



138 GOYA RD // GAMBHIR RESIDENCE

**08/04/2020 MEETING**  
**WITH 148 GOYA RD**

# 01

## RELOCATING THE SECOND FLOOR OVER THE GARAGE/ GUEST HOUSE

FROM 08/04/2020 PETER  
KAHNG EMAIL

GAMBHIR RESIDENCE  
08/04/2020 MEETING  
AUGUST 05, 2020




“

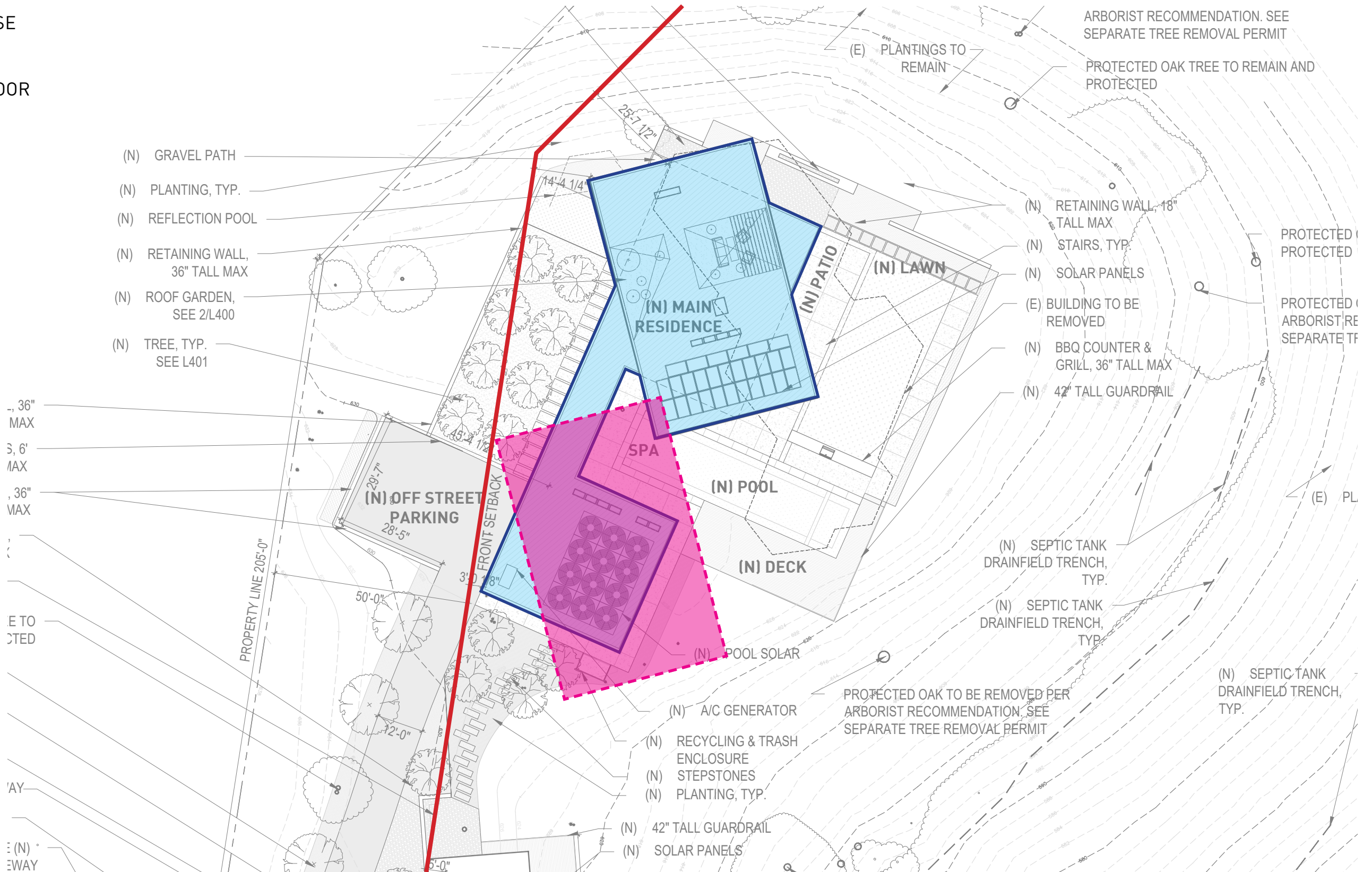
### 1. Relocation the second floor over the garage/guest house.

Ideally, we would like the second floor to be moved away from the central part of our view corridor. By moving the second floor to the other side of the structure, we can eliminate the obstruction from our site while preserving your square footage and living spaces while reducing the intrusion from our perspective. The consulting architect, Scott Stotler, mentioned that he was against this suggestion as it materially changes the design. However, I felt obligated to include it, as it was an idea from my parents and you might be open to doing so.

