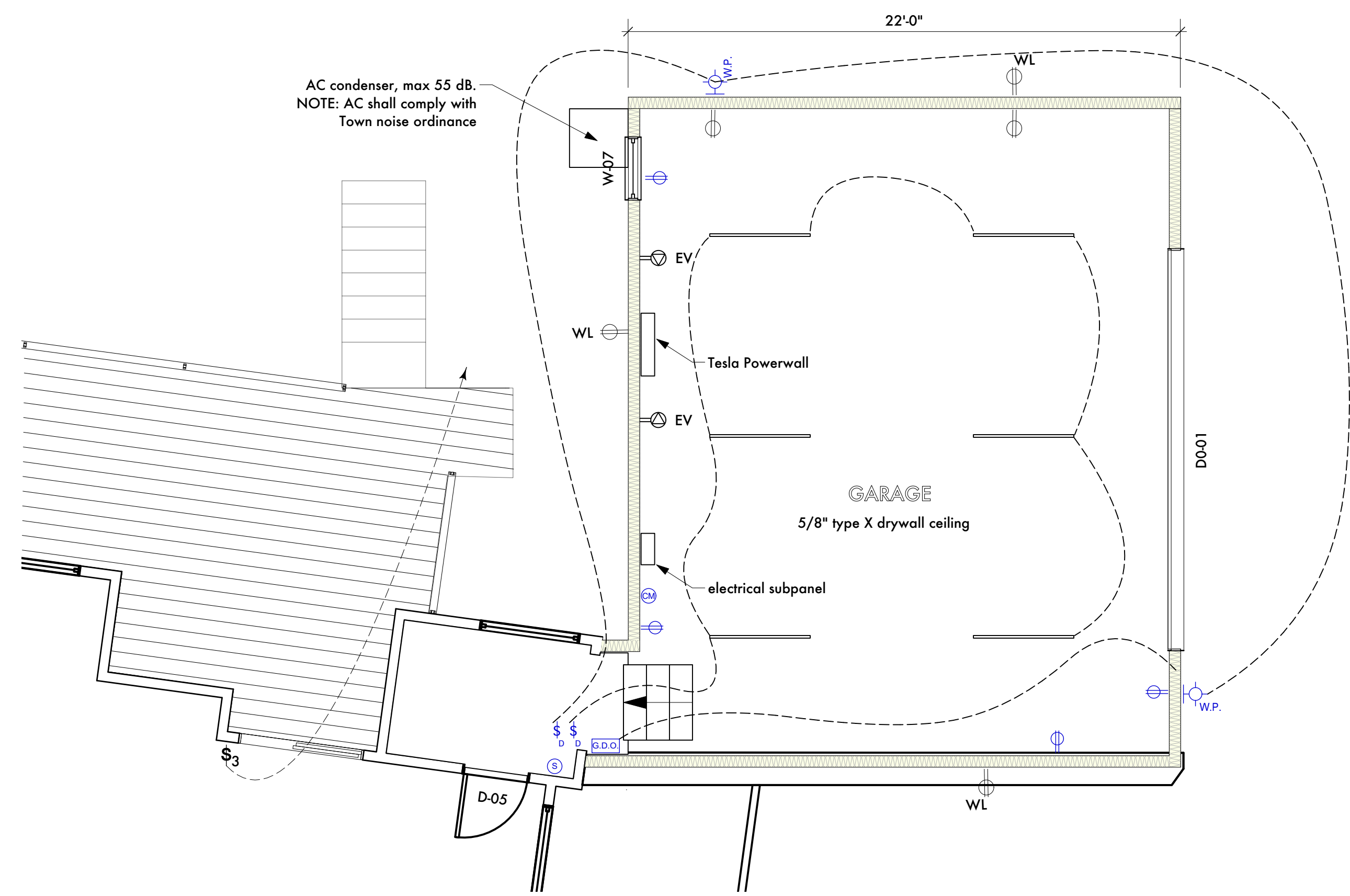
Date: 9/8/20

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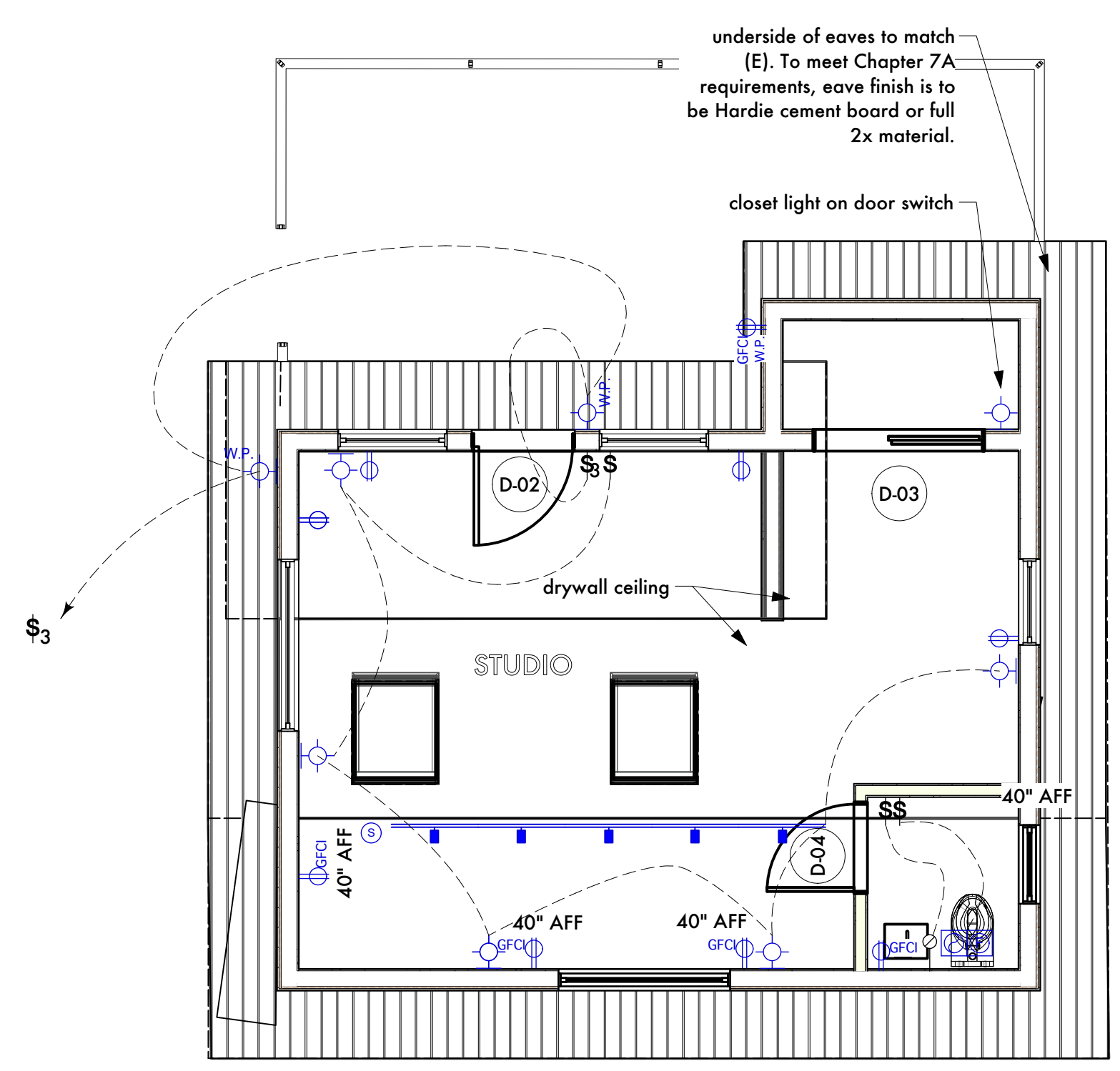
A2.4

ELECTRICAL / MECHANICAL SYMBOL LEGEND

- \$ LIGHT SWITCH, SINGLE POLE; +40" U.O.N.
- \$₃ LIGHT SWITCH, 3-WAY; +40" U.O.N.
- \$_{D3} LIGHT SWITCH, DIMMABLE, 3-WAY; +40" U.O.N.
- \$_B LIGHT SWITCH, DIMMABLE; +40" U.O.N.
- \$_{OC} LIGHT SWITCH, OCCUPANCY SENSOR; +40" U.O.N.
- ⊕ OUTLET, DUPLEX CONVENIENCE - 20A, 120V; +08" U.O.N.
- ⊕^{GFCI} OUTLET, SAME AS ABOVE EXCEPT GFI TYPE
- ⊕^{W.P.} OUTLET, SAME AS ABOVE EXCEPT WATER PROOF
- ⊕^{W.P./M} SWITCHED OUTLET, 1/2 HOT - 20A, 120V; +08" U.O.N.
- ⊕⁴ OUTLET, FOURPLEX CONVENIENCE - 20A, 120V +12" U.O.N.
- ⊕¹ OUTLET, INDIVIDUAL APPLIANCE - 40A, 220V
- ⊕^{UC} UNDER-COUNTER OUTLET
- ⊙ SURFACE MOUNTED LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE; IC & AT RATED, CAULKED BETWEEN THE FIXTURE AND THE CEILING GYP BOARD.
- ⊙ ADJUSTABLE WALL-WASH LIGHT IC & AT RATED
- ⊙ RECESSED L.E.D. CEILING LIGHT FIXTURE; IC & AT RATED, CAULKED BETWEEN THE FIXTURE AND THE CEILING GYP BOARD.
- ⊙ WALL MOUNTED LED LIGHT FIXTURE
- ⊙^{W.P.} WALL MOUNTED LIGHT FIXTURE WATER PROOF
- ⊙^{W.P./M} WALL MOUNTED LIGHT FIXTURE WATER PROOF WITH MOTION SENSOR
- ⊙ BATHROOM FAN
- ⊙ FAN-LED LIGHT COMBO
- TRACK LIGHT
- LINEAR LED
- ⊙ TELEPHONE OUTLET +12" U.O.N.
- ⊙ TELEVISION HOOKUP
- ⊙ DOORBELL CHIME
- ⊙ THERMOSTAT
- ⊙ ICBO APPROVED SMOKE DETECTOR - CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP AC/DC INTERCONNECTED
- ⊙ CARBON MONOXIDE ALARM
- ⊙ GARAGE DOOR OPENER
- ⊙ GAS OUTLET
- ⊙ F.G. HOSE BIB W/ VACUUM BREAKER
- ⊙ H.B. EXTERIOR FLOOD FIXTURE
- ⊙ EXTERIOR MOTION FLOOD FIXTURE
- ⊙ CEILING FAN
- ⊙ EMERGRNCY LIGHT
- ⊙ FLOOR REGISTER VENT
- ⊙ WALL REGISTER VENT



2 Garage Reflected Ceiling Plan
 Scale: 1/4" = 1'-0"



1 Studio Reflected Ceiling Plan
 Scale: 1/4" = 1'-0"



PANASONIC WHISPER RECESSED EXHAUST FAN model FV-08VRL1



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NORDGREN STUDIO
4 Portola Green Circle
Portola Valley, CA 94028
east & west Elevations

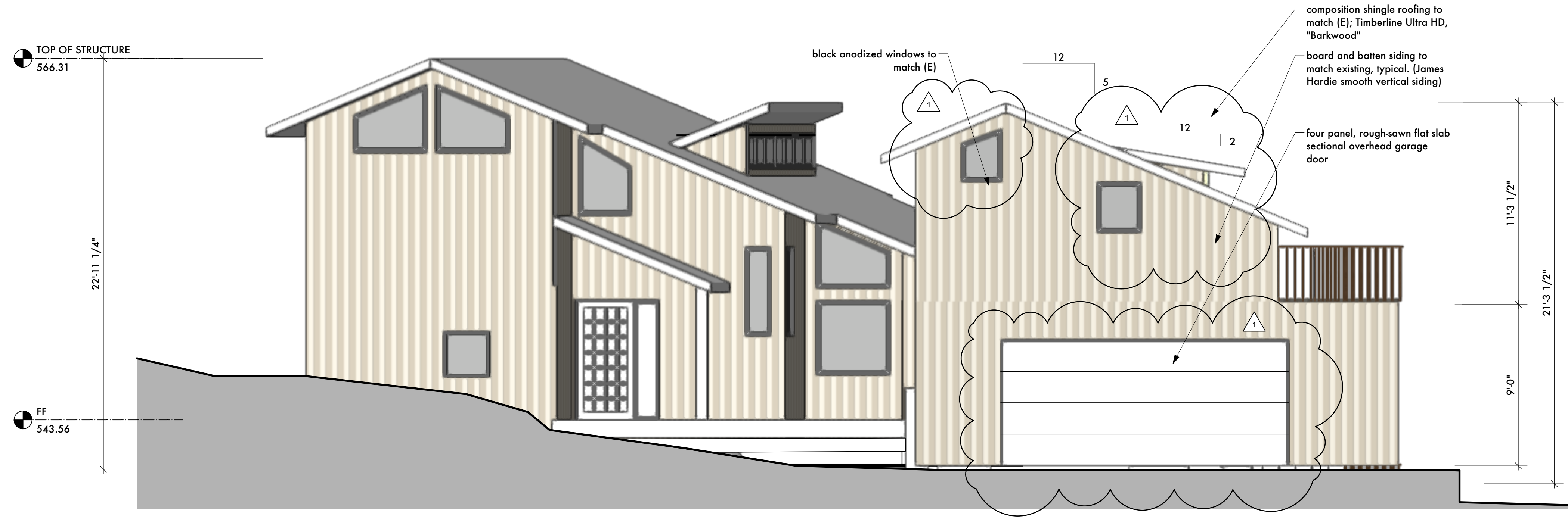
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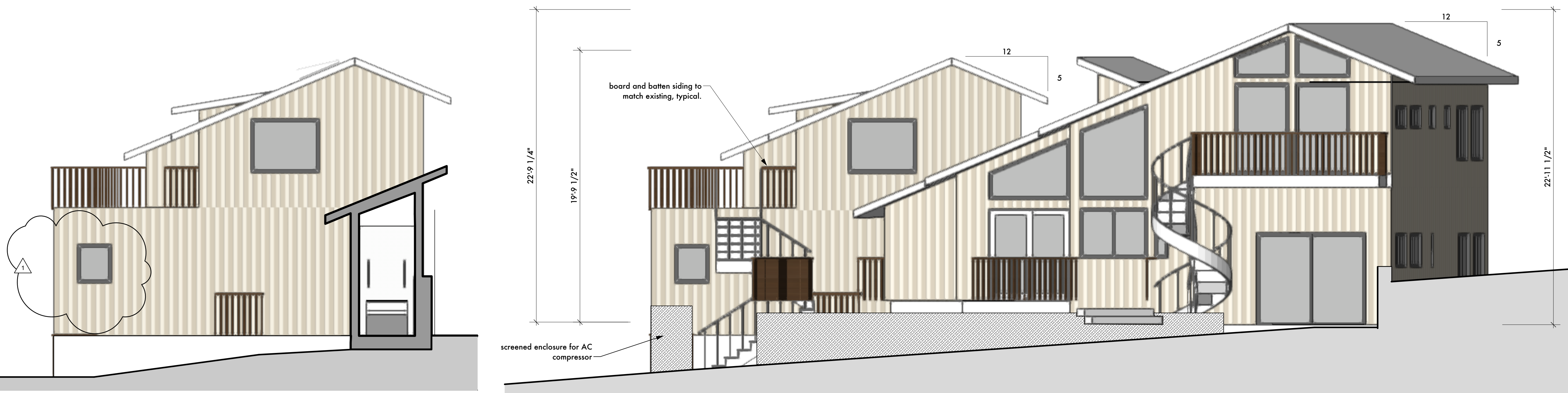
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A3.1