“

FROM 08/04/2020 PETER KAHNG EMAIL

-  CURRENT MAIN HOUSE LOCATION
-  SHIFTED SECOND FLOOR LOCATION
-  SET BACK LINE



# 01

## RELOCATING THE SECOND FLOOR OVER THE GARAGE/GUEST HOUSE

FROM 08/04/2020 PETER KAHNG EMAIL

GAMBHIR RESIDENCE  
08/04/2020 MEETING  
AUGUST 04, 2020



 CURRENT MAIN HOUSE LOCATION

 SHIFTED SECOND FLOOR LOCATION

 SET BACK LINE

EXISTING COURTYARD WILL BE SEVERELY COMPROMISED

ISSUE WITH CIRCULATION

SIGNIFICANT STRUCTURE PROBLEM TO ACCOMMODATE SECOND FLOOR ON SMALLER FIRST FLOOR VOLUME

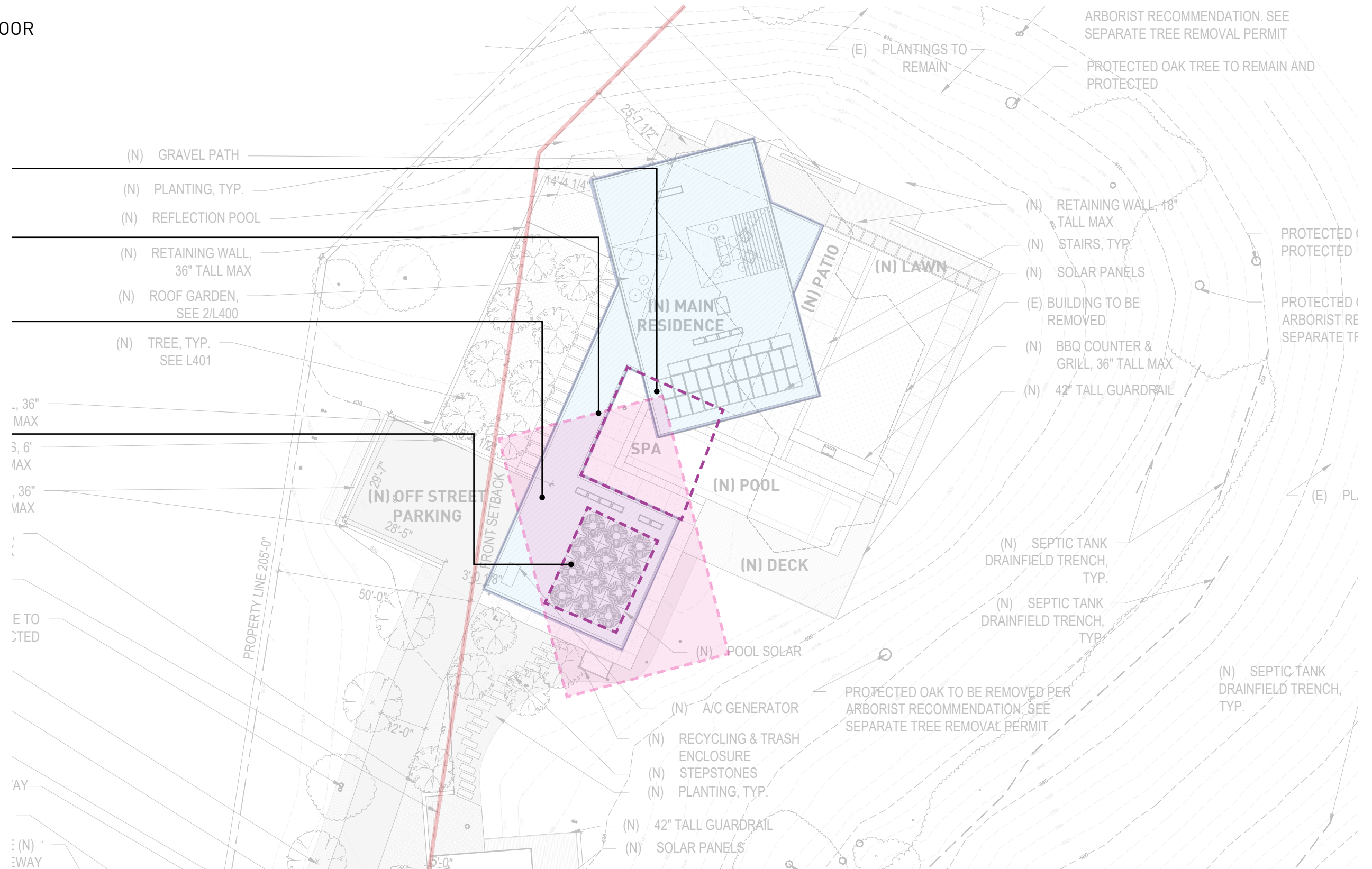
CANNOT USE EXISTING POOL SOLAR SYSTEM

THIS STRATEGY HAS NO IMPACT OF THE TOTAL HEIGHT. SAME DEGREE OF VIEW CORRIDOR IMPACT

# 01 RESPONSE

FROM 08/04/2020 PETER KAHNG EMAIL

GAMBHIR RESIDENCE  
08/04/2020 MEETING  
AUGUST 05, 2020



# 02

## REPOSITION THE POOL TO THE NORTH/NORTH EAST SIDE OF THE HOUSE

FROM 08/04/2020 PETER KAHNG EMAIL

GAMBHIR RESIDENCE  
08/04/2020 MEETING  
AUGUST 05, 2020




“

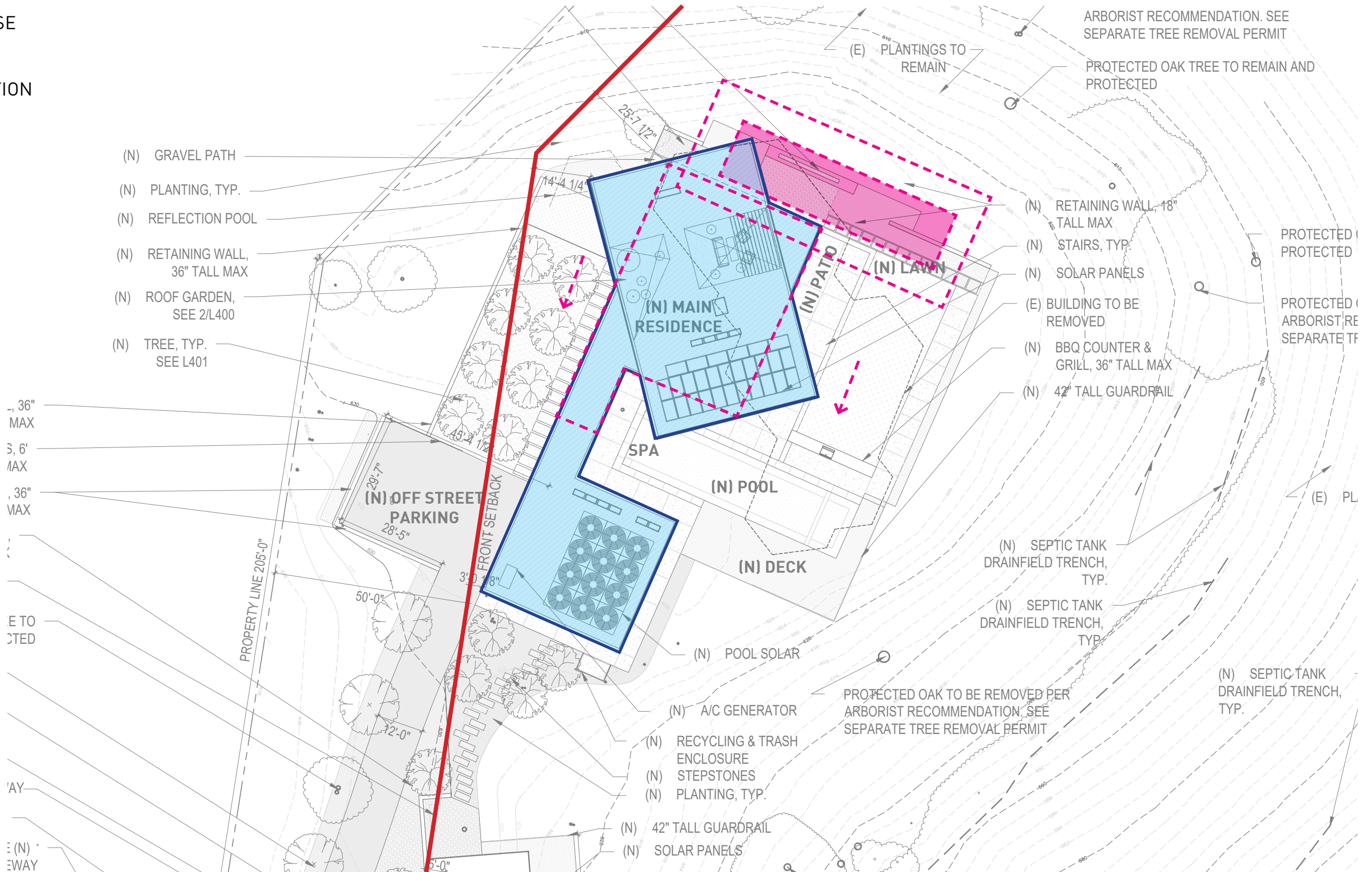
### 2. Reposition the pool to the north/north east side of the house

We suggest moving the pool to the northeast side of the house by reducing the length of the corridor connecting the garage and the main part of the house. This would have the effect of creating a more dramatic view of the pool from the living room, which would now overlook the valley as well. We understand that this would reduce the courtyard but will also have the effect of making the garage and guest room more accessible to the main living space. For practical reasons, the owner would benefit from a shorter walk from the garage to the kitchen when moving groceries, etc. Additionally, the pool would be featured more prominently from the living room/kitchen area, leading to a more dramatic water feature that can be enjoyed from the main living spaces rather than only while passing from between the garage and the main house.

”

FROM 08/04/2020 PETER KAHNG EMAIL

-  CURRENT MAIN HOUSE LOCATION
-  SHIFTED POOL LOCATION
-  SET BACK LINE



## 02 REPOSITION THE POOL TO THE NORTH/NORTH EAST SIDE OF THE HOUSE


FROM 08/04/2020 PETER KAHNG EMAIL

GAMBHIR RESIDENCE  
08/04/2020 MEETING  
AUGUST 05, 2020



 CURRENT MAIN HOUSE LOCATION

 SHIFTED POOL LOCATION

 SET BACK LINE

REPOSITION OF THE POOL DECK WOULD CANTILEVER OUT SIGNIFICANTLY TOWARDS THE HILL SIDE

PRIVACY CONCERN FOR SHIFTED POOL LOCATION

MAJOR RE-DESIGN OF THE HOUSE IS REQUIRED

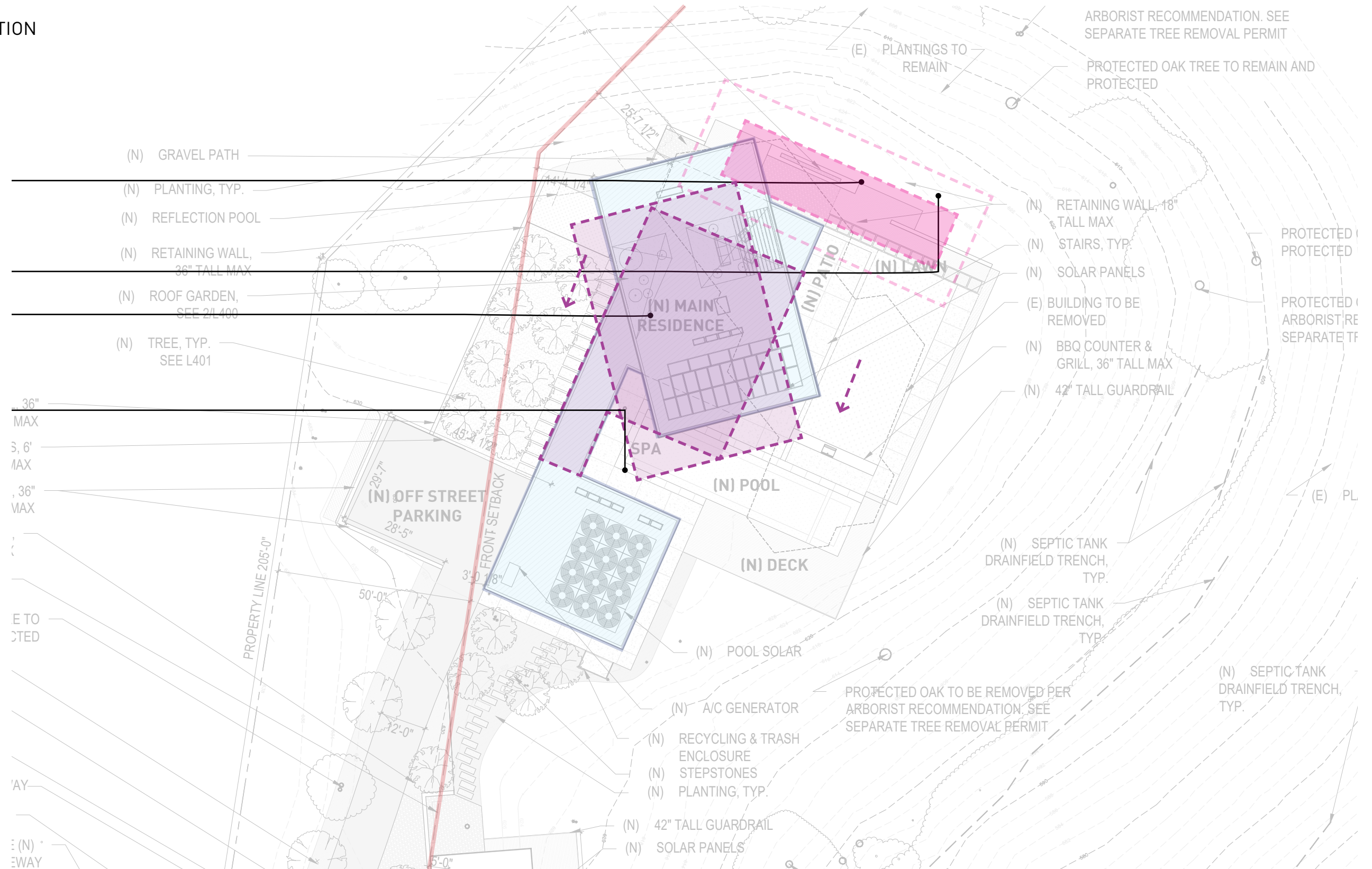
EXISTING COURTYARD WILL BE LARGELY ELIMINATED WITH LIGHT AND AIR STRATEGIES

THIS STRATEGY HAS NO IMPACT OF THE TOTAL HEIGHT. SAME DEGREE OF VIEW CORRIDOR IMPACT

# 02 RESPONSE

FROM 08/04/2020 PETER KAHNG EMAIL

GAMBHIR RESIDENCE  
08/04/2020 MEETING  
AUGUST 05, 2020



# 03

## LOWER SITE GRADING BY 5' TO INCREASE THE BUILDABLE PAD AND FIND MORE SOLID GROUND FOR BUILDING

FROM 08/04/2020 PETER KAHNG EMAIL

GAMBHIR RESIDENCE  
08/04/2020 MEETING  
AUGUST 05, 2020

“ 3. Lower site grading by 5 feet to increase the buildable pad and find more solid ground for building  
By grading the site down by 5 feet, we can increase the size of your building pad, in addition to lowering the finished floor elevations to more stable ground. With the larger pad, you will be able to maintain the existing design and layout while creating the opportunity to shift the house to the south by 30 feet. This would mitigate the blocking of our view corridor, in addition to opening up more dramatic outdoor space to the east side of the house increasing usable outdoor areas for the swimming pool and entertainment areas while maintaining panoramic views. ”

FROM 08/04/2020 PETER KAHNG EMAIL



# 03

## LOWER SITE GRADING BY 5' TO INCREASE THE BUILDABLE PAD AND FIND MORE SOLID GROUND FOR BUILDING

FROM 08/04/2020 PETER KAHNG EMAIL

GAMBHIR RESIDENCE  
08/04/2020 MEETING  
AUGUST 05, 2020

- CURRENT MAIN HOUSE LOCATION
- SHIFTED MAIN HOUSE LOCATION
- SET BACK LINE



- CURRENT MAIN HOUSE LOCATION
- SHIFTED MAIN HOUSE LOCATION
- SET BACK LINE

ROUGH TOTAL OF **2,768 CUBIC YARDS** OF CUT IS REQUIRED TO REGRADE 5' TO MEET 622' (NATURAL GRADE) IN ADDITION OF **650 CUBIC YARDS** OF CURRENT SCHEME