2 east elevation
Scale: 1/4" = 1'-0"



3 west elevation - new only
Scale: 1/4" = 1'-0"

1 west elevation
Scale: 1/4" = 1'-0"



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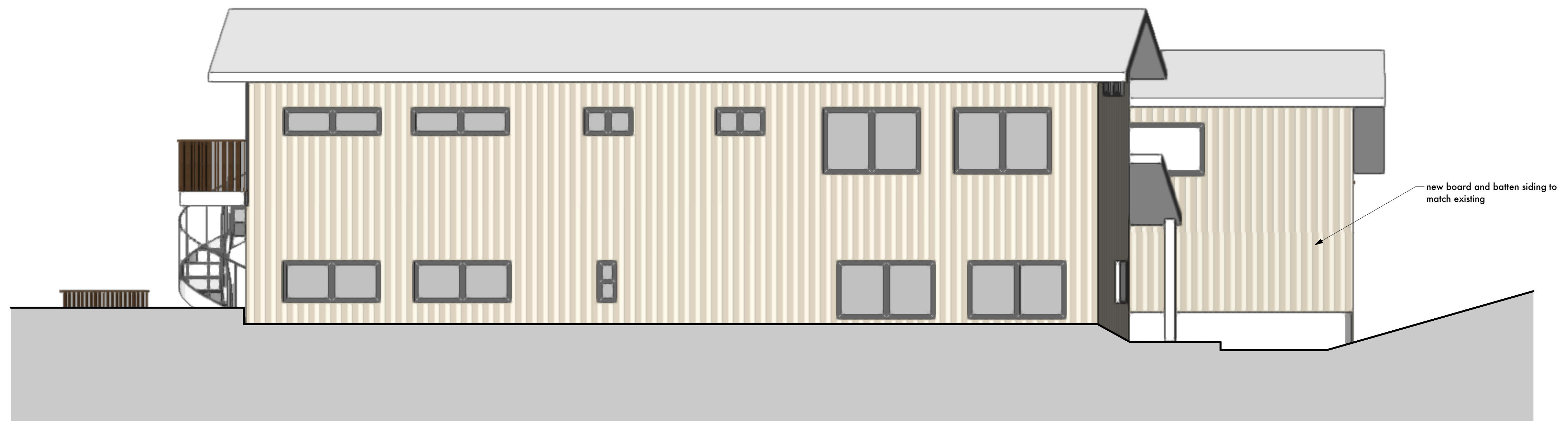
NORDGREN STUDIO
 4 Portola Green Circle
 Portola Valley, CA 94028
north & south Elevations

Sheet Scale: 0

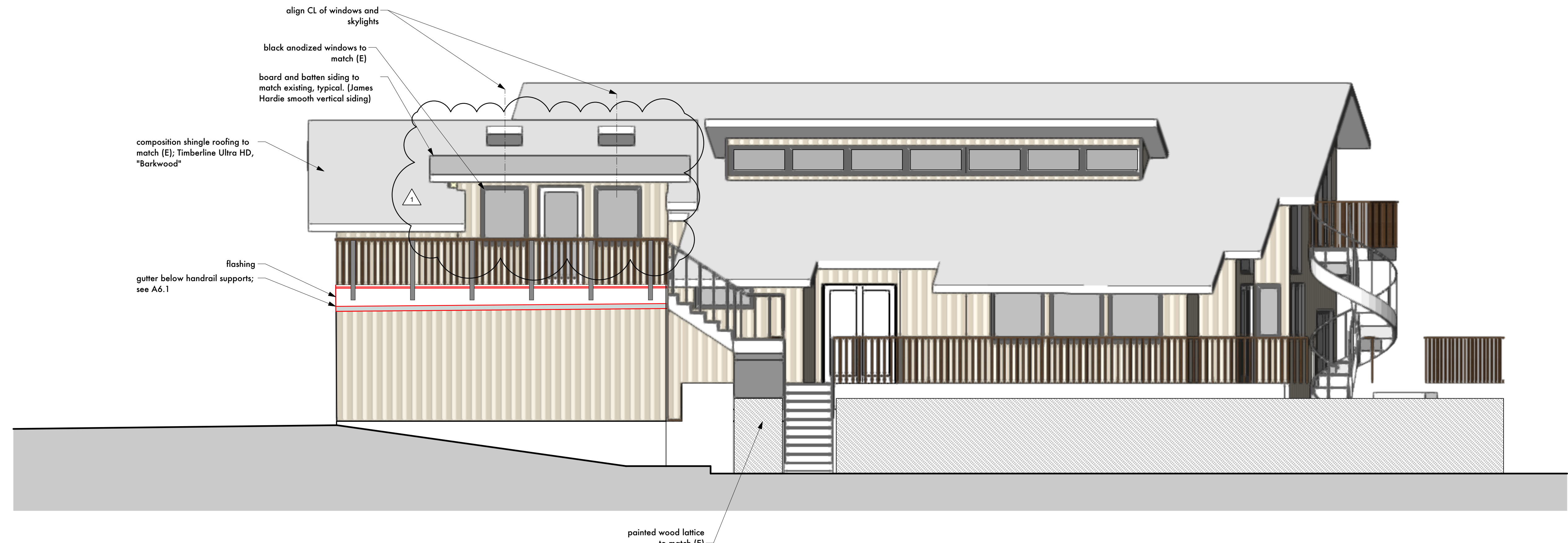
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A3.2



2 south elevation
 Scale: 1/4" = 1'-0"



1 north elevation
 Scale: 1/4" = 1'-0"



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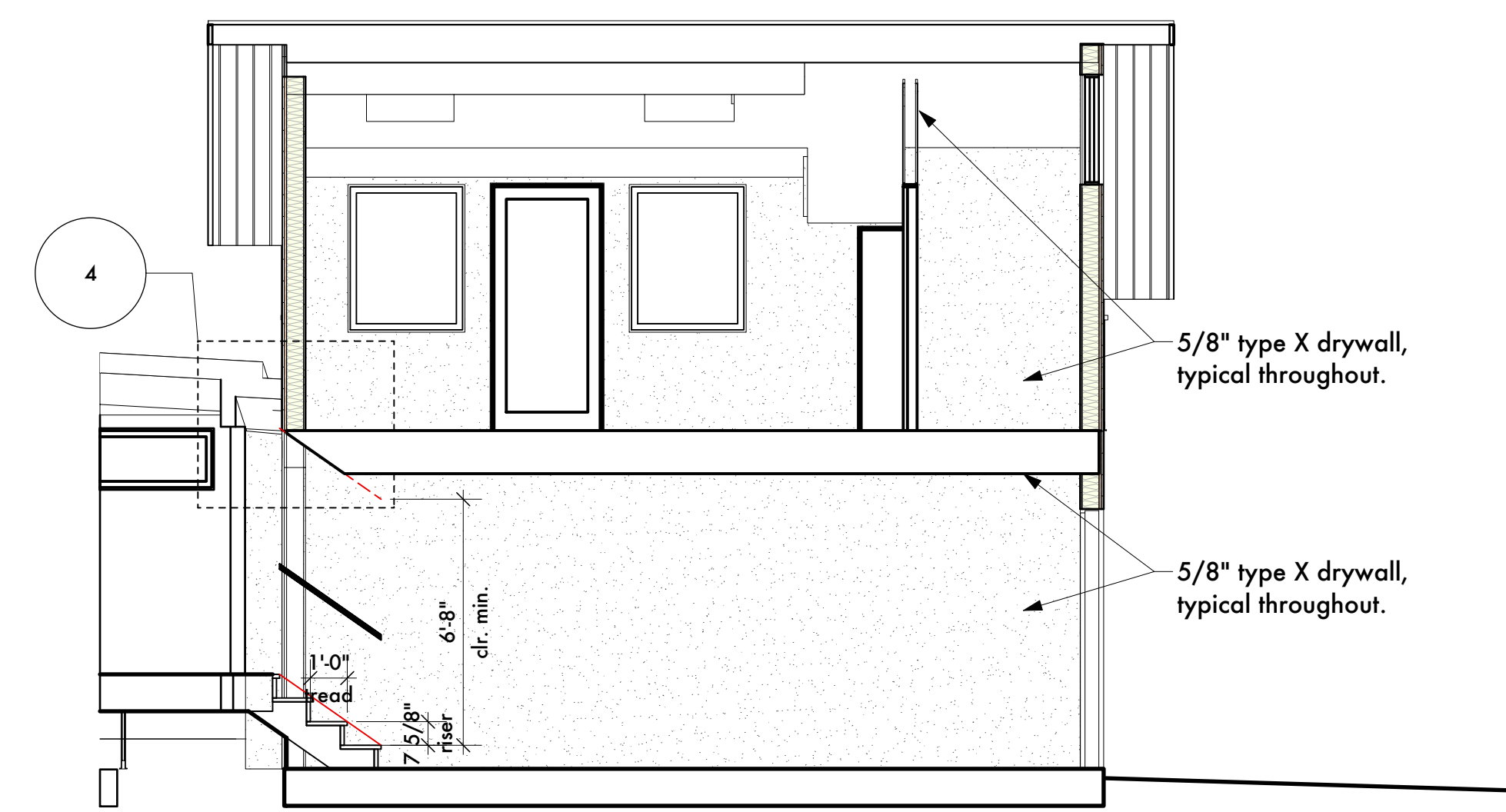
NORDGREN STUDIO
 4 Portola Green Circle
 Portola Valley, CA 94028
Building Sections