VIOLATING MAX HEIGHT (34' EXPOSED STRUCTURE TO THE TOP OFF ROOF) SHIFTED MAIN HOUSE LOCATION MAX HEIGHT IS 37' 6"

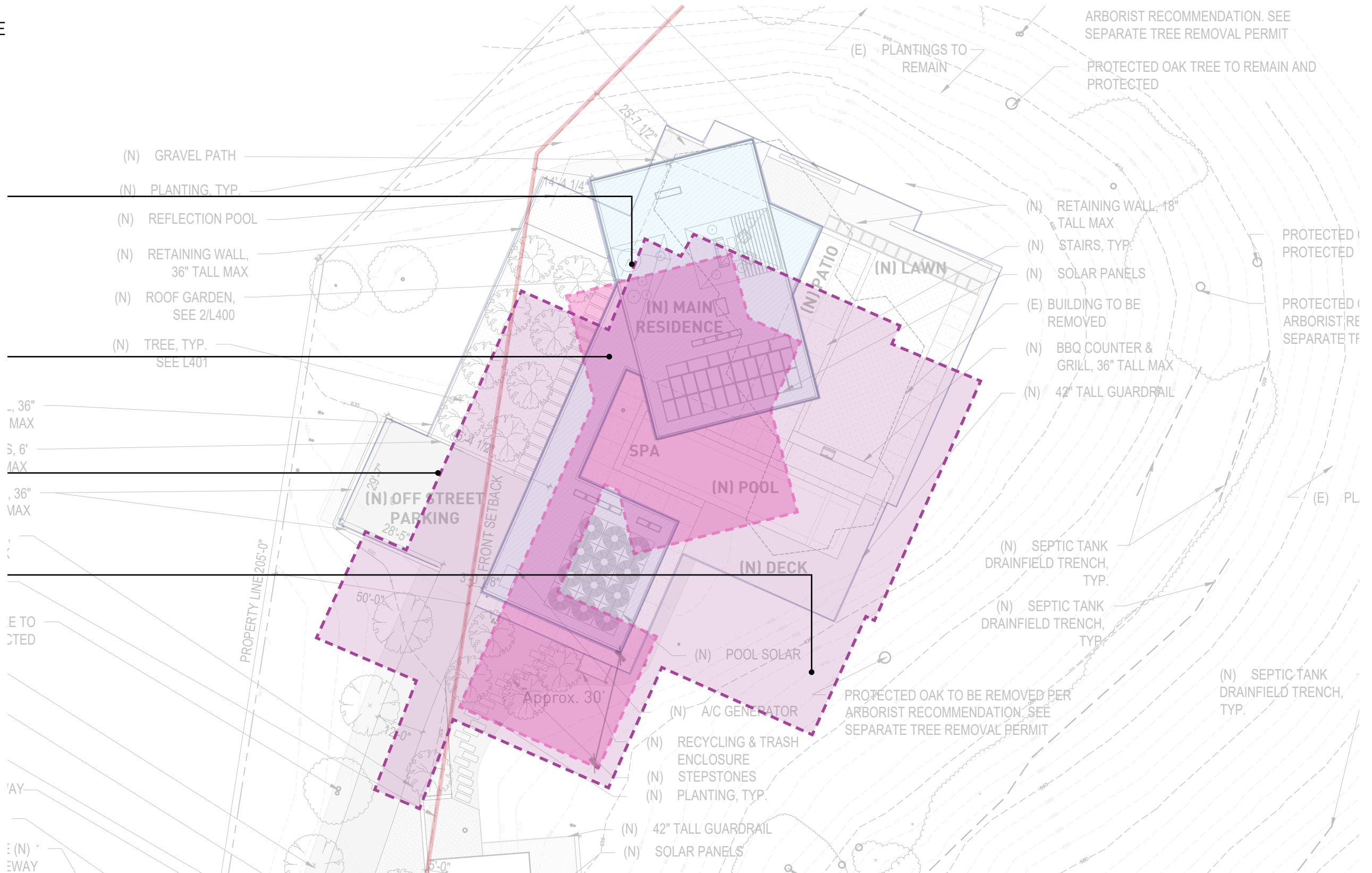
MINIMUM OF 7' SHEAR WALLS WOULD BE REQUIRED SURROUNDING THE PROJECT

APPROX. 13' CANTILEVER STRUCTURE FROM EDGE OF THE DECK

# 03 RESPONSE

FROM 08/04/2020 PETER KAHNG EMAIL

GAMBHIR RESIDENCE  
08/04/2020 MEETING  
AUGUST 05, 2020

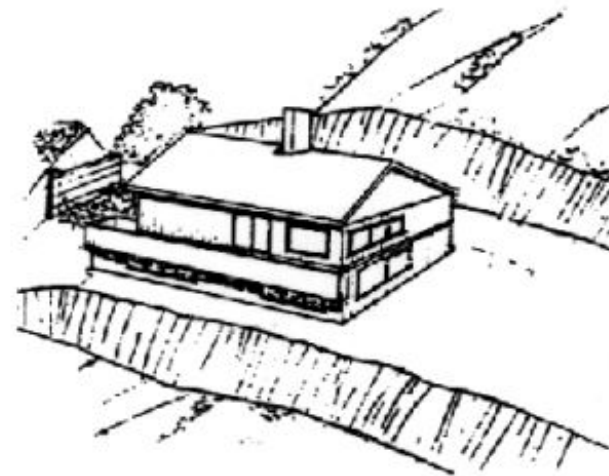


# PORTOLA VALLEY DESIGN GUIDELINE

FROM 08/04/2020 PETER KAHNG EMAIL

GAMBHIR RESIDENCE  
08/04/2020 MEETING  
AUGUST 05, 2020

## Grading



- Design structures to integrate with the natural topography of the site.
- Use contour grading to blend into landforms rather than severe cutting, filling, padding or terracing.
- Do not cross steep terrain to provide access to the building site.
- Design retaining walls as terraced or broken elements, not large single retaining walls.
- Control grading and site preparation to reduce erosion and soil exposure and minimize impacts on natural drainage systems.
- Revegetate cuts, fills, and other earth modification with appropriate native plant material.

site design

# 04

## SCALING THE HOUSE TO CUSTOMARY RESIDENTIAL PROPORTIONS

FROM 08/04/2020 PETER  
KAHNG EMAIL

GAMBHIR RESIDENCE  
08/04/2020 MEETING  
AUGUST 05, 2020

“ **4. Scaling the house to customary residential proportions.**

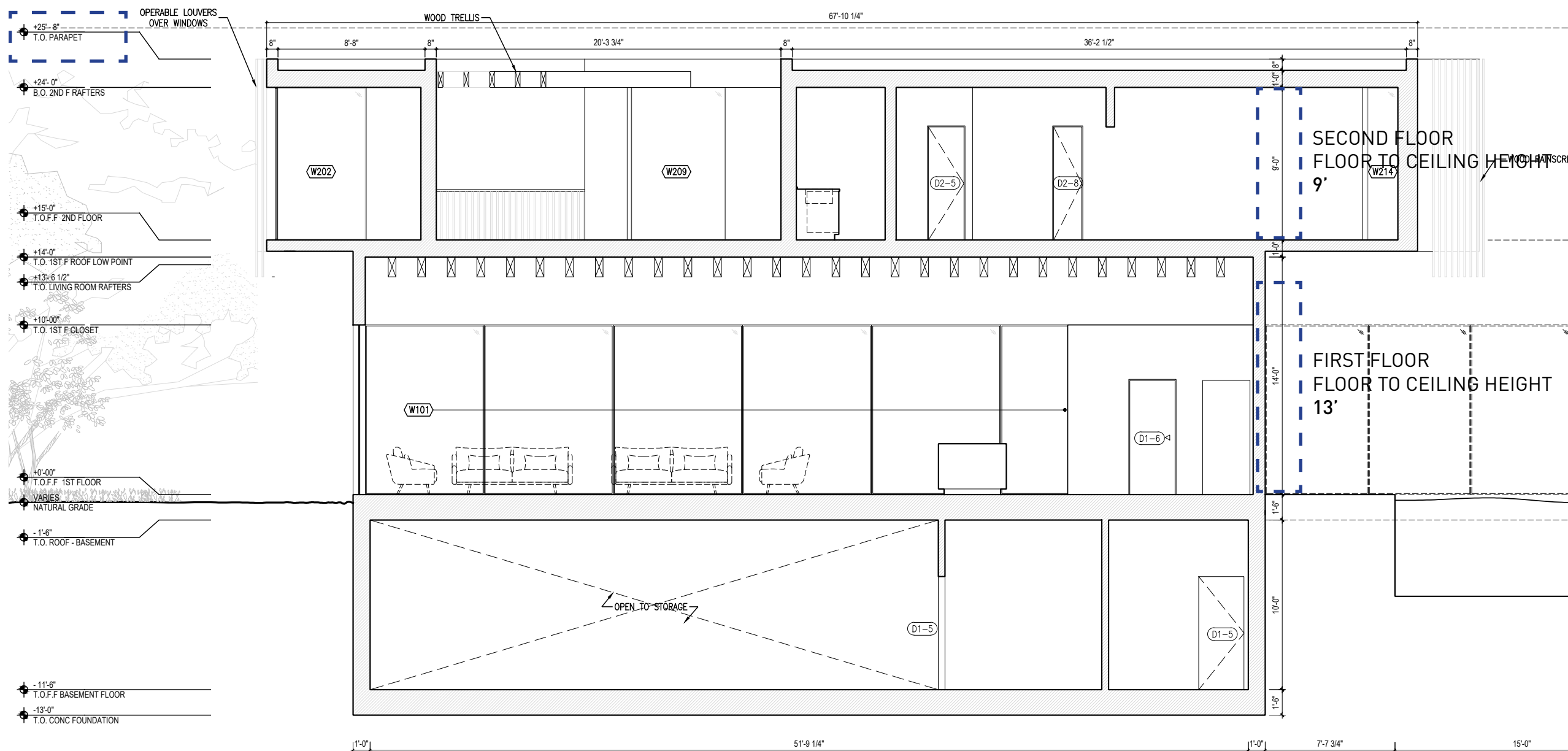
While we understand there is an allowable building height of 28 feet, we believe the overall height and scale of the building can be lowered while still maintaining a gracious living space. Currently, the first floor has a floor-to-floor height of 15 feet, which is in excess of the standard 12 feet in high-end custom homes in the area. We ask that you consider lowering the floor-to-floor height on the first floor to 12 feet to come in-line with customary residential proportions. Similarly, the second floor has 10-foot ceilings which are also taller than customary. We believe that a request to lower the second floor ceiling height by 1 foot is not unreasonable, as 9-foot ceilings are still quite dramatic for bedrooms and bathrooms. This can leave the overall design of the house intact but reduce visibility from our lot while still maintaining large living spaces. Adjusting these proportions can lower the overall height of the building by 4 feet, while potentially creating living spaces with better human scale for residential living. ”