Sheet Scale: 0

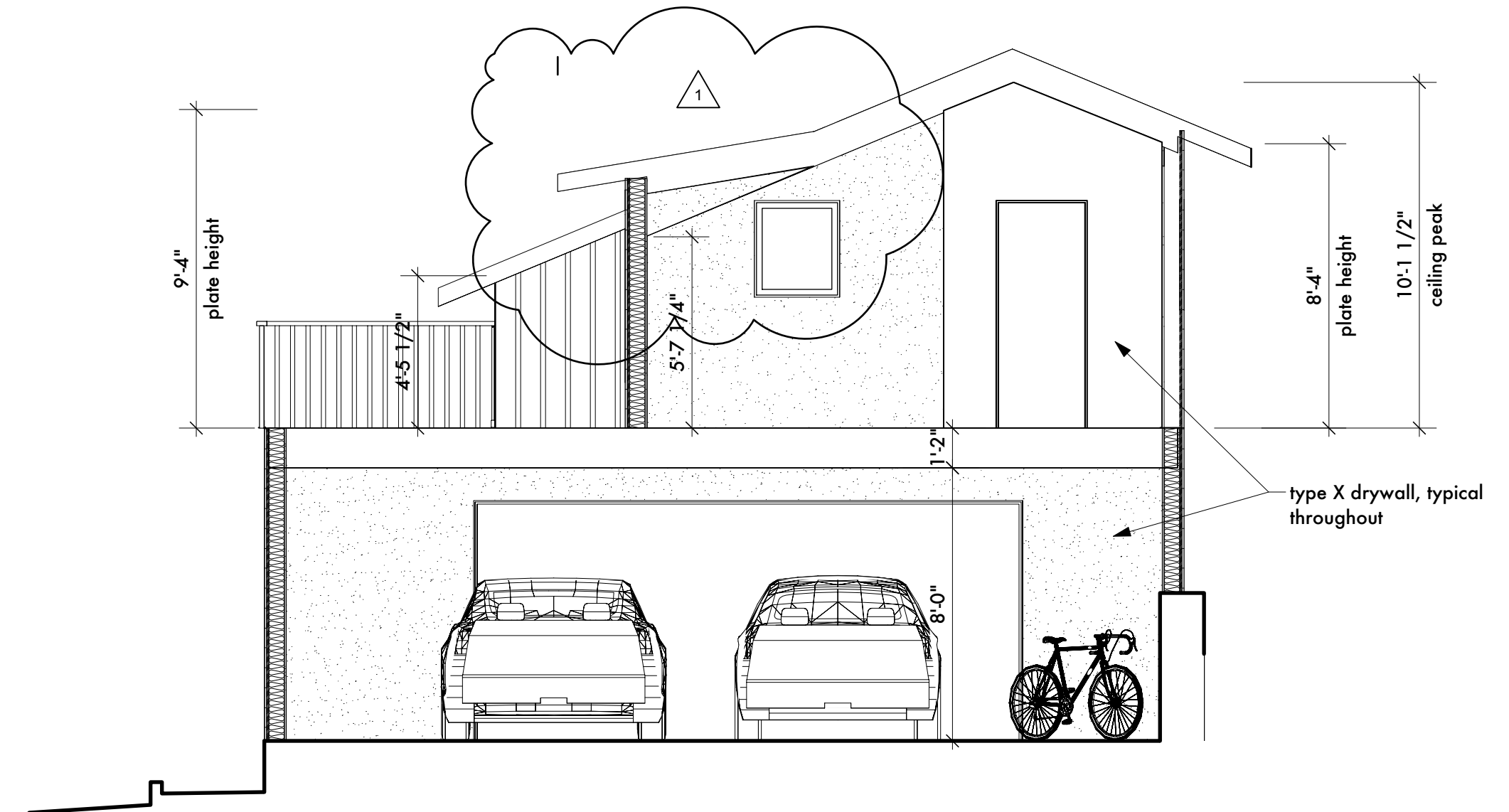
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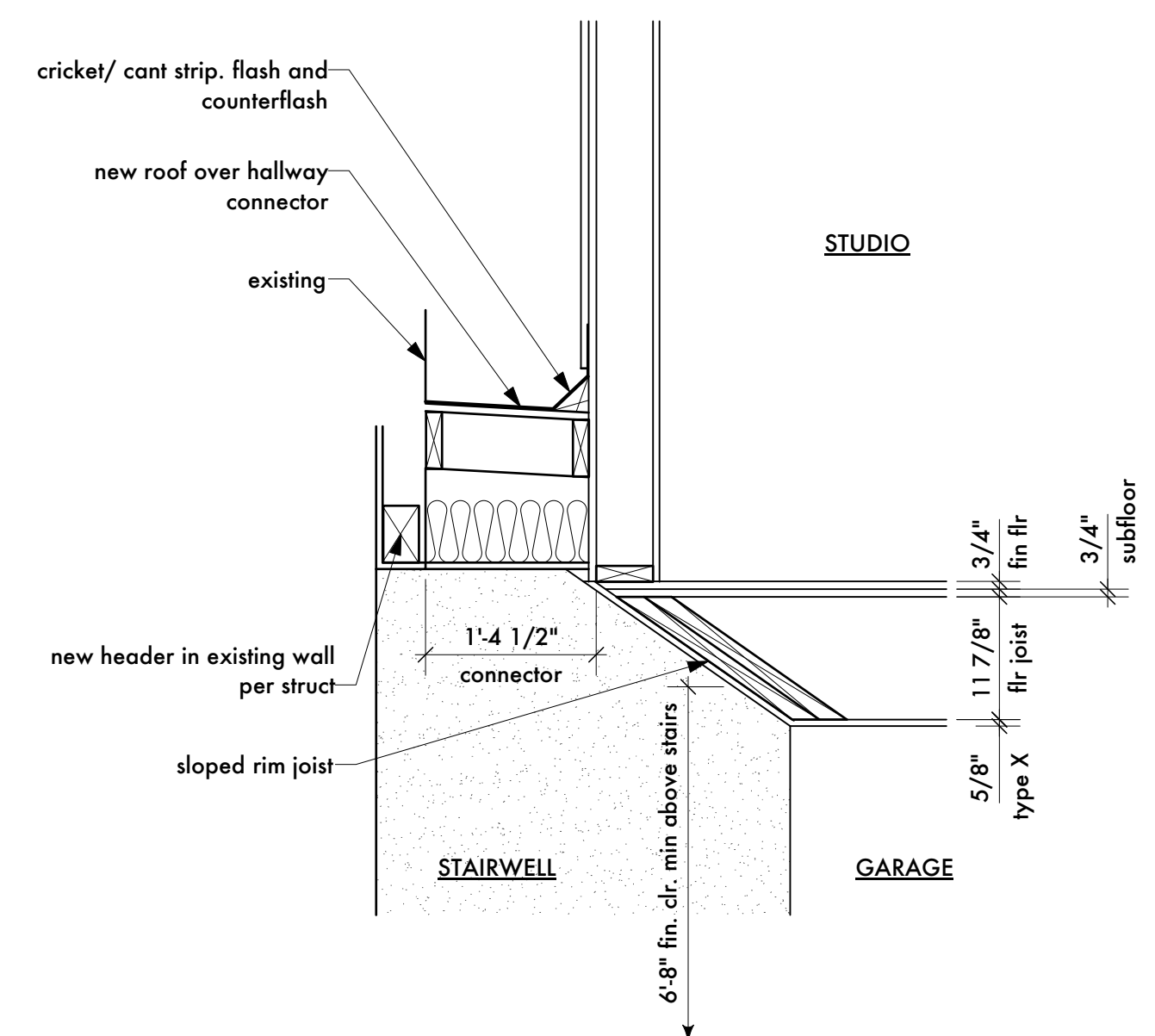
A4.1



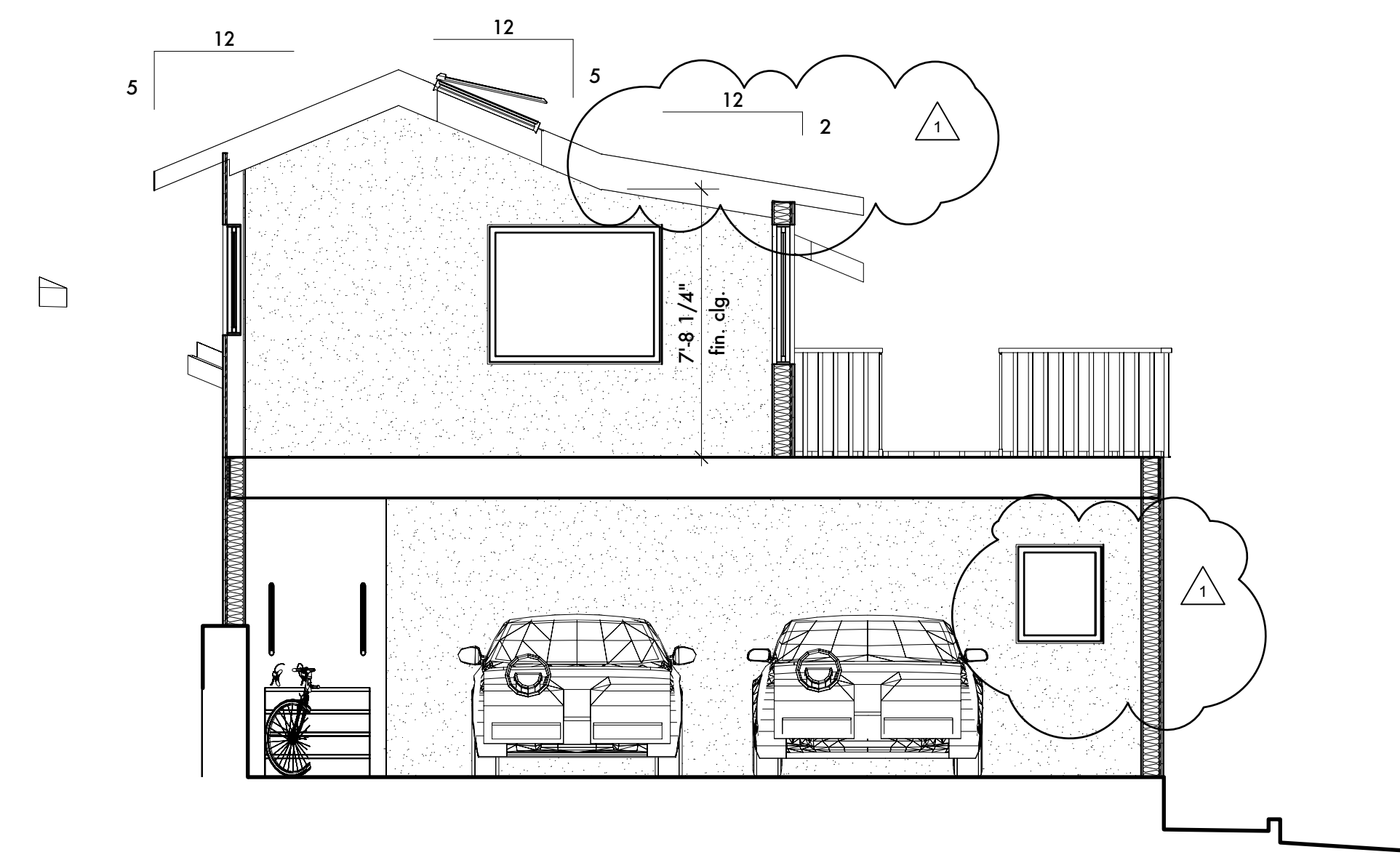
3 section through garage stair
 Scale: 1/4" = 1'-0"



1 section facing east
 Scale: 1/4" = 1'-0"



4 section at stairwell header
 Scale: 3/4" = 1'-0"



2 section facing west
 Scale: 1/4" = 1'-0"

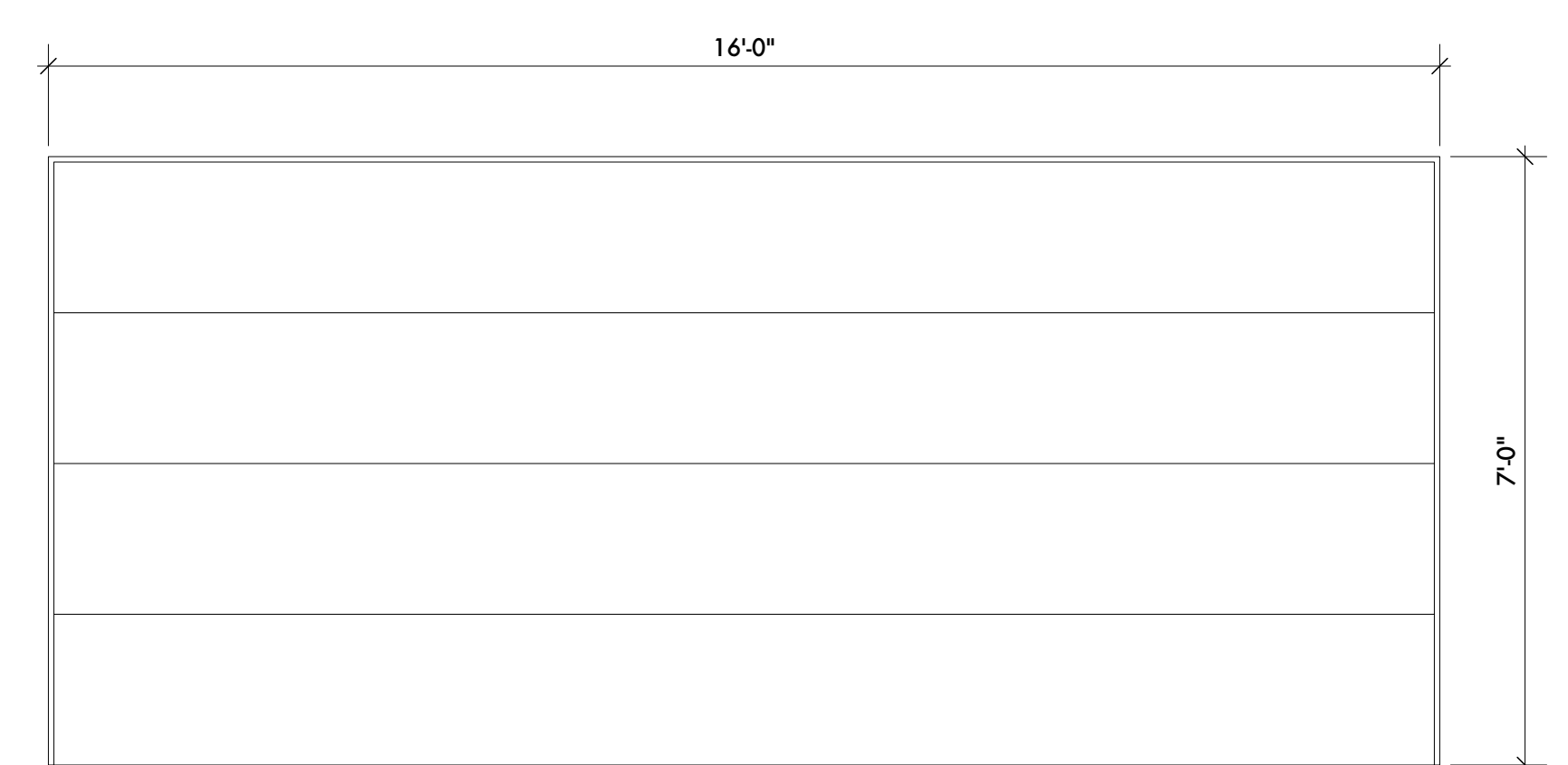
Door Schedule

Mark	Nominal Size			Configuration	Door Style			Door Frame		Frame Details			Fire Rating		Openings				Comments			
	Width	Height	Thickness		Slab Style	Side Lights	L Sideit W/d	R Sideit W/d	Glaz. Style	Jamb Thick	Jamb Depth	Head Detail	Jamb Detail	Sill Detail	Frame	Door Slab	RO Width	RO Height		Mas O Width	Mas O Height	HW Set
D. 05	2'8"	6'8"	1 3/4"	Swing Simple	Solid		N/A	N/A	None	3/4"	4 3/4"				N/A	N/A	2'9"	6'8 1/2"	3'4"	7'4"	DHW.#	1 hour rated/ garage
D0. 01	16'0"	7'0"	1 1/2"	Overhead	Solid		N/A	N/A	None	3/4"	4 1/2"				N/A	N/A	16'1"	7'0 1/2"	16'8"	7'4"	DHW.#	overhead garage door
D. 03	5'0"	5'6"	1 3/8"	Slider	Solid		N/A	N/A	None	3/4"	7 5/8"				N/A	N/A	5'1"	5'6 1/2"	5'4"	6'0"	DHW.#	closet
D. 02	3'0"	6'8"	1 3/4"	Swing Simple	Glass		N/A	N/A	None	3/4"	4 1/2"				N/A	N/A	3'1"	6'8 1/2"	3'4"	7'4"	DHW.#	studio entry
D. 04	2'8"	6'8"	1 3/8"	Swing Simple	Solid		N/A	N/A	None	3/4"	4 1/2"				N/A	N/A	2'9"	6'8 1/2"	3'4"	7'4"	DHW.#	bathroom