FROM 08/04/2020 PETER KAHNG EMAIL

NOTE

PROPOSAL IS 2'- 4" BELOW THE ALLOWABLE ZONING ENVELOPE. WHICH IMPLIES CURRENT MASSING IS WITHIN CUSTOMARY RESIDENTIAL PROPORTION

TOTAL HEIGHT 25'-8"



# 04

## SCALING STUDY

PREVIOUS 138 GOYA RD  
SECTION A200  
FROM 02/06/2020

FROM 08/04/2020 PETER  
KAHNG EMAIL

GAMBHIR RESIDENCE  
08/04/2020 MEETING  
AUGUST 05, 2020

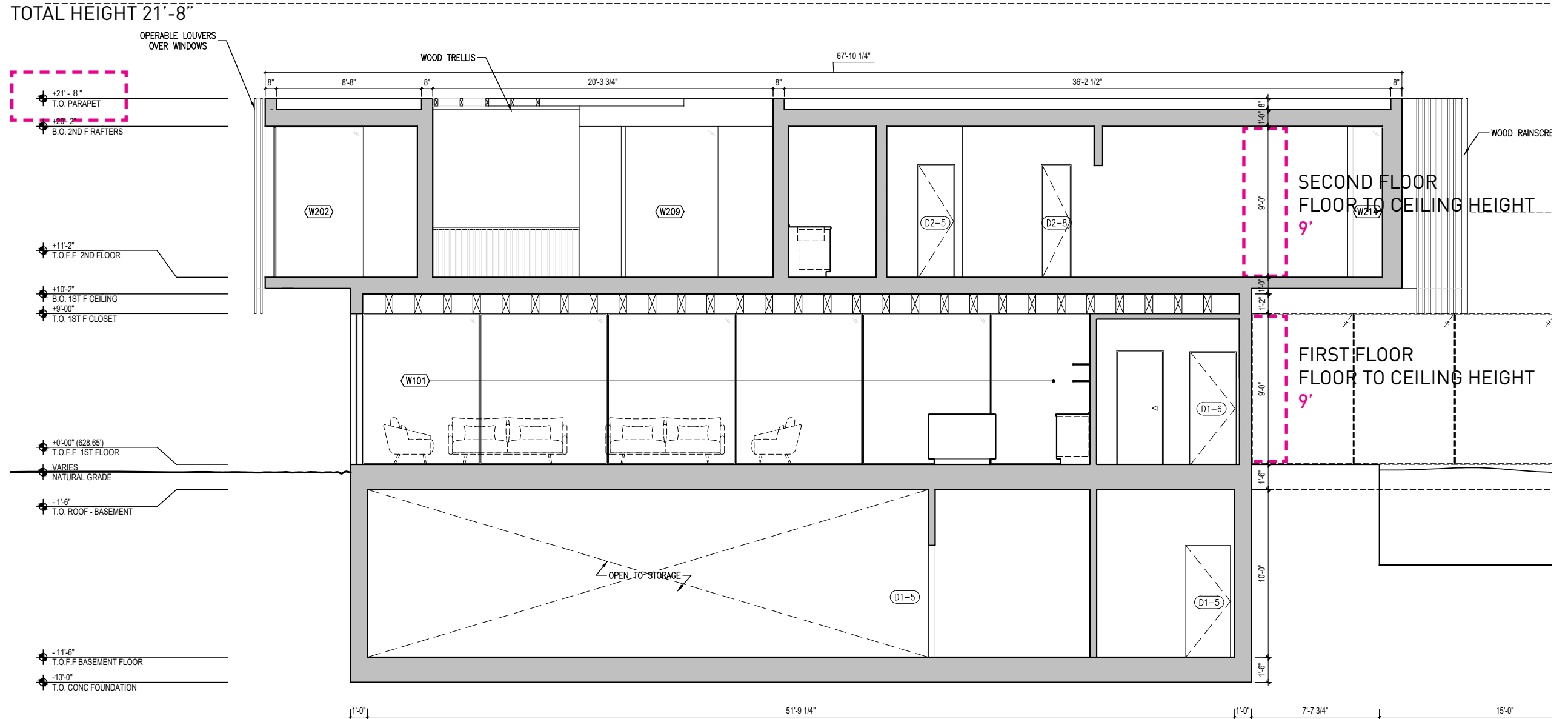
# 04

## SCALING STUDY

PREVIOUS 138 GOYA RD  
SECTION A200  
FROM 02/06/2020

FROM 08/04/2020 PETER  
KAHNG EMAIL

GAMBHIR RESIDENCE  
08/04/2020 MEETING  
AUGUST 05, 2020

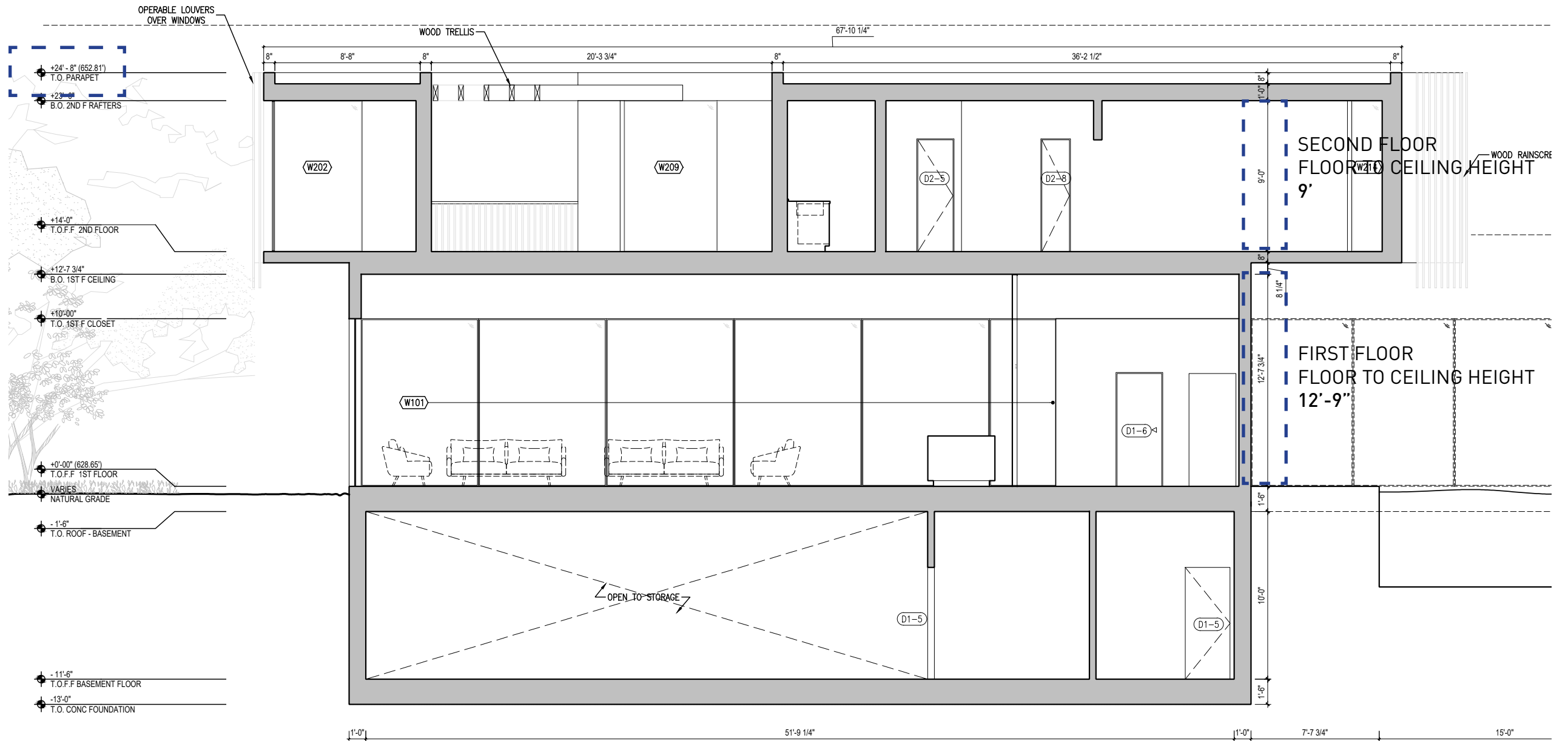


IN ORDER TO REMOVE REFERENCED AMOUNT OF HEIGHT, CEILING HEIGHT HAVE TO BE SIGNIFICANTLY REDUCED, CREATING SUBSTANDARD LIVING ROOM HEIGHT

**NOTE**

**SUBMITTED REVISED PROPOSAL IS 3'- 4" BELOW THE ALLOWABLE ZONING ENVELOPE. WHICH IMPLIES CURRENT MASSING IS WITHIN CUSTOMARY RESIDENTIAL PROPORTION**

TOTAL HEIGHT 24'-8"



**04**

**SCALING STUDY**

FROM 08/04/2020 PETER KAHNG EMAIL

GAMBHIR RESIDENCE  
08/04/2020 MEETING  
AUGUST 05, 2020

CURRENT 138 GOYA RD SECTION A200  
REDUCED 1' OVERALL BUILDING HEIGHT  
FROM 07/21/2020



138 GOYA RD // GAMBHIR RESIDENCE

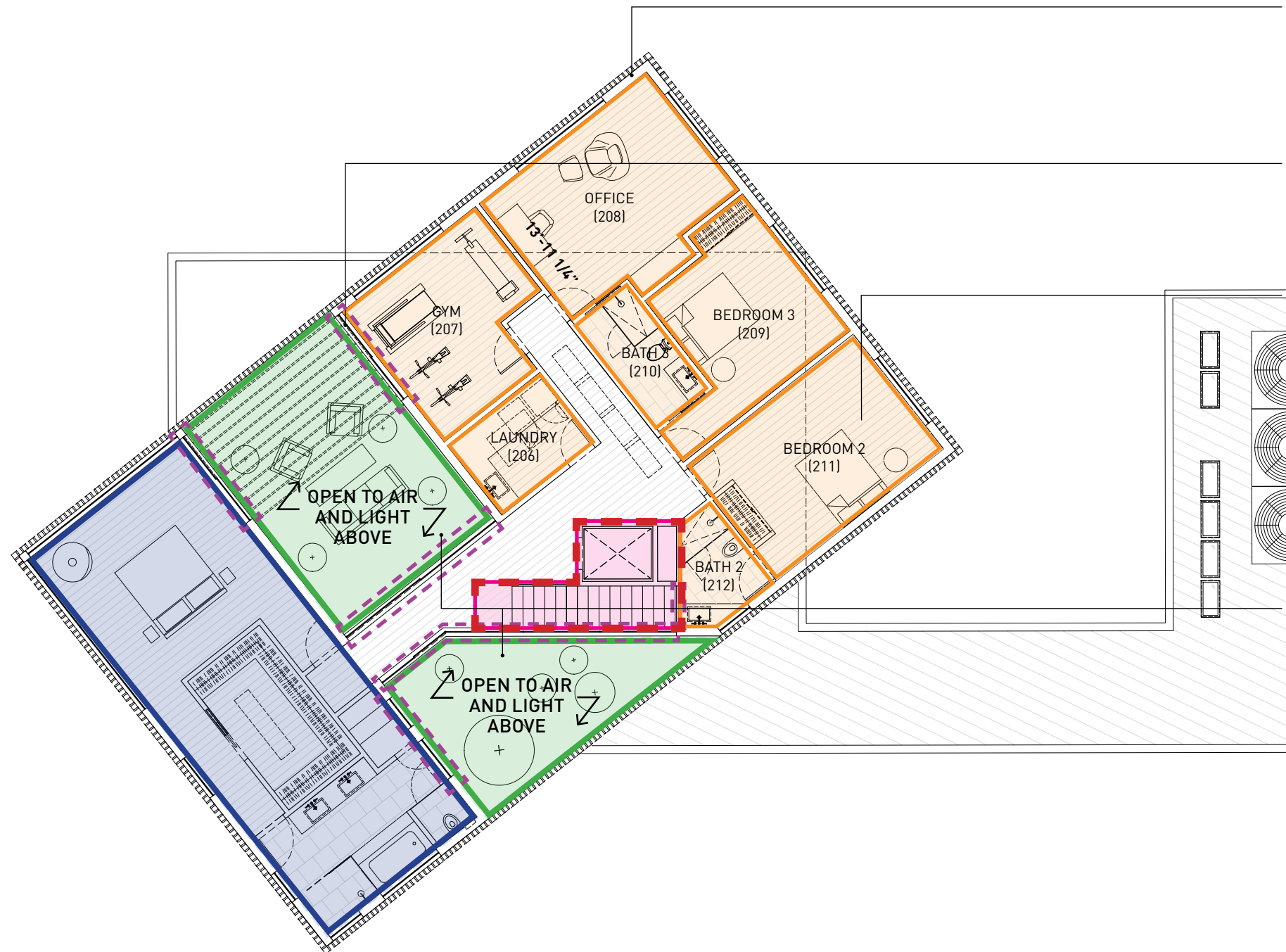
**08/19/2020**

**SECOND FLOOR STUDY**

RESPONSE TO CARTER WARR'S MITIGATION SUGGESTION IN  
8/17 MEETING



- MASTER SUITE
- OUTDOOR GARDEN SPACE
- SECOND FLOOR ROOMS
- VERTICAL CIRCULATION
- WINDOWS CONNECTING TO THE OUTDOOR GARDENS



**DESIGN STRATEGY**

- THE ORIGINAL CONFIGURATION DEPLOYED COMPACT PROGRAM SPACES TO ENABLE OUTDOOR CONNECTION
- OUTDOOR GARDEN SPACES ARE KEY PROGRAM FEATURES, PROVIDING CONTEMPLATIVE, MEDITATIVE SPACES, ALLOWING FOR QUIET REFLECTION.
- CONNECTION TO THE EXTERIOR ALLOWS FOR SUPPORTING PROGRAM SPACE TO BE COMPACT.
- OUTDOOR GARDENS STRUCTURE THE FLOORPLAN LAYOUT IN A COURTYARD TYPOLOGY, PROVIDING LIGHT AND AIR TO THE DEEPEST PORTION OF THE FLOORPLAN.
- NORTH FACING ROOF GARDEN REMINISCENT OF THE CLIENT'S OLD HOUSE OF THE PROJECTING VIEW ABOVE
- SOUTH FACING CONTEMPLATE ROOF GARDEN OVERHANG FRAMES MEMORIAL GARDEN AND MILAN'S HELIX
- INWARD LOOKING GARDENS ALLOW LIGHT, AIR, AND CONNECTION TO NATURE WHILE LOOKING INWARD AND PROTECTING PRIVACY.

**CURRENT SECOND FLOOR DESIGN**

138 GOYA RD PROPOSED SECOND FLOOR

GAMBHIR RESIDENCE  
08/19/2020 SECOND FLOOR STUDY  
AUGUST 19, 2020



VIEW TAKEN FROM ●



CURRENT SECOND FLOOR DESIGN

## COMPARISON BETWEEN RENDER VIEWS

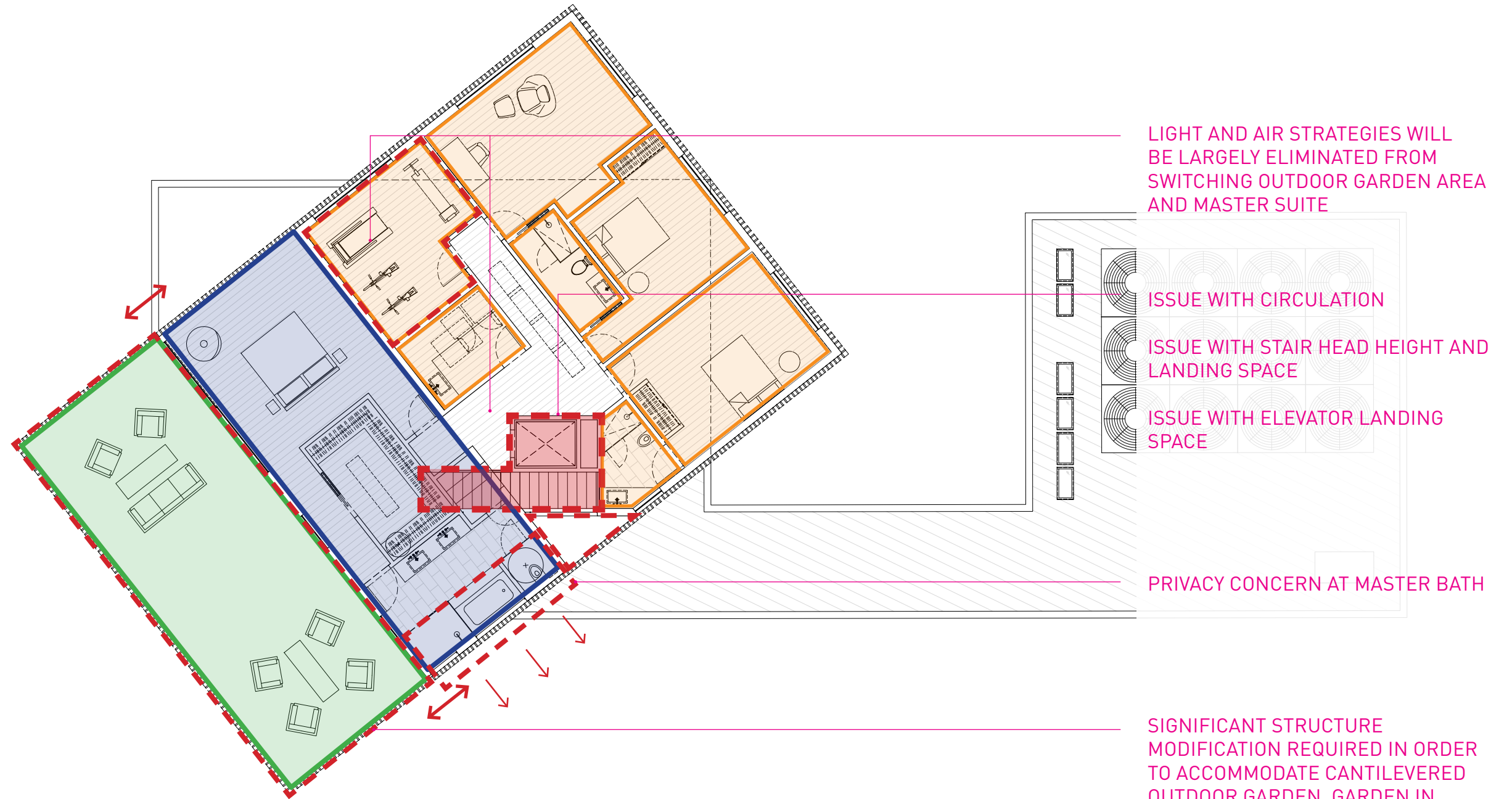
GAMBHIR RESIDENCE  
08/19/2020 SECOND FLOOR STUDY  
AUGUST 19, 2020



COMPACTED SCHEME

- MASTER SUITE
- OUTDOOR GARDEN SPACE
- SECOND FLOOR ROOMS

## RESPONSE TO STUDY 01



LIGHT AND AIR STRATEGIES WILL BE LARGELY ELIMINATED FROM SWITCHING OUTDOOR GARDEN AREA AND MASTER SUITE

ISSUE WITH CIRCULATION

ISSUE WITH STAIR HEAD HEIGHT AND LANDING SPACE

ISSUE WITH ELEVATOR LANDING SPACE

PRIVACY CONCERN AT MASTER BATH

SIGNIFICANT STRUCTURE MODIFICATION REQUIRED IN ORDER TO ACCOMMODATE CANTILEVERED OUTDOOR GARDEN. GARDEN IN WRONG LOCATION.