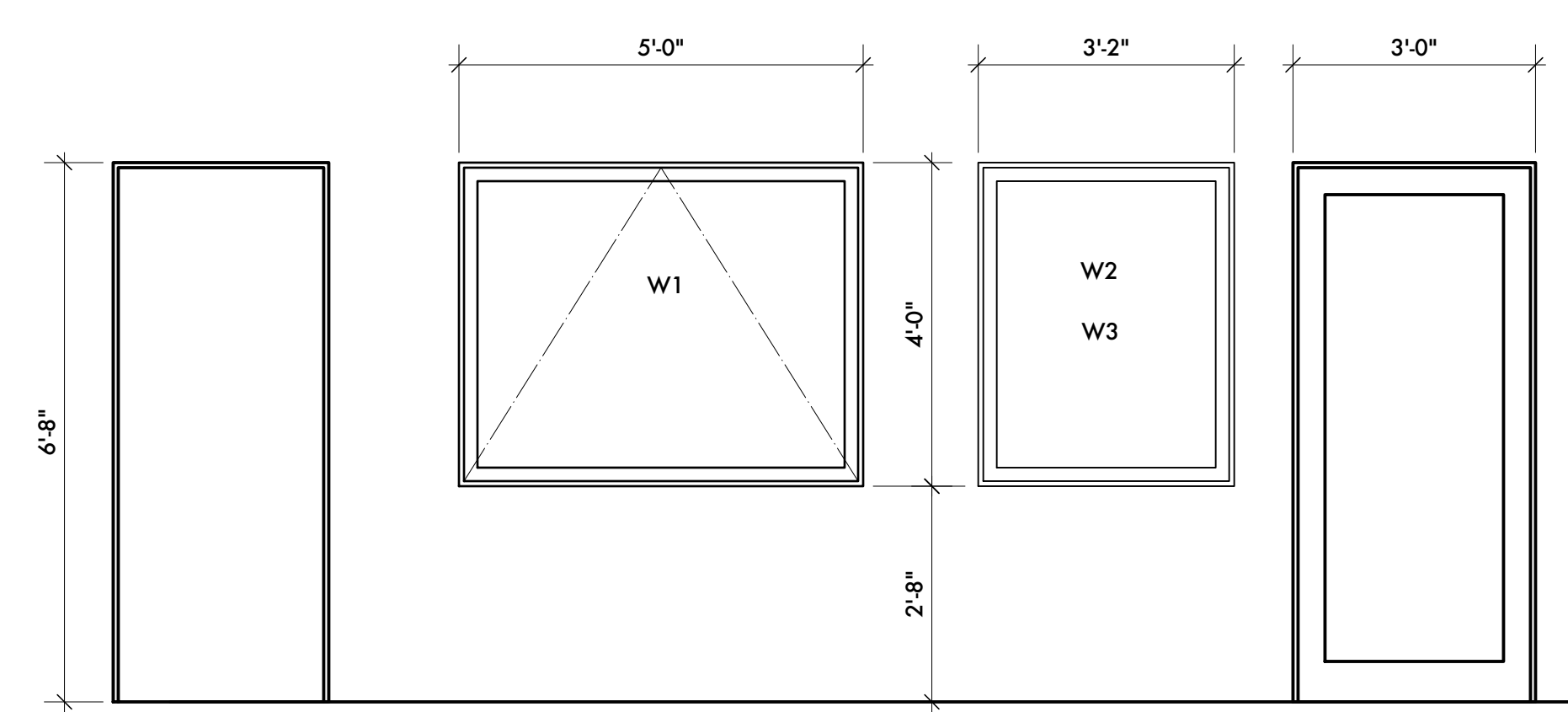
Window Schedule

Mark	Nominal Size		Configuration	Window Style			Sill	Glass	Frame Details			Window Data				Notes	Comments				
	O.A. Width	O.A. Height		Shape	Top Shape	Transom Sash			Head Detail	Jamb Detail	Sill Detail	RO Width	RO Height	Mas O Width	Mas O Height			Mfr	Model No.		
W. 01	5'0"	4'0"	Awning	N/A	Rectangle	Square	-	Timber						5'0"	4'0"	5'4"	4'0"	weathershield	contemporary	pushout	studio, west wall
W. 02	3'2"	4'0"	Fixed Glass	N/A	Rectangle	Square	-	Timber						3'2"	4'0"	3'4"	4'0"	weathershield	contemporary	fixed	studio north
W. 03	3'2"	4'0"	Casement	N/A	Rectangle	Square	-	Timber						3'2"	4'0"	3'4"	4'0"	weathershield	contemporary	fixed	studio north
W. 04	2'6"	2'10"	Casement	N/A	Rectangle	Square	-	Timber						2'6"	2'10"	2'8"	3'4"	weathershield	contemporary	pushout	studio nook
W. 05	2'3 1/2"	3'0"	Fixed Glass	N/A	Rectangle	Sloped	-	Timber						2'3 1/2"	3'0"	2'8"	2'8"	weathershield	contemporary	fixed	trapezoid, bathroom
W. 06	5'0"	3'2"	Awning	N/A	Rectangle	Square	-	Timber						5'0"	3'2"	5'4"	3'4"	weathershield	contemporary	pushout	studio sink
W. 07	2'6"	2'10"	Casement	N/A	Rectangle	Square	-	Timber						2'6"	2'10"	2'8"	3'4"	weathershield	contemporary	pushout	garage
W. 08	2'6 1/2"	2'6 1/2"	Awning	N/A	Rectangle	Square	-	Timber						2'6 1/2"	2'6 1/2"	2'8"	2'8"	weathershield	contemporary	pushout	

NOTES:
ALL EXTERIOR GLAZING TO CONFIRM TO CHAPTER 7A:
MINIMUM ONE TEMPERED PANE. DOORS TO BE SOLID
CORE WOOD WITH RAILS AND STILES NOT LESS THAN
1 3/8" THICK; MIN 20-MINUTE RATED.

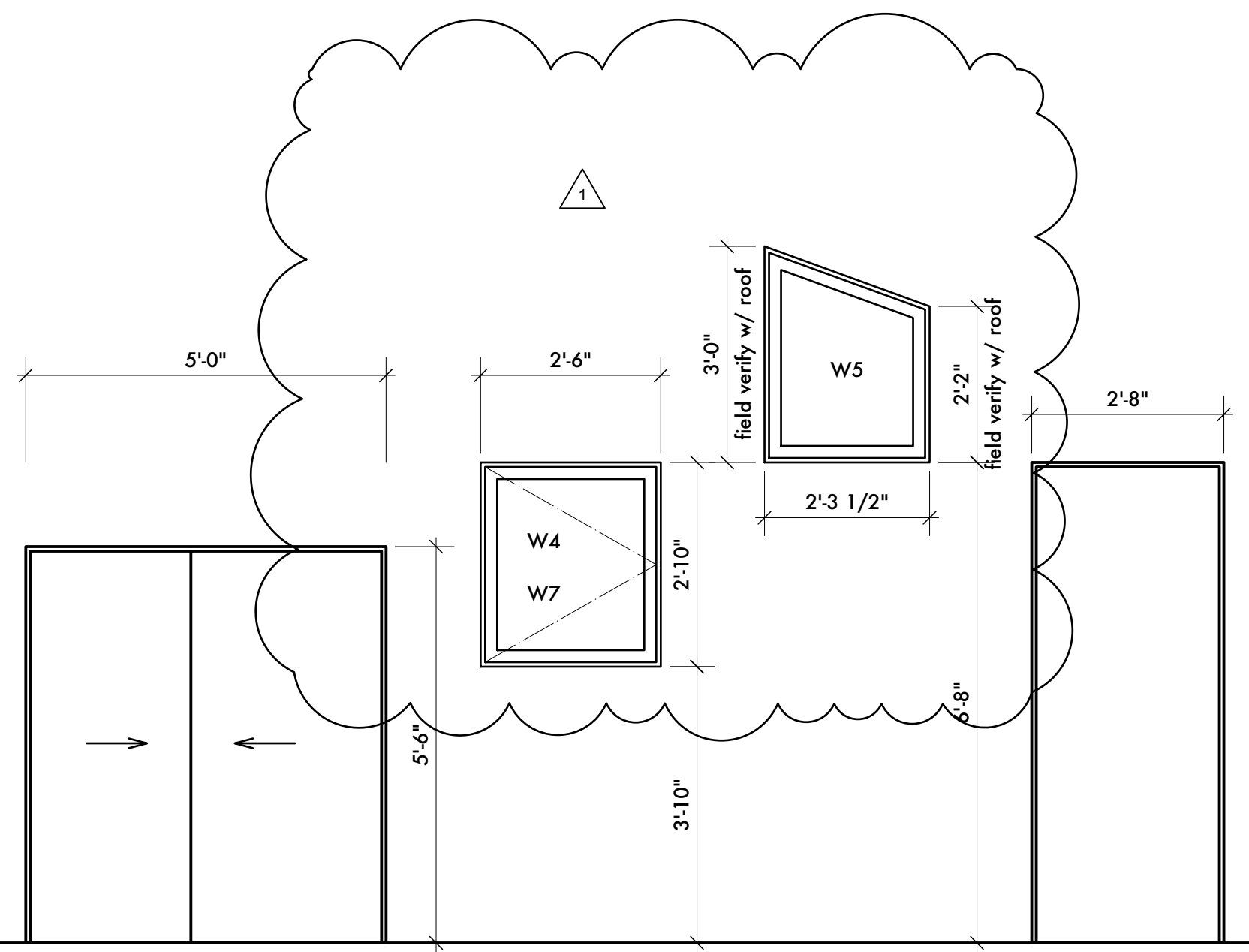


D01 - garage door



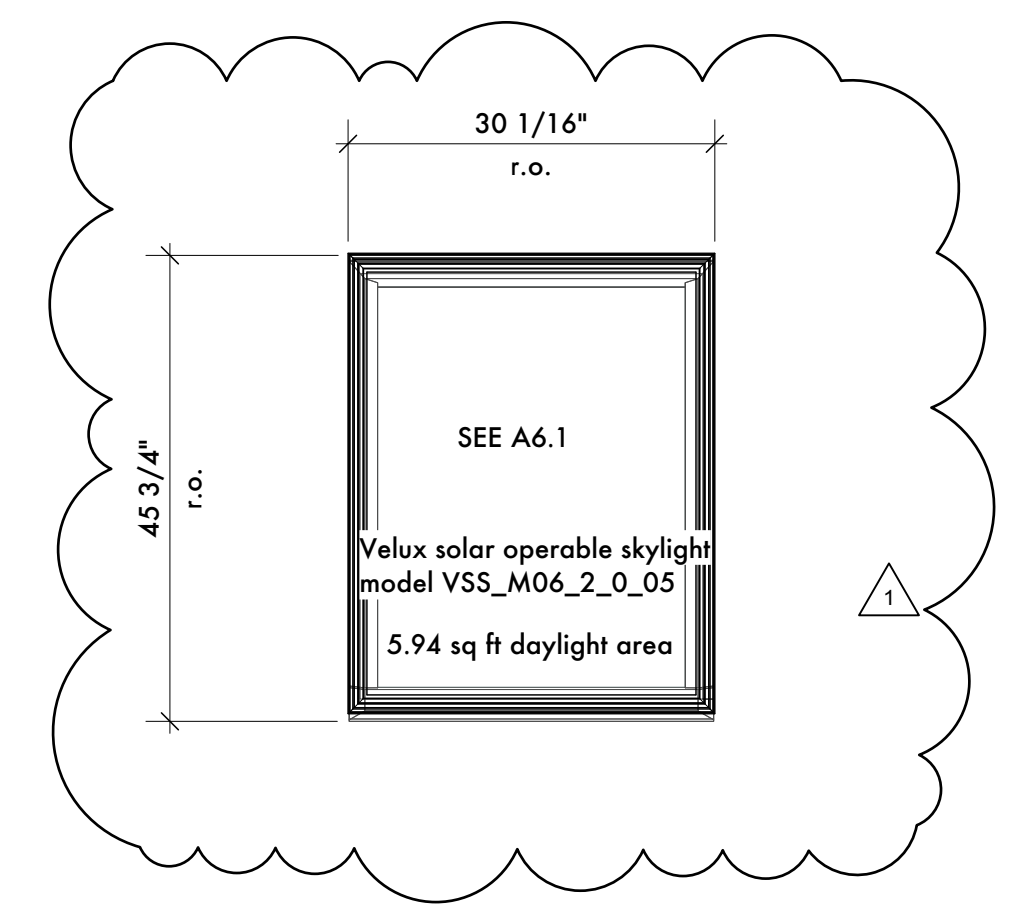
D5 - entry to garage
1 hr rated

D2 - studio entry



D3 - closet

D4 - bathroom



2 skylight plan
Scale: 3/4" = 1'-0"

1 window and door elevations
Scale: 1/2" = 1'-0"