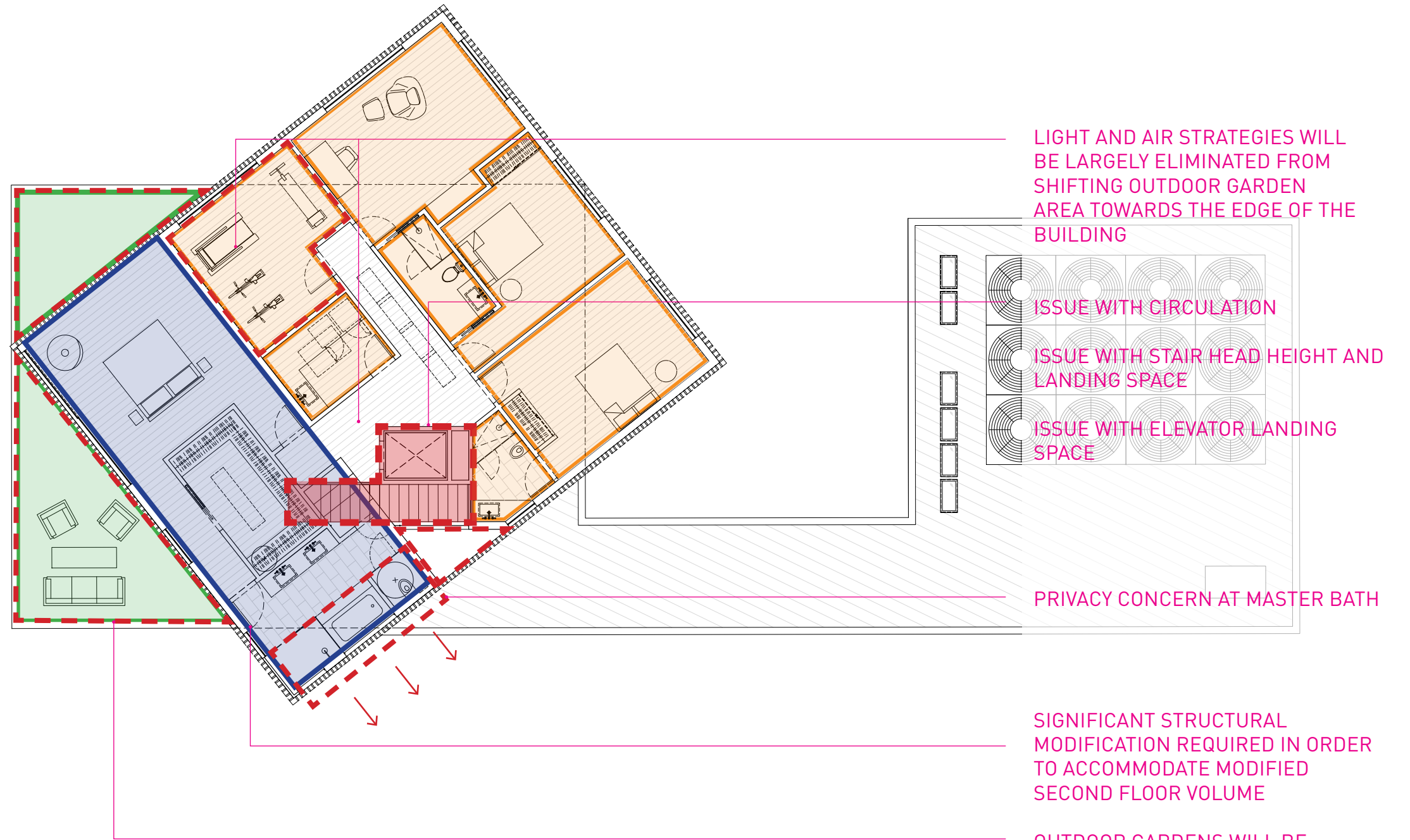
## STUDY 01 SWITCHING MASTER SUITE TO EXISTING OUTDOOR GARDEN

FROM 08/17/2020 ZOOM MEETING WITH CARTER WARR

GAMBHIR RESIDENCE  
08/19/2020 SECOND FLOOR STUDY  
AUGUST 19, 2020

- MASTER SUITE
- OUTDOOR GARDEN SPACE
- SECOND FLOOR ROOMS

## RESPONSE TO STUDY 02



## STUDY 02

### SHIFTING MASTER SUITE TO EXISTING OUTDOOR GARDEN

FROM 08/17/2020 ZOOM MEETING WITH CARTER WARR

GAMBHIR RESIDENCE  
08/19/2020 SECOND FLOOR STUDY  
AUGUST 19, 2020

# 138 Goya

Impact on 148 Goya

Presentation to ASCC

August 24, 2020



## Prominent Scenic Features

Dumbarton Bridge

Downtown Palo Alto

Mountain Ridge (Mt. Diablo, Fremont Hills, Pleasanton Ridge and Sunol Regional Wilderness)

The Bay

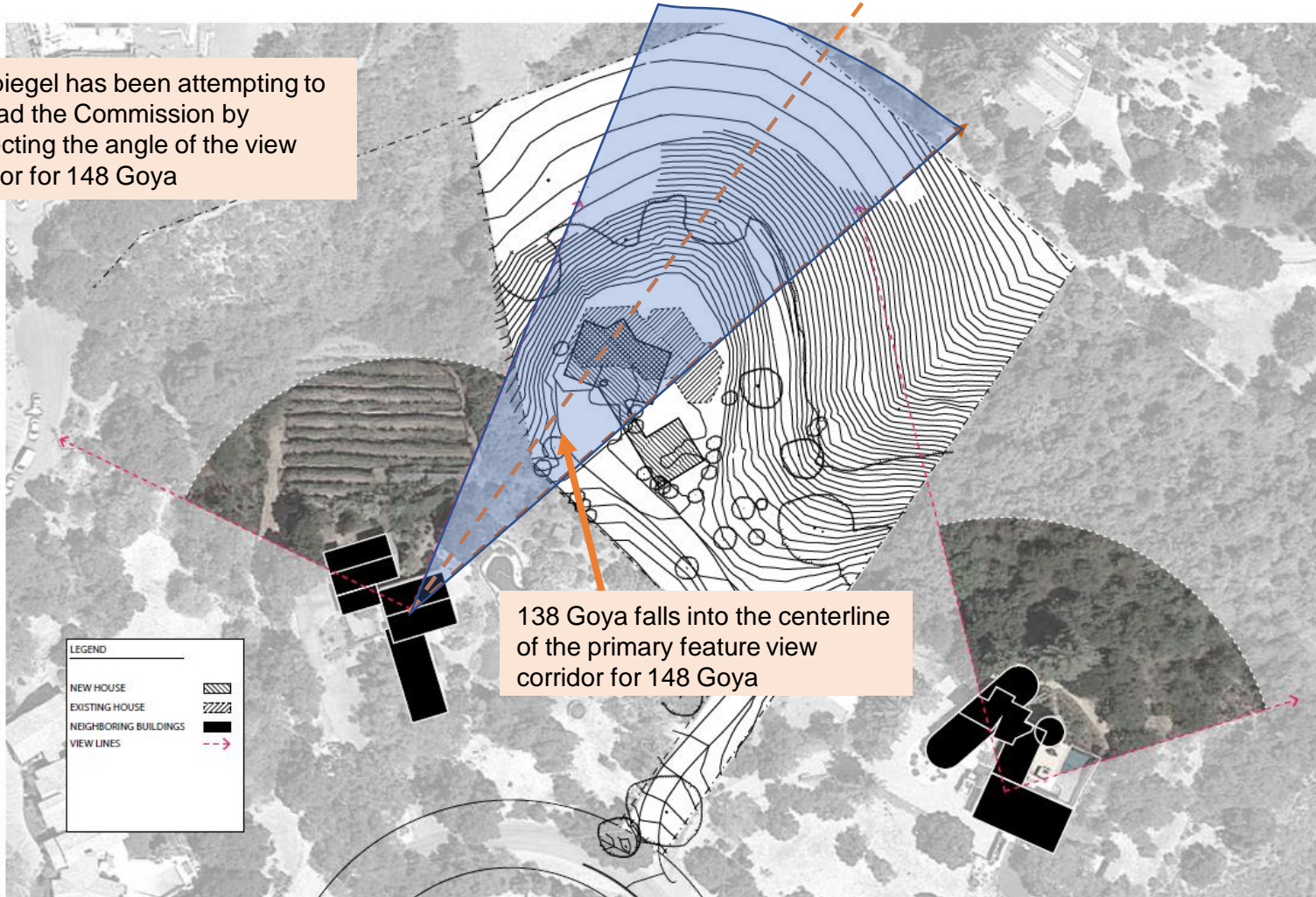
## From the Design Guidelines

- Protect view corridors on the site to maintain views of prominent scenic features.
- Prevent the obstruction of views of adjacent property owners by structures or additions to existing structures.

# Primary Concern

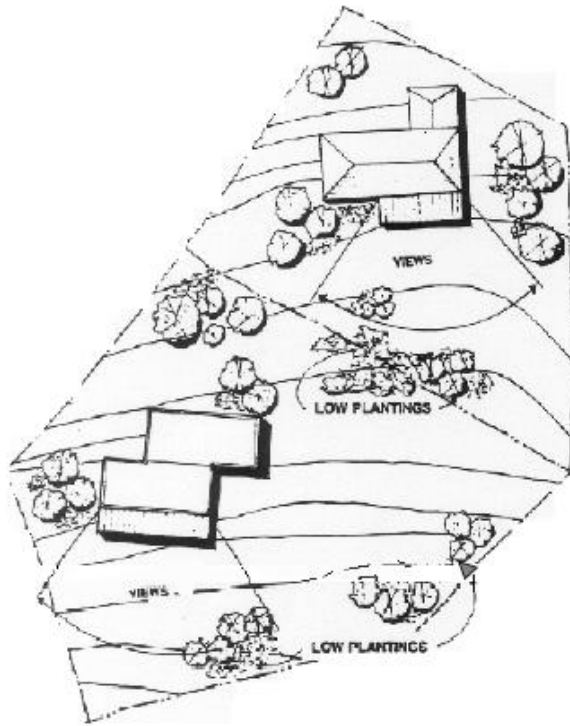
## VIEW CORRIDOR DIAGRAM

Mr Spiegel has been attempting to mislead the Commission by redirecting the angle of the view corridor for 148 Goya



# 138 Goya Proposal clearly violates Design Guidelines

## View Preservation



- Site structures to minimize adverse visual impacts when viewed from off the site. Do not locate structures in visually prominent locations.

- Maximize open space preservation.

- Protect view corridors on the site to maintain views of prominent scenic features.

- Prevent the obstruction of views of adjacent property owners by structures or additions to existing structures.

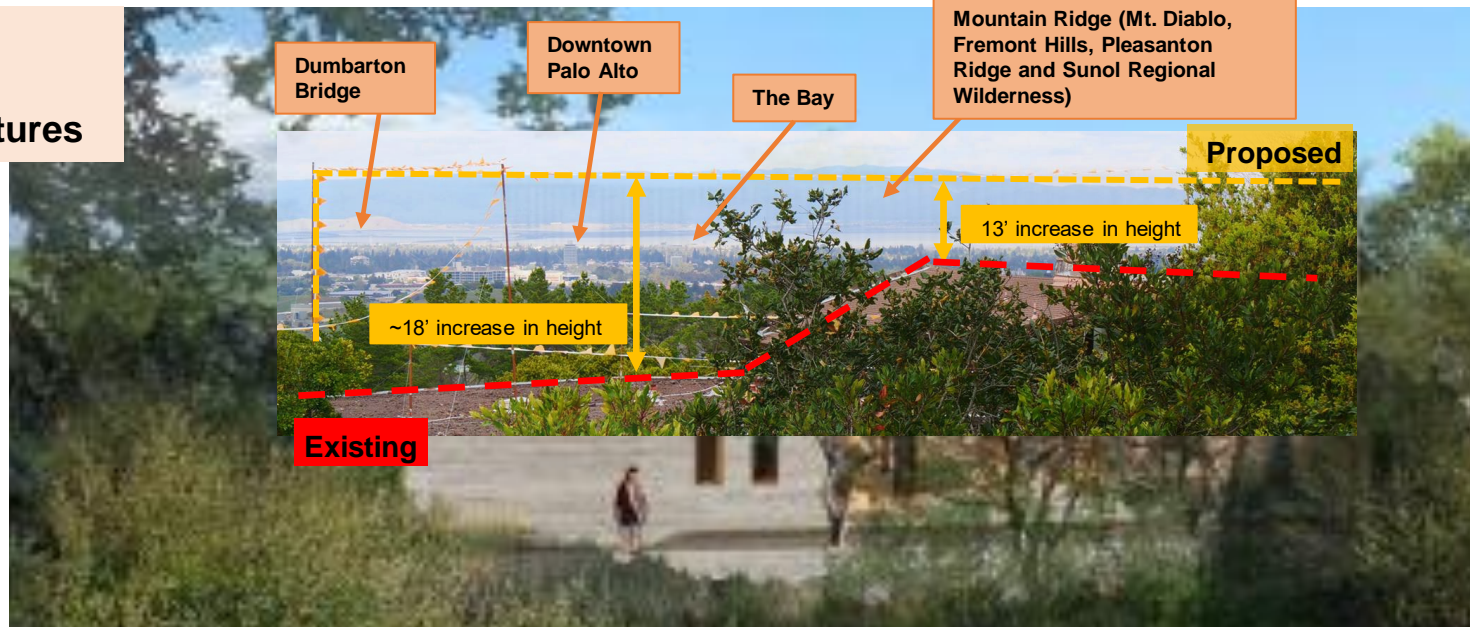
- Consider the future height of trees and shrubs so that you and your neighbors' views on and off-site will not become obstructed.

The proposed design places its second floor directly in view of the adjacent property, subsequently blocking views of prominent scenic features such as Mt. Diablo, downtown Palo Alto, Stanford Campus, and Dumbarton Bridge.

# Proposed Design for 138 Goya



# Existing Prominent Scenic Features



View corridor from 148 Goya

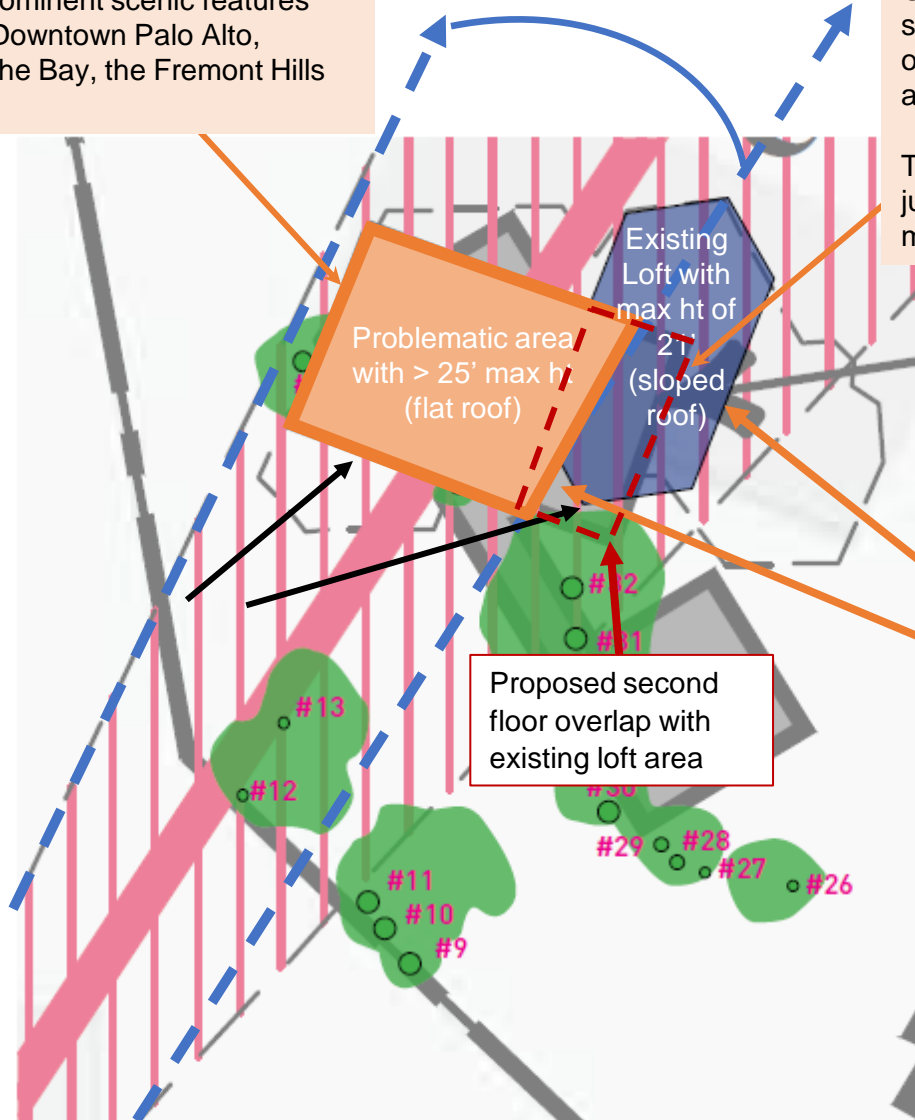


# Misrepresentation of “2<sup>nd</sup> Floor”

The proposed design blocks the view corridor which showcases prominent scenic features (Stanford Campus, Downtown Palo Alto, Dumbarton Bridge, the Bay, the Fremont Hills and Mt. Diablo).

**Clarification:** Mr. Spiegel has claimed the existing structure has two stories, when in fact it is primarily one story and has only a small 100-200 sqft loft, not a full second floor.

The proposed design is using this as means to justify building a ~2800 sqft second floor with a maximum height of >25' with a flat roof.



**Clarification:** Mr. Spiegel has also made claims that the proposed 2<sup>nd</sup> floor is placed over the existing “2<sup>nd</sup> floor”. This is not true. The ~2800 sqft 2<sup>nd</sup> floor replaces a single story section, increasing the height by over 16'. The existing loft structure only slightly overlaps with the proposed second story.

# What is the motivation?

VIEW  
INDOOR - GREAT ROOM



DESIGN DEVELOPMENT  
01.03.2020

SAW // SPIEGEL AIHARA WORKSHOP

Ironically, Mr. Spiegel has been downplaying the view impact on 148 Goya with the Commission.

At the same time, the conceptual drawings show that **the same view is the main feature for the proposed design of this house. Additionally, the views will be available on both the first and second floor while blocking these views from 148 Goya.**

VIEW  
INDOOR - SECOND FLOOR VIEW FROM STAIRS



DESIGN DEVELOPMENT  
01.03.2020

SAW // SPIEGEL AIHARA WORKSHOP

By co-opting the view corridor, the proposed design **“steals” views from its neighbor** by placing the second floor directly in the view corridor and not in another site on the lot.

We are not sure how they can justify “hogging” this view for themselves.

# WASC Recommendation – de minimus compliance

AS A RESULT OF THE WASC MEETING WITH THE OWNERS OF 148 GOYA ON 6/8/20, THE WASC SUGGESTED WE CONSIDER THE FOLLOWING MITIGATION MEASURES.

1. **TREE SCREENING:** WE INTEND TO DO THIS ALREADY, BUT CAN FOCUS OUR SELECTIONS ON PROVIDING TREE SPECIES THAT WILL SCREEN THE PROPOSED STRUCTURE WITHOUT GROWING SIGNIFICANTLY TALLER THAN THE PROPOSED STRUCTURE SO AS TO LIMIT THE IMPACT ON THE VIEW CORRIDOR.
2. **HEIGHT REDUCTION:** AFTER A PRELIMINARY STUDY, WE FEEL THAT WE COULD REDUCE THE OVERALL HEIGHT OF THE STRUCTURE BY 12 - 18 IN
3. **SHIFTING MASS:** AFTER EVALUATING THE SITE TOPOGRAPHY, SETBACKS, AND ACCESS ROUTES, WE FEEL THAT WE COULD SHIFT THE PRIMARY RESIDENCE OVER TOWARDS THE GUEST HOUSE BY UP TO 5-8 FT

OPTIONS 2 & 3 IN PARTICULAR ARE LABOR AND COST INTENSIVE AND REQUIRE MAKING SUBSTANTIAL COMPROMISES. WE WOULD CLEARLY PREFER TO BUILD THE HOUSE AS DESIGNED (IN ACCORDANCE WITH THE ZONING ORDINANCE), BUT WOULD BE WILLING TO MAKE THESE CHANGES IN THE SPIRIT OF COMPROMISE, IF THEY HELP ASSUAGE THE CONCERNS OF THE OWNERS OF 148 GOYA.

Reducing overall height by 1-1.5 feet is de minimus when the overall increase in height is closer 13-15' and relative to the overall height of ~27'.

We request preserving the view corridor as **the design ignores Portola Valley Design Guidelines with regard to view preservation.**

Since February, Mr. Spiegel has maintained it is too late to make changes, while at the same time blaming us for delays.

On August 7, he gave us an ultimatum to accept a 1' height reduction and 5-8' shift, which he admitted might not have any effect.

On August 18, he rejected another set of proposals made by Carter Warr.

While we appreciate the Mr. Spiegel's efforts to shift the primary residence 5-8', it will not have a material effect.

We believe there are viable alternatives to move the structure materially out of the view corridor while maintaining key features of the design.

# A Dangerous Precedent

- Upon study of the design, we have found a number of additional Guideline violations. (See Exhibit A)

Blocking view corridor

Urban response to environment

Does not preserve the rural nature

Increased visual prominence

Excessive 2nd floor massing

Excessively cantilevered design

**We are pleading with the ASCC to please re-evaluate several Design Guide violations before approving this design.**

**By approving this proposal, the ASCC sends a signal to the public that they are no longer enforcing and upholding the Design Guidelines.**

**This precedent will allow new development to obstruct existing views of adjoining neighbors and openly disregard the Design Guidelines going forward.**

# Update: Failed Compromises

- We have made 2 attempts to work with S-A Works to reach a compromise that would preserve the house design while mitigate the view obstruction.
- On August 7, Scott Stotler made several recommendations on mitigating the view obstruction by:
  - Regrading the site to increase the pad and lower the structure
  - Reduce the height up to 5 feet through reduction in oversized first and second floor height
  - Shifting the second story structure 30' to the south into existing vegetation to clear the view corridor
  - **This proposal kept the design intact** and instead shifted the placement of the structure.
- The only concession offered by Mr. Spiegel was the existing modification of a 1' reduction in height and a 5-8' shift to the south, **both of which do not mitigate the view obstruction in any way with regard to prominent scenic features.**
- On August 17, Carter Warr discussed additional mitigation options with Mr. Spiegel
  - Reducing or shifting second floor massing by relocating terraces which would shift the second floor mass 16'
  - Combined with the 8' shift offered by Mr. Spiegel, the view corridor would open up by 24' in total
  - **This proposal would keep existing square footage**, but remove excess screening to open the view corridor
- On August 19, Dan Spiegel responded that he was unable to accommodate the changes.
- As neighbors, we still hope that 138 Goya can mitigate their view obstruction, but they seem unwilling to do so. Without explicit guidance from the ASCC and Westridge, we do not believe Mr. Spiegel will work with us to come up with a mutually satisfactory solution.