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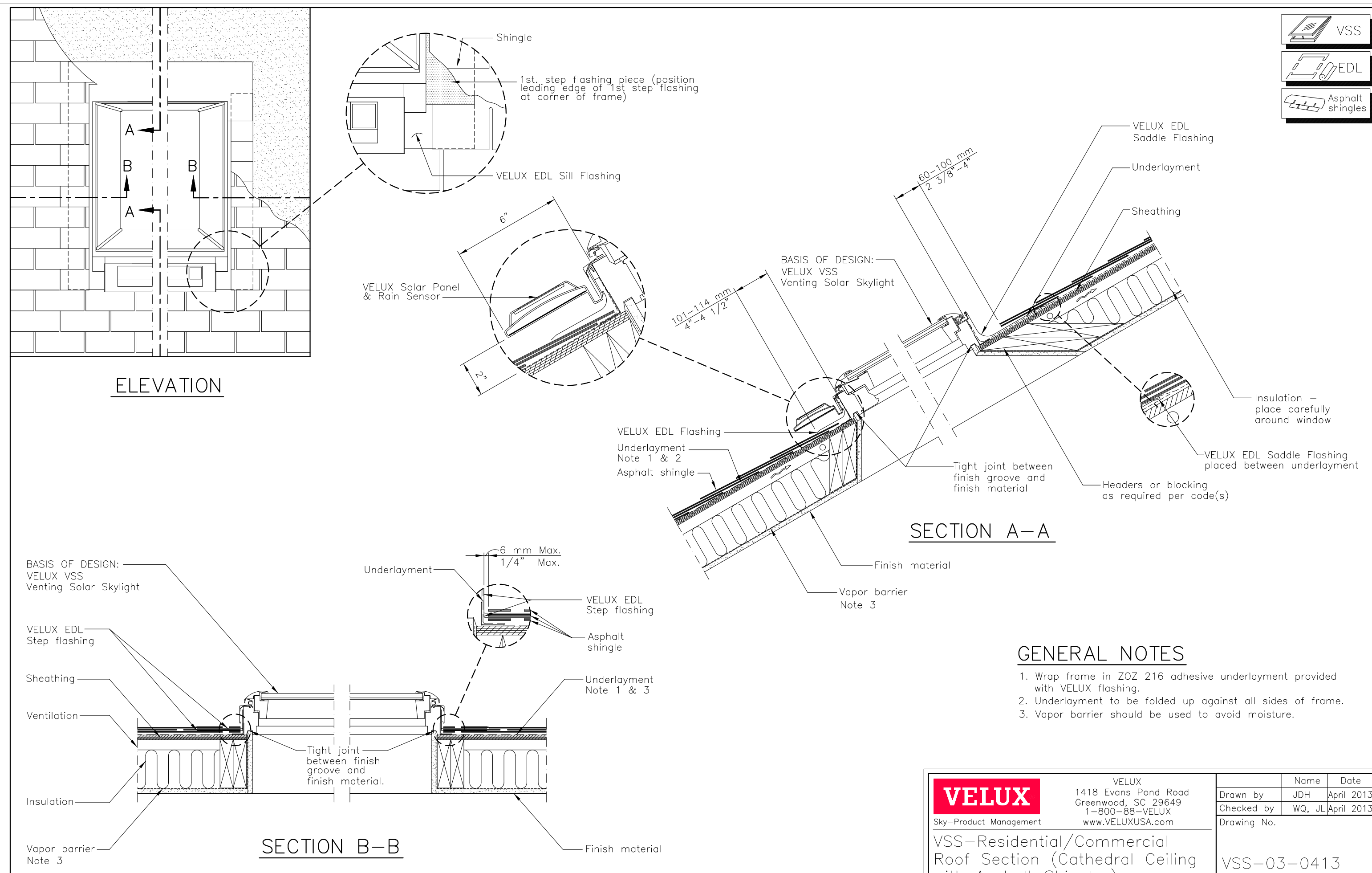
NORDGREN STUDIO
4 Portola Green Circle
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Door/Window Schedule

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A5.1



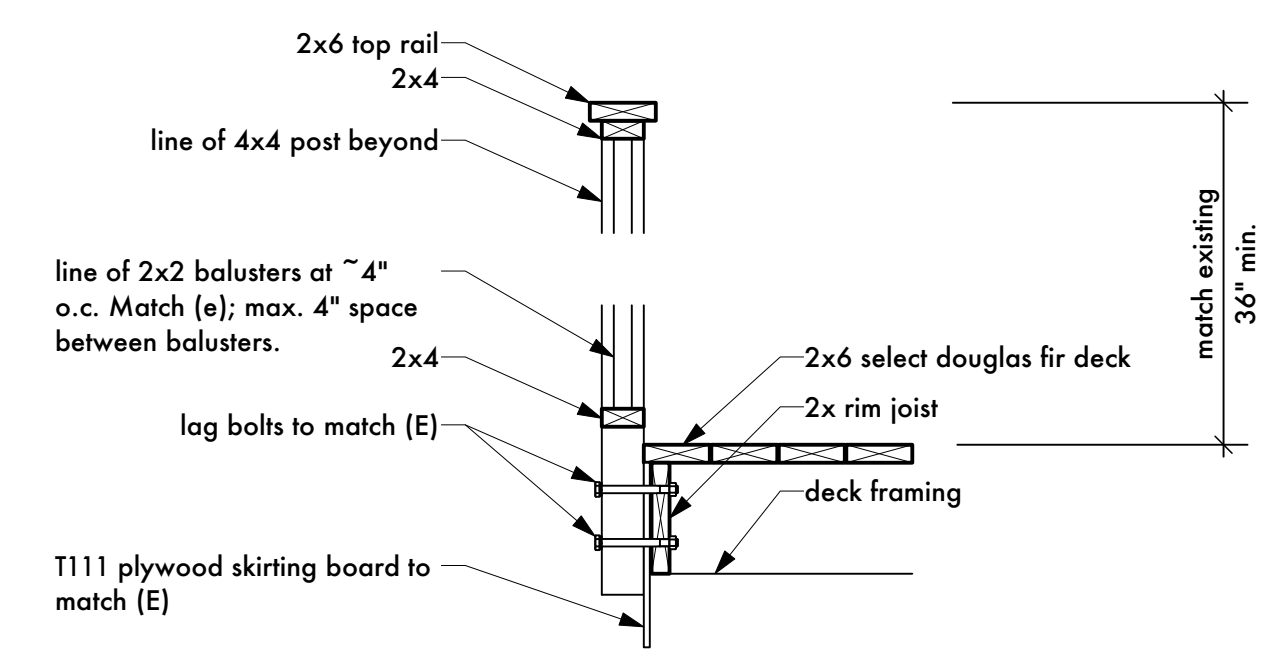
GENERAL NOTES

1. Wrap frame in ZOZ 216 adhesive underlayment provided with VELUX flashing.
2. Underlayment to be folded up against all sides of frame.
3. Vapor barrier should be used to avoid moisture.

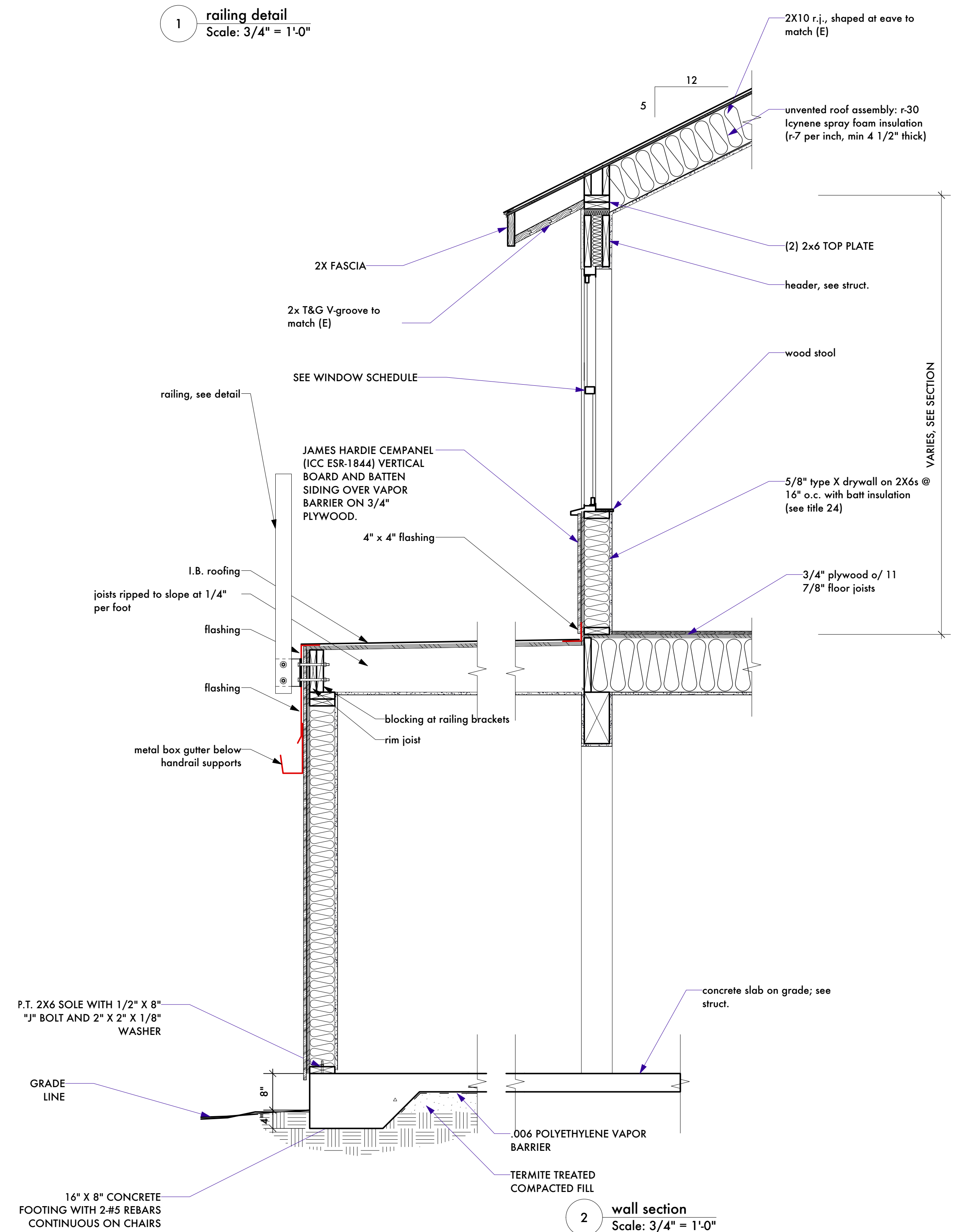
VELUX
 1418 Evans Pond Road
 Greenwood, SC 29649
 1-800-88-VELUX
 www.VELUXUSA.com

VSS-Residential/Commercial
 Roof Section (Cathedral Ceiling)
 VSS-03-0413

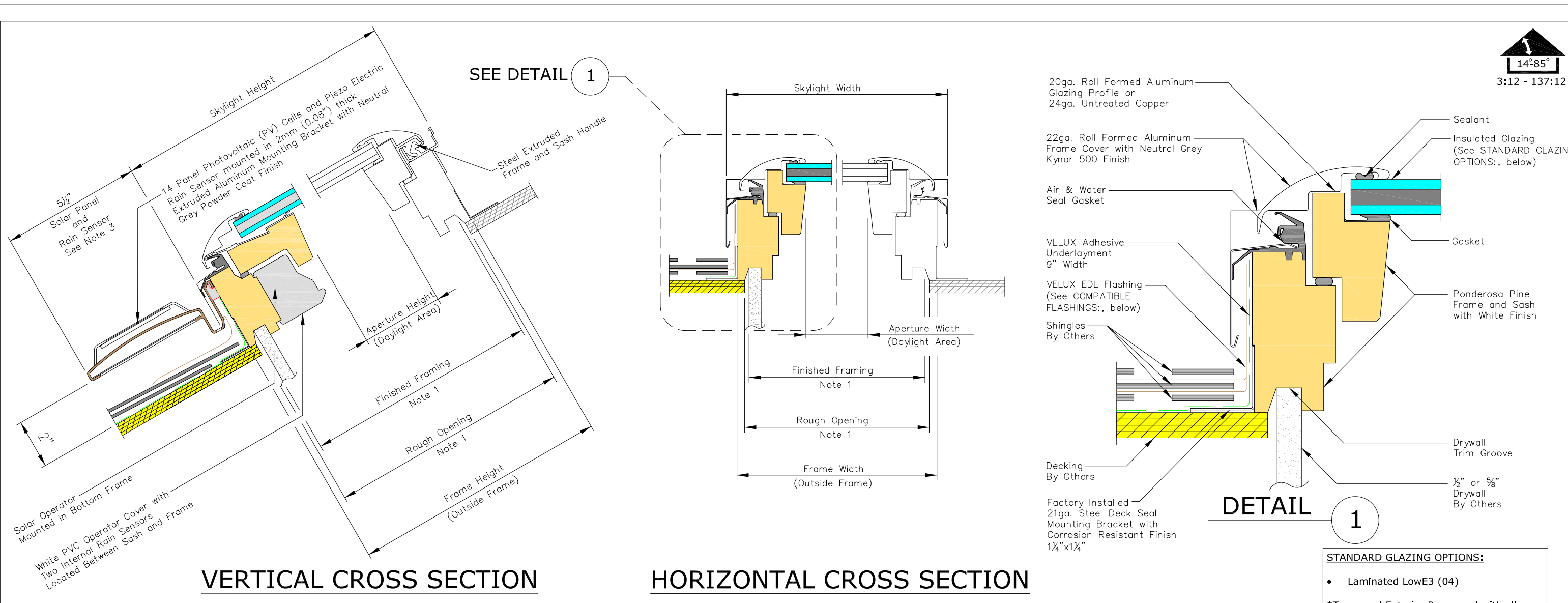
Name	Date
Drawn by: JDH	April 2013
Checked by: WQ, JL	April 2013
Drawing No.	



1 railing detail
 Scale: 3/4" = 1'-0"

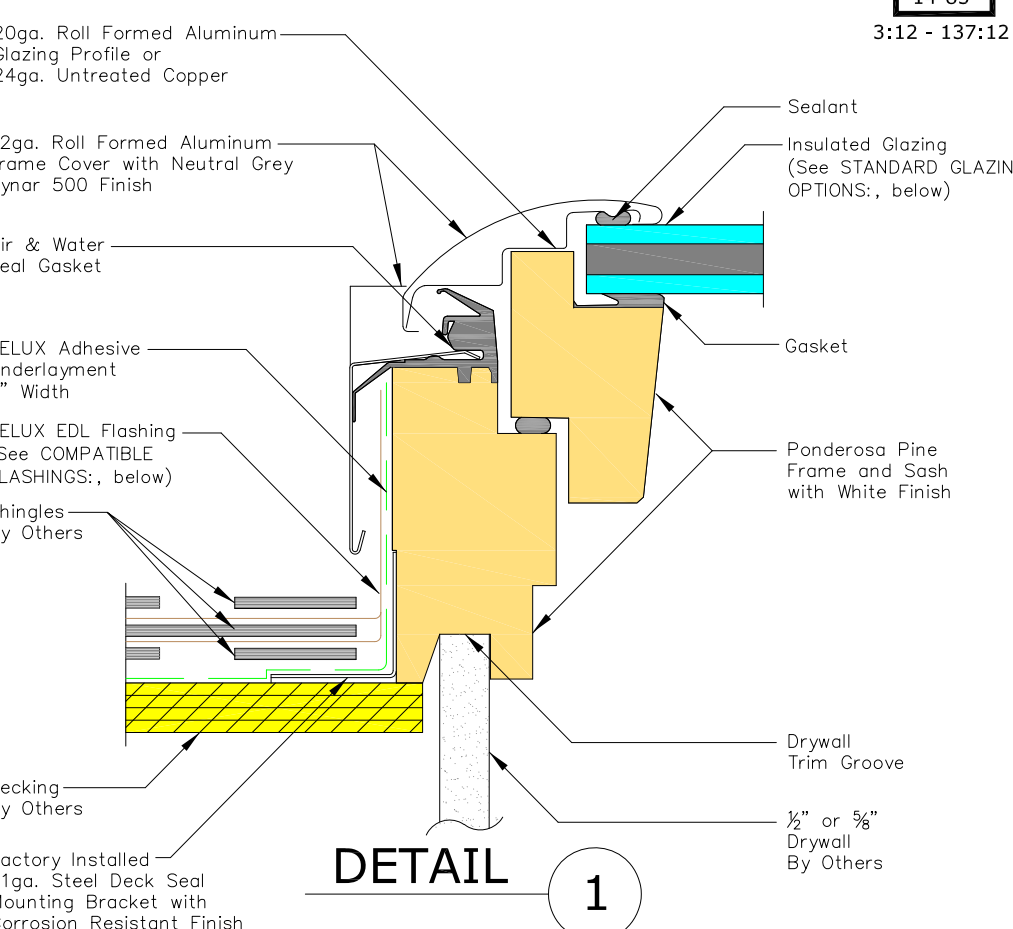


2 wall section
 Scale: 3/4" = 1'-0"



VERTICAL CROSS SECTION

HORIZONTAL CROSS SECTION



1

PRODUCT DIMENSIONS

METRIC UNITS (MILLIMETERS)		IMPERIAL UNITS (INCHES)								Daylight Area (Sq. Feet)
Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height		
C01	21	21 1/2	16	22 5/16	26 7/8	27 3/8	20 7/16	28 3/8	2.27	
C04	21	21 1/2	16	22 5/16	37 7/8	38 3/8	31 7/16	39 3/8	3.50	
C06	21	21 1/2	16	22 5/16	45 3/4	46 1/4	39 5/16	47 1/4	4.38	
C08	21	21 1/2	16	22 5/16	54 7/16	54 15/16	48	55 15/16	5.34	
M02	30 1/16	30 9/16	25	31 3/8	30	30 1/2	23 9/16	30	4.11	
M04	30 1/16	30 9/16	25	31 3/8	37 7/8	38 3/8	31 7/16	39 3/8	5.48	
M06	30 1/16	30 9/16	25	31 3/8	45 3/4	46 1/4	39 5/16	47 1/4	6.86	
M08	30 1/16	30 9/16	25	31 3/8	54 7/16	54 15/16	48	55 15/16	8.36	
S01	44 1/4	44 3/4	39 1/4	45 9/16	26 7/8	27 3/8	20 7/16	28 3/8	5.57	
S06	44 1/4	44 3/4	39 1/4	45 9/16	45 3/4	46 1/4	39 5/16	47 1/4	10.73	

NOTES:

1. The ROUGH OPENING and FINISHED FRAMING dimensions are based on perpendicular interior finish material on all four sides and these dimensions will vary depending on the roof construction, the thickness and the design of the interior finish material.
2. Max sash opening is 11" by stainless steel chain.
3. Standard Panel Width dimension includes Solar Panel bracket and bracket end caps.

VELUX
 1418 Evans Pond Road
 Greenwood, SC 29649
 1-800-88-VELUX
 www.VELUXUSA.com

VSS - Solar Venting Skylight



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NORDGREN STUDIO
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Details

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A6.1

Another Defeat for Statewide Zoning Reform in California

Another year, another defeat for sweeping changes to the status quo of single-family zoning in the state of California. SB 1120 would have allowed duplexes in areas previously zoned for detached single family zoning.

September 1, 2020, 9am PDT | James Brasuell | [@CasualBrasuell](#)



Gabriele Maltinti / [Shutterstock](#)

"A bill that would have allowed for duplexes on most single-family lots in California passed the Assembly late Monday night, but died when the year's legislative session came to an end before the Senate could take it up for a vote," reports Andrew Khouri.

"SB 1120 wouldn't have outlawed single-family houses. But it would have required local governments to permit applications to convert a house into a duplex or to demolish a house and build two units, either as a duplex or two single-family houses," explains Khouri of how the bill would have altered the planning and zoning landscape of the country's most populous state. Supporters of the bill argued that new forms of density are necessary to control the skyrocketing price of housing in the state.

In the end, SB 1120 was killed by procedure, creating lots of confusion on California housing Twitter last night. As noted by Khouri, SB 1120, authored by Democratic State Senator Nancy Skinner now joins a series of planning and zoning reform bills that have failed at the finish line in California, including [SB 50](#) and [SB 827](#), both authored by State Sen. Scott Wiener. Khouri presents SB 1120 as a response to the failure of SB 50. Like SB 50, SB 1120 failed to win the support of senators representing the Los Angeles area. (Skinner and Wiener represent opposites sides of the Bay Area.)

Still, with previous legislation allowing for accessory dwelling units and other housing policy reforms, the state of California can still be included among the list of states that have preempted local governments to loosen zoning restrictions on housing production for the sake of affordability.

Another of Nancy Skinner's housing-related bills did pass the Legislature in time to move on the governor: SB 1079, the "Homes for Homeowners, Not Corporations" bill. As explained by Skinner in an article for CalMatters earlier in August SB 1079 is designed to prevent a "corporate takeover" of the real estate market similar to the outcomes of the real estate market crash of the Great Recession. "The bill would bar a common practice that corporations have employed to buy lots of foreclosed houses at once: bundling," according to Skinner. "Under SB 1079, each home would have to be sold separately so that people who want to buy an individual house and live in it would have a better chance of doing so."

Senator Elizabeth Warren recently praised SB 1079 in an opinion piece on the subject of private equity and other Wall Street money taking advantage of the Coronavirus Depression for a similar consolidation of assets in the real estate market.

FULL STORY: Bid to allow duplexes on most California lots dies after Assembly approval comes too late
Published on Tuesday, September 1, 2020 in *Los Angeles Times*

TOPICS | [California](#) | [Housing](#) | [Land Use](#)

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Doug · 7 days ago

Interesting analysis of the bill by the Turner Center at Berkeley. <https://turnercenter.berkel...> I'm not a big fan of the state cramming these things down the throats of local jurisdictions. Couldn't the state just set a standard like a minimum proportion of lots zoned for residential use must allow for duplex/multifamily and then let local jurisdictions figure out how to make it work?

· Reply · Share >



Pietro Gambadilegno · 9 days ago

(Skinner and Wiener represent opposites sides of the Bay Area.)

They represent opposite sides of the bay, but not opposite sides of the Bay Area.

· Reply · Share >

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DRAFT MINUTES

ARCHITECTURAL AND SITE CONTROL COMMISSION
Regular Evening Meeting, 765 Portola Road**AUGUST 24, 2020****CALL TO ORDER AND ROLL CALL**

Chair Breen called the Special Teleconference meeting to order at 4:01 p.m. Assistant Planner Dylan Parker called the roll.

Present: ASCC: Commissioners Megan Koch, Al Sill, and Jane Wilson; Vice Chair Dave Ross; Chair Danna Breen.
Absent: None
Town Staff: Town Manager Jeremy Dennis, Assistant Planner Dylan Parker, Consulting Assistant Planner Jake Garcia, Town Attorney Cara Silver

ORAL COMMUNICATIONS

None.

NEW BUSINESS**(1) Architectural Review of an Application for Fence Replacement in Required Creek Setback at 838 Portola Road, File #PLN ARCH 0007-2020**

Consulting Assistant Planner Garcia presented the project application, describing the background, project description, discussion items, and findings, as detailed in the staff report. Staff recommended the ASCC review the application and recommended conditions of approval.

Chair Breen invited questions from the Commissioners. Hearing none, Chair Breen invited comments from the applicant. Consulting Assistant Planner Garcia advised that the applicant would not be making a presentation, but is available for questions. Chair Breen invited public comment.

Town Manager Dennis read an email from Lynn Jacobson: "I am truly shocked after 15 years we are addressing the issue of fencing a creek in the wildlife corridor. Back in 2005, among other things, a brief was filed with the Superior Court in California, County of San Mateo, against Tom Lodato and Sausal Creek Associates. Many Town meetings were held over the issue of blocking any part of the wildlife corridor and concluding and verifying it was patently illegal. To refresh your memory, they wanted to fence as a safety measure against falling into the creek for those living in homes that Lodato wanted to build on the 838 Portola Road site. Our property backs up to that site, which is a crossing for many deer, bobcats, mountain lions, and two weeks ago with four cubs, fox. Last fall two babies wandered in our porch of our guest house and video captured trying them trying to get on a couch. Over the 58 years we've been here, a number of raccoons, possums, and of course coyotes have only increased our recognition of the importance of preserving nature at its best. I am not aware that the lot has changed and frankly horrified at the idea of again addressing the same issue. Once you make an exception to a law, then it has to be justified to everyone and waived. Thank you for your attention to this very important matter. Sincerely, Lynn Jacobson, August 21st.

Hearing no additional public comment, Chair Breen brought the item back to the Commission for discussion.

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Commissioner Sill said he visited the site yesterday afternoon and felt that, while he is not wild about fences, in this situation it would be very dangerous if there were no fence because of the very steep culvert. Commissioner Sill was in support of the project.

Vice Chair Ross said he shared the concern about safety as well as the concern about a fence in that location. He said safety would be the only justification for a fence there. He said something transparent, such as welded wire mesh fence, would serve the same safety function, but be less visually intrusive; however, that doesn't help with the wildlife corridor issue. He said he's never liked that fence and, except for the safety issue, he wouldn't mind seeing it not replaced at all. He said he was barely supportive of the proposal, but would prefer a different type of fence.

Commissioner Wilson said the grape stakes appear too close together for any wildlife to get through. She was supportive of the project from the safety point of view, but not from the wildlife corridor point of view.

Commissioner Koch said this is a great opportunity to change the fence design, instead of replacing it with what previously existed, which does not meet the guidelines anyway. She said this is an opportunity to open up the view. She also does not like a fence near a creek, but the safety situation in this case is legitimate. Commissioner Koch would like the applicants to bring back a new fence design.

Chair Breen visited the site. She said it is a culvert, and there are two driveways that parallel each other. Aesthetically, she could see the fence being solid in certain areas. She said she would like to see a gap under the fence so that animals could get under the fence. She would also like to see the fence open after a certain point. She said upon driving out of the site, there is a split rail that ends at the street which causes a visual problem when trying to turn left. Chair Breen said the design needs more work.

Commissioner Sill liked the idea of a gap under the fence and over the wall. He also liked the suggestion of a more open fence.

Vice Chair Ross said a split rail fence would provide all the safety required and allow wildlife to traverse that area. He said if there was some visual screening needed, that could be taken into account for a piece of it.

The project manager, Mike Garvey, advised that he is also in favor of wildlife. He said he is a real estate agent who also does a lot of project work for his clients and has been dealing with this issue for Ms. Bennicas. He said it has been challenging to meet all of the requirements because of the location of this property. He thanked all of the Commissioners for visiting the site and their substantial interest. He said the fencing at the entrance to the parking lot, near where the creek starts to run, was initially proposed by the Town for that location. He said they can adjust it however the Commission would like. He said with regard to the grape stake, they only used that because that was the type originally there when they made the repairs, but while they were making the repairs, the fence fell down. He said his concern is wildlife passing through the fence gap in the parking lot getting run over by a car. He said they will do whatever is requested and required. He suggested vertical planks along where the current structure is with space in between for aesthetics.

Vice Chair Ross said wildlife safety is always a concern around roads, and he sees them crossing the road all the time, including coyotes walking up and down the streets. He said in

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general, wildlife is savvy about those kind of conditions, and he would not be concerned about this location any more than at other places in town where wildlife can encounter paved surfaces.

Mr. Garvey asked if the Commission would find vertical planks acceptable and asked how high of a space should be left from the ground to the first piece of fencing. Vice Chair Ross said he prefers the split rail because there are a couple of spaces, one at ground level and one above it. Mr. Garvey asked if the space from the ground to the first board is acceptable. Vice Chair Ross said it is a standard configuration and would work fine. The overall height just needs to be tall enough to implement the safety requirement. Mr. Garvey asked if the Commission could be supportive of the same type of split rail fencing running along the back area as well.

Commissioner Sill said he recalled some hardware cloth along parts of the fence. Mr. Garvey said there was some near the roadside, where it was required to go to where the old grape stake fence started. Commissioner Sill would prefer no hardware cloth and extending the split rail fence to the rear. Mr. Garvey asked if the Commission also wants the hardware cloth removed from the front area.

The Commission agreed with continuing the 4-foot split rail with no hardware cloth, keeping the entire fence at 4 feet. Mr. Garvey agreed with the suggestion and said it will look much better.

Vice Chair Ross asked if this follow-up review could be designated to a single Commissioner. Commissioner Sill questioned whether a follow-up review would even be necessary. Mr. Garvey said they are agreeable to build whatever the Commission wants.

Lynn Jacobson said she has the 11 acres backing up to the property. She said they have rail type fence and have seen the mountain lions and deer go over it, and the coyotes go under it. She was supportive of the recommended solution of a post and rail fence. She said it will cause no problems for the wildlife. She said while safety was not previously an issue there, she realizes it is an issue now, having pulled out dogs that have fallen in.

Vice Chair Ross moved to approve the project with a change of design, using a split rail fence matching the existing fence at the front of the property, instead of grape stakes, with a maximum height of 4 feet. Seconded by Commissioner Wilson; the motion carried 5-0.

(2) Architectural and Site Development review of an application for a new residence with basement and pool, 138 Goya Road, Aruna Gambhir, File #PLN ARCH04-2020

Assistant Planner Parker presented the project application, describing the preliminary review, revised submittal, project description, staff's analysis, and findings, as detailed in the staff report. Staff recommended the ASCC review the plans and staff report, offer feedback or additional conditions of approval, and approve the Architectural and Site Development Permits.

Chair Breen spoke on behalf of the Commission, conveying their deepest condolences to Aruna Gambhir for the loss of her husband.

Assistant Planner Parker noted that a revised set of plans was distributed earlier this afternoon correcting an error in the staff report and previous attachments regarding height measurements.

Chair Breen invited questions from the Commissioners.

Vice Chair Ross said the staff report mentions positive support for the project. He asked about

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communications with staff that are not in support of the project. Assistant Planner Parker said there have not been any direct comments from neighbors or from 148 Goya in particular. He said there have been conversations between the project teams in terms of modifications based on the neighbor at 148 Goya.

Vice Chair Ross thanked Assistant Planner Parker for sharing the presentation submitted by 148 Goya, which he reviewed. He noted, however, that if someone were to make that presentation, it would significantly exceed the normal observed time restrictions for public comment at Commission meetings. He asked how that will be dealt with in this meeting. Chair Breen said she intended to address this at the public comment portion, confirming that all Commissioners had seen the report. She said in the interest of the time constraints, it needs to be abbreviated. She said there were a lot of letters of support and asked that Town Manager Dennis read letters from actual neighbors, but summarizing the additional letters of support.

Town Manager Dennis said staff received nine email correspondences since the last ASCC meeting. Eight of the nine are positive, some from neighbors and some from friends of the Gambhirs.

Town Manager Dennis read the relevant sections of an email from Gary Getz, 275 Escobar. "Based on the relative locations of our properties, my observations of the story poles and my understanding of the proposed development, I would like to call a few points to the attention of the ASCC. 1.) As always, drainage and potential slides from above are potential issues for our property given the steep slopes. There is also a pool proposed for the property. I hope that the ASCC will take steps limiting permeable surfaces, requiring catchment facilities, etc., to ensure the safety of our property from inundation under a variety of foreseeable circumstances, including heavy rain, structural failures, septic leaks, and earthquake. 2.) The partial clearing of the brush still presents a fire hazard and should be completed as soon as practical. 3.) From the story poles for the roofline, it appears that the proposed structure will be more prominently seen from the road approach to our home on Escobar and from our driveway than is the current structure. Ideally, the site or structural design would be designed to lower the pitch of the roof, lower the height of the structure overall, or move the planned structure closer to Goya in order to remedy this issue. I realize that major changes could be quite costly and time-consuming, but if there is anything more modest that can be done to adjust the plans to improve the sight lines without breaking the bank on the design and construction costs it would be very helpful."

Chair Breen invited questions from the Commissioners. Hearing none, Chair Breen invited comments from the project design team.

The owner, Aruna Gambhir, said there was a letter of support from a neighbor, Monica, two doors away on Goya, that she would like acknowledged. She said she and her husband purchased this property in May 2019 with the intention of building as quickly as possible. She and her husband, together with their architect, worked on the design, emailing all of the surrounding neighbors in December 2019/January 2020, including neighbors adjacent as well as up and down Goya and Escobar, providing the design and asking for support and feedback. She said 148 Goya had a tenant and Ms. Gambhir asked their tenant to pass it on to the owners. Ms. Gambhir pointed out that the story poles have been up since the beginning of January 2020, requiring replacement of the flags repeatedly due to wind. She said they met with Westridge in January and heard many weeks later that 148 Goya had objections. The owners of 148 Goya, for many months, insisted they wanted the project to be a one-story residence or nothing at all. She said it was frustrating because 148 Goya kept changing what view corridor was important to them. She said it was very difficult for the architect to deal with the consistently

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changing moving target of which view was important. She said her husband could not attend the last ASCC meeting due to chemotherapy, but they were happy to hear the feedback from the last meeting in that it seemed like things were finally moving forward. She said they have accommodated all of the major adjustments requested and is hopeful that their project can be finally approved. She said the time delays cause more than substantial financial costs. She said her husband was not able to see the project even started before he passed away. She said she intends to continue with their vision and wants to move forward without more headaches.

Dan Spiegel, the project architect reviewed the project details, the adjustments made, and their extensive efforts at mitigation with the property owners of 148 Goya. He detailed the constant delays, lack of response, shifting view concerns, and what appears to be consistent attempts by the neighbors to disrupt and delay this project.

Chair Breen invited questions from the Commissioners. Hearing none, Chair Breen invited public comment.

Cyriac Roeding, 40 Alhambra Court. Mr. Roeding wanted to make a general comment to the Commissioners. He said it is very important that the community supports projects that are overall net positive for the community. He said the project is a beautifully designed structure, a potential architectural landmark for the area. He said the community should not make it extraordinarily difficult and slow for wonderful projects to happen in Portola Valley. He said it is important to remain open-minded. He said it is a problem when one neighbor has the ability to slow down a project for many months; a problem that needs to be addressed. He said it is unreasonable for the neighbors to demand a single-story home despite zoning laws allowing for two-story structures. He said he is hopeful to make Mrs. Gambhir's life easier going forward.

Carolyn Carhart-Quezada said she has lived in Portola Valley for 19 years. She unconditionally supports the Gambhirs' building project. She said she has known the Gambhirs for 18 years, and her two children grew up with their son. She first met Ms. Gambhir as they both volunteered in their sons' kindergarten classroom. She said both Aruna and Sanjiv have supported the Portola Valley School District with time and contributions throughout the years. She said the Gambhirs are her children's heroes and role models, inspiring them to work hard and give back to their community. She said the Gambhirs are the type of people that follow the rules and collaborate to ensure that all parties involved are happy with the results. She said they have been diligent in ensuring that the plans follow the guidelines of the Portola Valley Planning Commission. She said she is impressed with the thoughtfulness that went into this design. She said this beautiful house will be an asset to Portola Valley, blending in nicely with the outdoor environment. She said she especially likes the upstairs outdoor sitting area between the bedroom and the office, which helps to break up the mass and makes the house more livable. She said she wholeheartedly supports the project and does not know why anyone would not.

Peter Kahng, son of the owners of 148 Goya. Mr. Kahng asked that everyone think about what their favorite place is about their home – a nook they like reading in, their backyard, a pool. He asked to imagine that space and how much joy it brings them, and then to imagine that a neighbor comes in and says, "I'm going to take that from you." He said, for example, if it is a pool and you tell the neighbor, "Well, you already have your own pool," and the neighbor says, "Well, why don't you put your pool somewhere else." He said that is effectively what is happening to them. He said his parents bought the property nine years ago specifically because of the view and what they could see from different points on the lot, being able to look all the way down to the Bay, the Stanford campus, Mt. Diablo, and it is entirely open. He said the objection is that this proposed project blocks the view and takes away a lot of the very

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prominent scenic features. He said they apologize for the delays, but there has been a global pandemic, if anyone has noticed, which has certainly slowed his life down. He said in the last month and a half they have been trying to work very hard with Mr. Spiegel to come up with proposals and alternatives that will work for both parties. He acknowledged that in the beginning, they had a harder line with a one-story building only because their understanding was that the existing structure is a one-story building with a small loft and they thought a similar existing structure would be appropriate. However, since two stories is allowed, they have narrowed that scope down to looking at the specific problem.

Mr. Kahng said they had a conversation with architect Carter Warr, who suggested shifting the second floor massing 24 feet, which would clear a large portion of the view, and they were willing to make that compromise. He said they were told by the applicants that was not possible. He said they have been told multiple times how their ideas are not able to be incorporated. He said they are trying to provide different tools to come up with a workable solution. He said they have so far hired two architects to try to come up with different solutions. He said they have another proposal which can be presented by Scott Stotler today. He said they have continually tried to come up with something that will work for both parties, but are being told it's too late. They feel they are being bullied and bulldozed, being blamed for delaying the process even though the whole world is in a little bit of a crisis. He said they are uprooting their lives in focusing on trying to figure out how to come up with a solution for this. He said he will not walk them through the entire presentation tonight because it sounds like the Commissioners have all read it, and he hopes they consider it.

Mr. Kahng said his family's only concern is about shifting about 20 to 30 feet of the Gambhir's second floor to open up their view corridor, which he feels is a reasonable request. He pointed out that the proposed design violates a lot of guidelines, and if the Committee chooses to approve this project with all of these violations, including the obstruction of their view corridor, it sets a very dangerous precedent in terms of what rules get followed and what don't, and how much new construction is allowed to impact existing neighbors. He asked the Commissioners to think about what they really appreciate about their property and the adjacent lots around them and what could happen when new people arrive and flagrantly ignore all the rules.

Carter Warr said he is an architect in Portola Valley, having spent 21 years volunteering on the ASCC. He said the rules that the Town now follows, including the ordinances and guidelines, were authored while he served on the ASCC. He said he was asked to look at the project approximately 10 days ago. He said he is fairly familiar with all of the sites in Portola Valley. He said he visited the site with the Kahngs, Assistant Planner Parker, and the project architect, Dan Spiegel, to discuss his findings and what he saw as issues relative to the design guidelines. Mr. Warr shared his screen to present his suggestions for reducing the unnecessary intrusion this project will impose on the Kahngs' view. He showed the view corridor that would be affected. He said Finding #1 could not be made that the building is subservient to the landscape and Finding #3 could not be made that the massing of the building is congruent and works with the relationship between the properties. He described his suggestions for mitigating the massing of the second story. Mr. Warr said he understands and appreciates the tragedy in the Gambhir family and is inspired by the love and support they have received from the community and their friends and neighbors. He pointed out, however, that the relationship between the properties is permanent, and he does not think this is an appropriate intrusion of the relationship between 148 and 138 Goya. He said the extraneous program of the exterior patios for a contemplating space on the second floor is inappropriate when it causes an impact of such a degree. He said it has always been reinforced that no one is entitled to the maximum floor area allowed on each property nor on the maximum building height. He said the ASCC has the authority and

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responsibility to give guidance to that. He said his intent is to help provide a resolution and feels the removal of the 16 feet of outdoor space on the second floor and potentially sliding the building 5 to 8 feet as previously suggested would accomplish all of those adjustments to make the relationship between 138 and 148 Goya compatible with the design guidelines.

Monica Cheney, 158 Goya Road, the second uphill neighbor from the Gambhirs' home. Ms. Cheney supported Ms. Gambhir on a personal basis and welcomed her to the neighborhood. She also wanted to speak as the owner of a home that is on the uphill slant from both of these homes. She said the Gambhirs have done a good job designing a project that works with the neighbors and their concerns. She said it is her understanding that the project does not require any variances. She said she has a hard time when new requirements get added during the process. She said Mr. Warr designed her house, and he is wonderful. She said that when people buy a property, they have a bundle of sticks and property rights, and it becomes very uncertain for people to suddenly have new rules imposed upon them. She said it is a tricky property and is fairly narrow. She said she knows the property well as her grandparents' best friends lived at that residence. She said the Gambhirs have made a reasonably strong effort to accommodate their neighbors. She said property owners need to have an expectation and understanding under the law when they purchase a property and this seems to be an imposition of a new criteria on the Gambhirs.

Dick Levy said he and his wife built a home in Portola Valley 20 years ago. He said the Town was extremely tough and rigorous but fair, and the process was a good experience. He said he sees a lot of rigor in what this Commission has done in the review of this process, but the complaints of a single homeowner in the neighborhood appears to take such a very long time to be almost whimsical and arbitrary, unfair, and unreasonable. He said we cannot tolerate a process where somebody can come in at any time and complain and set a project back months or even years. He said the community can be proud of everyone having a say, but should not allow that say to stretch things out an indeterminable amount of time. He said his complaint is about the process not the project.

Scott Stotler of Stotler Design Group. Mr. Stotler has been involved with designing many hillside homes throughout his career. He was commissioned by the Kahngs to provide his professional input. He said in his experience, it is standard to take six to eight months before the first public hearing. He said he had one project that took 13 years to get through Monterey County. He said he studied the design, and he noticed the first floor is 15 feet instead of the standard 11 feet. He said the selected renderings and exterior elevations were created in a way where it could not be seen that the upper level overhung the lower level by 16 feet. He said in a typical design, a 2- to 3-foot cantilever is considered a mass, but 16 feet on the points is a substantial overhang. He said counting the actual rectangles on the first level are approximately 2,184 square feet, not including the hallway to the garage and the garage. The second level mass is approximately 2,856, 600-square-foot larger than the lower level footprint. He said he has never seen this done to this extreme. He also noticed, after walking through the site, that there is a 2-foot redwood retaining wall around the perimeter of the house where the entire yard has been filled. He said there appears to be a lot of artificial fill on the back patio area of the site, and he would want to remove that dirt, recompact it, reengineer it, and bring it down. He also looked at how to get the Gambhirs and Dan Spiegel what they really want. He said there is a 5' by 31' corridor hallway between the garage and the house which is also used as a private pool courtyard for the family's enjoyment. He said he can appreciate that, but it lengthens the mass of the house an additional 31 feet. He said the applicants can reasonably remove a couple feet of grade off the lot and put the house in a better footprint pad, lowering the finished floor 2-1/2 to 3 feet. Mr. Stotler said they believed the Gambhirs can keep the same floor plan, same massing, by just

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making the changes of lowering the pad, dropping the elevations a bit with 8-foot tall windows instead of 10-foot, eliminating the hallway, and moving the pool, resulting in a much larger yard and area for the pool with virtually the same house.

Sally Ann Reiss said she appreciates and values the Commission's efforts. She said when she built her house, it had a spectacular 180-degree view. She said over the years her neighbors trees have grown up and blocked what she felt was a big part of her view. She approached the neighbors and said they'd like to cut down those trees, and the neighbors pointed out that she would then be looking at the roof of their home, which was true. She said they thought more about it and decided they had a 180-degree view, and there are houses in their view, but they look out to the view, not at the houses. She asked the ASCC if there were trees that were removed changing the view, making it much more visible. She asked how much of the view is actually being lost. Chair Breen said eucalyptus trees were cut down, and the ASCC did not see the property prior to the trees being cut down. Ms. Reiss said this community consists of one to two acres, and houses are visible and people need to work together.

Ajit Shaw said he has been a resident of Portola Valley for 30 years, building his home in 1992. He said in his neighborhood the homes are actually much closer to each other, in the Corte Madera area. He said the reality of life is that when you buy a piece of property, it is a moment in time and you get to work within the design constraints and the people around you. He said he could not anticipate what would happen next door or how guidelines would change, so you build your home and then, over time other people buy properties next to you, and they build their homes. He said you have to work with them within design constraints. He believes in the philosophy that there are very important specific and objective guidelines that have to do with daylight planes, setbacks, height limits, and the reason those numbers get defined is because at a very high level construct, you cannot arbitrarily decide what those limits are for every project. He said the job of an architect is to design a home that sits within the very specific Town-created guidelines and then work within some degree of variation to accommodate more subjective things like view lines, realizing that everything cannot be preserved for everybody in the neighborhood. He appreciates that the neighbors hired an architect, but it should be realized that at the end of the day, everyone can hire people that will support their point of view. He said the Town's Planning team worked with the Gambhirs to see that they met the subjective and objective guidelines that the Town put forth based on eight months building and designing their project, throwing emotion completely out of it. He said he has walked the property, and this project does not change the ridgeline of Portola Valley, creates minimal impact on the neighborhood, and preserves the sightlines of everybody surrounding them. He said looking at someone's 180-degree view line where 5 degrees get impacted, it is hard for him to be sympathetic to a zero change option. He said he can understand reminiscing about a house lived in for five years, but if you don't even live there and are renting it out, you no longer have the right to impose your memories, however long they were, on a person who has worked within the system to design and build a home that meets the Town guidelines. He said residents and new construction needs to be supported, and although the ASCC process may not be perfect, it is the standard process for construction in the community. He supports approval of this project not because of the emotional reasons, but because it is the right thing to do for the Town as a community.

Kathryn Stamey said she has lived in Portola Valley for 47 years. She said she has visited and walked the lot at 138. She said she is familiar with the plans for the proposed home. She said it will be a wonderful addition and blend well into the town and should be approved.

Kathryn Fitzgerald, 15 Dos Loma Vista. She said she has been in Portola Valley for 20 years.

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She walks the trail behind the Goya house daily with her dog. She said the existing home is a true eyesore, and she is excited to see Ms. Gambhir's new home replace the existing home. She said she has been incredibly impressed with the improvements the Gambhirs have made on the property with regard to the path behind their home, opening up the entire hillside, new plants growing, and keeping the trail very well preserved. She understands the neighbors have issues with the design. She said at the 11th hour, the neighbors are bringing in outside opinions and trying to change the already solid design of the house that is in keeping with Portola Valley's Planning and architectural interests. She said Ms. Gambhir and Mr. Spiegel have done an amazing job keeping up with everything the Town has requested. She said it is interesting that the neighbors next door have such a concern about the view when they don't live there, but plan at some point to rebuild a brand new house on that lot. She said that new build will give them the opportunity to define their desired view corridors. She is supportive of the project.

Andy Hutchinson said she will follow the Chair's suggestion of not being redundant because everything she has to say would be redundant. She supports the project and said it meets the Town's guidelines. She said the change in view has been minimal and the applicants have bent over backwards trying to make this work.

Anu Khatod, 128 Escobar. Ms. Khatod recently built her home, also on a hillside, which she said is not easy. She has seen and walked Ms. Gambhir's property. She likes that the house will be set back a bit more and said it goes beautifully with the hillside, making the view from that side and the horses down below gorgeous. She said it is an amazing gift that the neighbor's parents gave them when they bought the home nine years ago. She said when you're buying a property, it is your responsibility to know everyone's rights to build on the property and lot. She said it is difficult dealing with neighbors who don't want to see a corner of your house here or there. She said is curious to see the structure the Kahngs will build and if it will be two stories. She said it is important to be helpful to each other in this neighborhood. She said the people who live here are kind and wonderful, and this should not be made into an awful frustrating process. She said Aruna Gambhir is an amazing member of the community.

Chitra Shah said her husband very eloquently already supported the project. She said she has seen some of Dan Spiegel's work, and he is very good about making his projects seamlessly fit without being obtrusive to the community and views. She said she has complete faith in Mr. Spiegel and completely supports Ms. Gambhir's beautiful project.

Peter Kahng said it is clear the Gambhirs have a lot of friends in the neighborhood and said they are not trying to stop the project, but are just trying to save their view. He said if the Commission is interested, he can walk them through some of his presentation or answer any questions.

Chair Breen asked if any of the Commissioners had any questions of Mr. Kahng. There were none.

Scott Stotler said the angle of the Kahngs' selected view is the exact same angle as the Gambhir's, and he can appreciate that the Gambhirs want their view. He said by shifting it over, they would keep that same view. He restated that the first floor is 15 feet from floor to floor. He said Mr. Spiegel will drop it 14 feet but that is still very tall for even a single story house. He said 15 feet is almost two stories by itself.

Assistant Planner Parker said two questions came through the public comments.

Assistant Planner Parker said the Town is still under the shelter-in-place and emergency order.

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He said this application came in on February 7, before that order. He said the Town closed March 16. Previous to the closure, he instructed the project team and the neighbors to begin discussions related to the view corridor issues. He said this was also discussed before the formal application was submitted in January. With regard to the timeline, staff agrees that the timeline has been lengthy which is no fault of the project team, but mainly because public hearings only resumed on June 22, and this was one of the first projects that he and the Planning Director brought forward to the ASCC. He said the main reason for the time lag was due to the Town's essential services operations, limiting public hearings and application submittals, and being able to process the application. He said with regard to the conversations between the neighbors and the project team, that was mediated early in the process, and the assertion that the length of delay is based solely on the neighbor's non-responsiveness is an inaccurate statement. The project team did make many concerted efforts, and staff reached out early on to the project team to relay information to the neighbor to resolve the issue and also to resolve it through WASC, and they have made an earnest effort.

Assistant Planner Parker said with regard to tree removal, he shared historical Google Earth photos that showed the tree canopy and vegetation in 2011 and the denuded site in a 2018 photo, two years prior to this project application.

Chair Breen invited questions from the Commissioners. There were none.

Town Attorney Cara Silver said since new issues were raised by 148 Goya at this hearing, from a due process standpoint it is appropriate to ask the applicant to address those issues.

Mr. Siegel said they have a fairly detailed response to the presentations that were submitted into the record, but because they were not presented in a direct way during this hearing, it is not felt necessary to go through it line-by-line. He then shared the pertinent responses.

Mr. Siegel presented the applicant's response to the impacts alleged by 148 Goya. He pointed out that the most recent presentation indicates impact to key features that have changed entirely from the original stated concerns and now no longer even includes the Hoover Tower, which was the original view corridor concern and the driving force of the complaint. He said there is also an allegation that the applicants were trying to mislead about the view corridors in the documents they provided to the ASCC. He said the diagram shown on 148 Goya's presentation was in fact part of their application presentation in February. He said the more recently highlighted section is emblematic of the problem. He said the shifting indications of what is the important view corridor makes it extremely difficult to address the concerns in a satisfactory way.

Mr. Spiegel said they have gone through a tremendous amount of work to analyze each of the proposals, even the 11th hour proposals, that were given to them, many of which contradict each other. He said many of the newly hired experts also contradicted one another. He said they have been trying very hard to address these as sensitively as possible, but it is not easy to make it work when the direction is constantly shifting.

Mr. Spiegel said, with regard to the Assistant Planner Parker's comments about the trees, in May 2019 there had in fact been tree removals sometime between when the application was submitted in May 2019 and May 2020. He said when they visited the site, the eucalyptus trees were there. He said that sometime later they were removed, which is allowed, but it makes it difficult to assess the existing view corridors of 148 Goya, trying to determine what the residents have become accustomed to over time and the efforts to be made to cause less impact. He said

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this tree removal was distinctly not helpful to this process.

Mr. Spiegel said he understands that it is the charge of the ASCC and their mandate to impose limits beyond the strictest guidelines, and noted that this project has stayed well within the restrictions. He said they have done everything possible to implement all of the Commission's feedback and responses into the project. He said they have been willing to study all possible options up to the very last minute.

Ms. Gambhir said she would appreciate a swift approval and expressed her appreciation of everyone's time in evaluating this project.

Chair Breen brought the item back to the Commission for discussion.

Commissioner Wilson said she supported the design when it first came before the Commission last month and still likes it. She said it is simple and elegant. She appreciated that the architect and owner have not constructed everything to the maximum possible. She said she reviewed page six of the general guidelines, and the drawing looks very similar to the current construction with the view angles. She does not see a problem with the design meeting the guidelines. She appreciated the 1-foot reduction in the interior plate heights. She appreciated the pool lights being reduced to five and that time controls have been added for all exterior lighting. She appreciated that automatic shades had been provided for all the skylights. She was supportive of the project.

Commissioner Sill said it is an excellent project. He said it is an innovative, creative, and very distinctive design, with good siting and attractive materials. He said the landscaping plan is excellent, with lots of untouched areas, good plant selection including mostly native plants, low water, and many other positives. He said he does not believe the view corridor is unreasonably impacted. He said from 148, there are still many opportunities for expansive views. He said there will be some impact, but not an awful or unreasonable impact. He said he could definitely make the finding there is no unreasonable impact to the view. He was supportive of the project as presented.

Commissioner Koch said many of the existing homes in Portola Valley have already taken the intelligent viewpoints from each property. She said everyone in Portola Valley has the opportunity to enjoy beauty. She said it is unreasonable to restrict the homeowner at 138 for the small sliver of view that may be impacted. She said she can personally walk around her property and go to any corner and say she wants this view or that view. She said this new project will not hinder the exceptional views from 148 Goya. She was appreciative that the height was lowered and that the pool lights were reduced. She was supportive of this gorgeous project and was hopeful the family can move forward. She said the neighbor support and community support is what Portola Valley is all about.

Vice Chair Ross said he hopes the olive trees are non-fruiting. He supported and agreed with all of the positive comments made by his colleagues. He said he had no reservations about approving this project. He said, with regard to the view corridor, on the opening slide of the presentation prepared by 148 Goya, it is clear that the only view that is obstructed by the flags and story poles is of the tree line behind the house. He said, as shown in the presentation by 148 Goya, none of their views of the Bay, downtown Palo Alto, or the Dumbarton Bridge are actually obstructed by this proposed project. He said the ASCC is there to review proposals as submitted, taking input from various sources and considering it, but it is not a popularity contest and is the Commission's decision to make. He said the amount of time someone has lived in

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Portola Valley may have a certain amount of relevance but it does not affect their review. He said the concerns of a single neighbor on a particularly fairly narrow issue is not a driving factor in the decision making. He said the proposal is looked at and evaluated for its acceptability. He said the existing trees at 138 Goya obstruct more of the view than the new house will. He said the loss of view corridor issue is speculative. He said he is sympathetic to the apparent incredible amount of effort and expense gone to in trying to present alternatives. He said, however, the Commission is not there to evaluate someone else's alternative design. They are reviewing the design presented by the applicant. Vice Chair Ross is in support of this very worthy project as presented.

Chair Breen said it is a beautiful project but she has concern about the 16 feet on the second story. She said she agrees with Mr. Warr that it is an intrusion and impacts 20 to 30 percent of the view. She was hoping to see it massaged even further than it has been. She said she cannot support the 16 feet as proposed. Commissioner Koch asked for clarification regarding the 16 feet referenced by Chair Breen. Chair Breen clarified that she was referring to the 16 feet on the second story, the master bedroom area, because it sticks out too far.

Commissioner Koch said the view from the property at 148 Goya is dynamic and incredible. She said the view that is being taken away by the small sliver of a corner by the pool deck is not the daily view. Chair Breen said it will take a chunk of the significant sweeping view.

Vice Chair Ross said the concept of view corridor is from the perspective of the public. He said the Town is concerned about view corridors from Portola Road and from Alpine Road, where there are defined view corridors and view corridor easements. He said the concept of view corridor being applied to the interest of a single property owner for a very tiny portion of their overall view should not be given a tremendous amount of weight. Chair Breen said that feels like semantics to her because in her opinion the project will intrude significantly into the significant view of 148 Goya.

Commissioner Koch said she disagreed and does not believe that 148's view is significantly threatened by the structure. Commissioner Sill agreed with Commissioner Koch.

Vice Chair Ross said that while 148 will see the structure more prominently than the existing structure, the photos presented by 148 Goya show that the view that is being obstructed is of a group of trees on the back side of the 138 Goya property, not even rising to the level of obscuring the view of downtown Palo Alto. While the structure may seem tall by some respects, it does not even come up high enough to be above the tree line. Chair Breen said it could have come down another 2 to 3 feet so that when looking at the story poles, the water and mountains beyond would still be visible.

Commissioner Wilson said the applicants are already 7 feet below the maximum height allowed. She said they have not built to the max, have not put in a pitched roof, and have not added a chimney. She said they could have done so much more that would have ruined that neighbor's views permanently and much more extensively, but they have not. She said the applicants have stayed within and followed the Town guidelines.

Commissioner Koch said when the project for 148 Goya does come to them, they can easily build an allowable second story that will recapture those views.

Commissioner Wilson said the Conservation Committee noted that there was dittrichia in the vineyard of 148 that is invading 138 and Jasper Ridge. She said if they are going to be

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neighborly, they can start weeding their yard.

Vice Chair Ross said he respectfully disagrees with Chair Breen about the significance of the impact on the view corridor, but certainly respects her opinion. He said it is not often that the Commission has a divided vote, but they might in this case. Vice Chair Ross said he is comfortable making the required findings and believes the project substantially complies with the design guidelines and all of the required limitations.

Vice Chair Ross moved to approve the application for a new residence with basement and pool at 138 Goya Road with the recommended staff conditions. Seconded by Commissioner Sill; the motion carried 4-1 with Chair Breen voting nay and all other Commissioners voting aye.

COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

(3) Commission Reports

None.

(4) Staff Report

None.

(5) News Digest: Planning Issues of the Day

Staff shared an article of interest with the Commissioners – “San Diego Aims to Spur More Backyard Homes with Free Floor Plans”

APPROVAL OF MINUTES

(6) ASCC Meeting of July 13, 2020

Commissioner Wilson moved to approve the July 13, 2020, minutes as amended. Seconded by Vice Chair Ross, the motion passed 4-0-1 with Commissioner Koch abstaining.

ADJOURNMENT [6:14 p.m.]