# August 7: Proposal from Scott Stotler

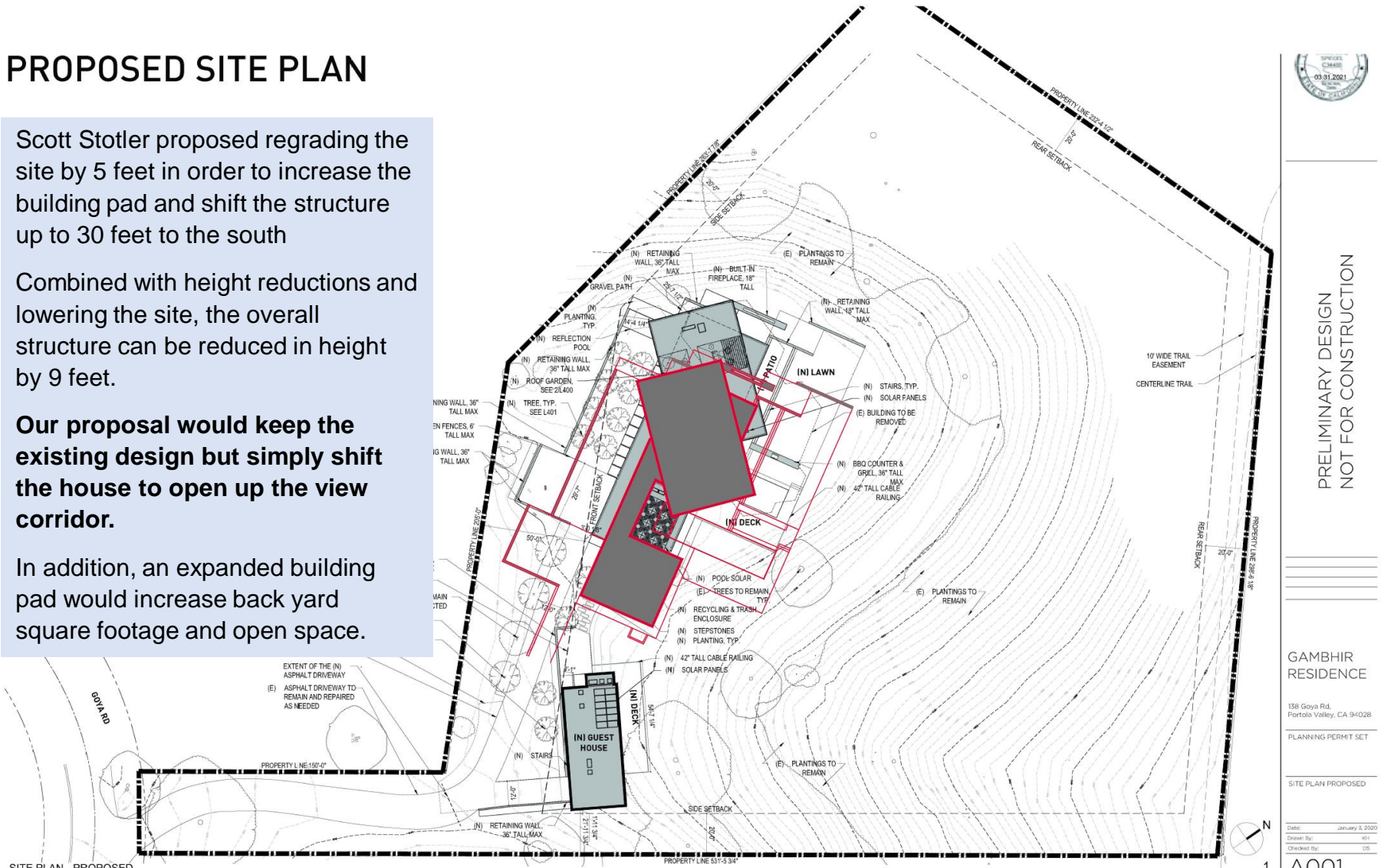
## PROPOSED SITE PLAN

Scott Stotler proposed regrading the site by 5 feet in order to increase the building pad and shift the structure up to 30 feet to the south

Combined with height reductions and lowering the site, the overall structure can be reduced in height by 9 feet.

**Our proposal would keep the existing design but simply shift the house to open up the view corridor.**

In addition, an expanded building pad would increase back yard square footage and open space.



PRELIMINARY DESIGN  
NOT FOR CONSTRUCTION

GAMBHIR  
RESIDENCE

138 Goya Rd.  
Portola Valley, CA 94028

PLANNING PERMIT SET

SITE PLAN PROPOSED

Date: January 8, 2020  
Drawn by: [initials]  
Checked by: [initials]

# View impact of Proposal 1



For illustrative purposes

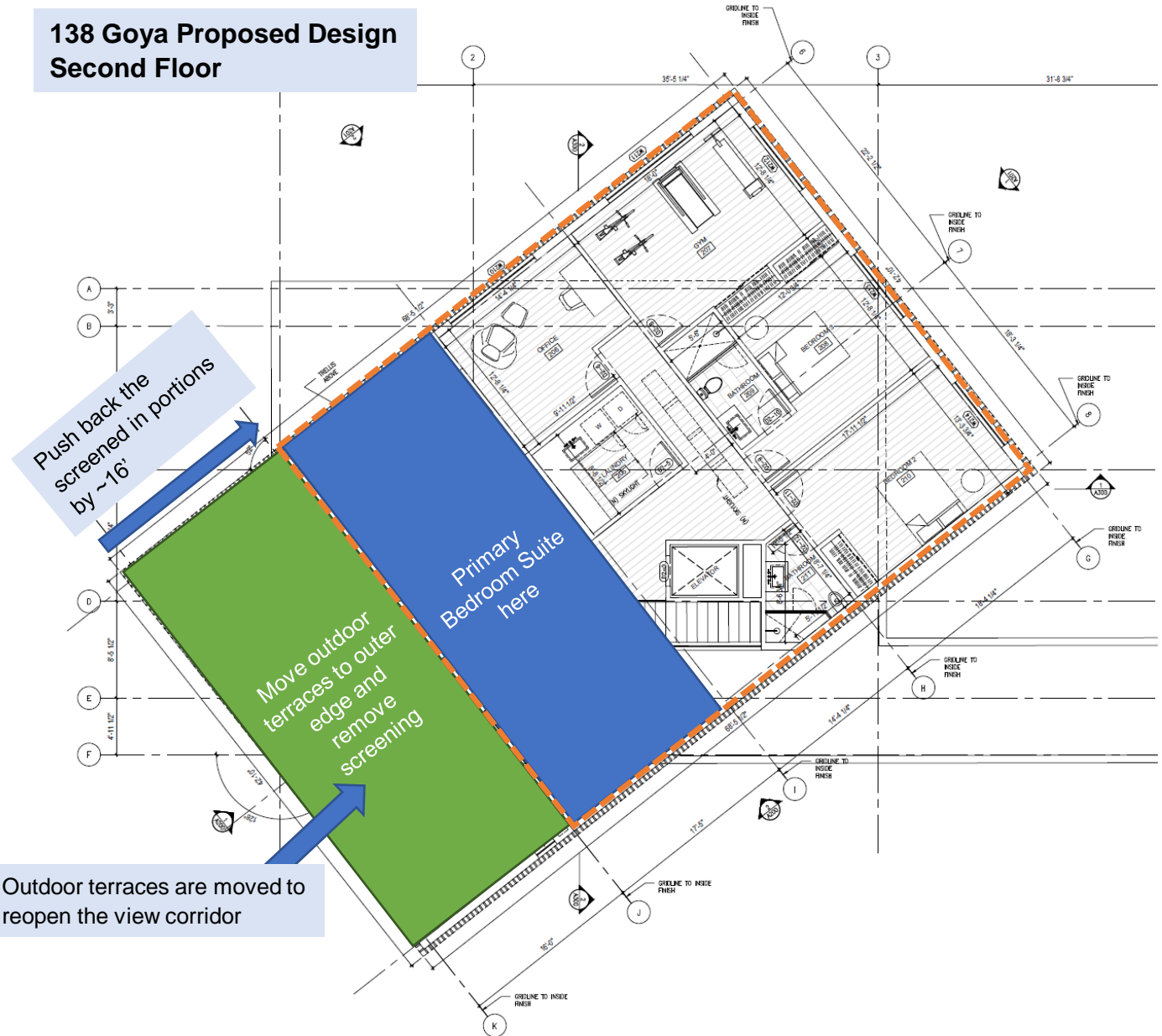
# August 18: Proposed Mitigation Strategy by Carter Warr

Carter Warr proposed moving the terraces to the edge of the house to open up 16' in the view corridor.

The proposal would keep square footage but reorganize the layout to remove excessive screening.

Combined with Mr. Spiegel's 8' shift, the combined effect would shift the 2<sup>nd</sup> Floor 24' out of the view corridor.

## 138 Goya Proposed Design Second Floor





# View impact of Proposal 2



For illustrative purposes

# **138 Goya Guideline Violations**

Exhibit A

# Guideline Violations Overview

Guideline	Violation Description
<b>1. Conserve the ‘rural’ quality of Portola Valley</b>	<p>The proposed design is an industrial response to the lot. The box design reflects an industrial design aesthetic. Combined with commercial proportions and materials such as concrete walls, the design do not conserve “rural quality.”</p>
<b>2. Minimize adverse visual impacts when viewed from off the site</b>	<p>The primary visual impact is a significant view obstruction from offsite. This violation is magnified by excessive scale, excessive massing, and exterior details which emphasize height.</p>
<b>3. Maximize open space preservation</b>	<p>The tall flat design effectively walls off open spaces from several vantage points on 148 Goya, most notably the pool deck. Open spaces are walled off and boxed in.</p>
<b>4. Protect view corridors on the site to maintain views of prominent scenic features</b>	<p>View corridors that pass through the lot are being blocked. As a result, prominent scenic features such as Mt. Diablo, Stanford Campus, Downtown Palo Alto, and large portions of the Bay are being obstructed. The proposal intentionally steps into an existing view corridors by up to ~20-30’ when other existing covered portions of the lot are not being used at all for a second story structure.</p>
<b>5. Prevent the obstruction of views of adjacent property owners by structures or additions to existing structures</b>	<p>The ~2800 sqft second floor blocks out views of prominent scenic features (such as Mt. Diablo, Stanford Campus, Downtown Palo Alto, and large portions of the Bay) from the adjacent. Views are impacted from the Main house, the outdoor area and pool deck, having a widespread impact from various vantage points.</p>

# Guideline Violations Overview

Guideline	Violation Description
<b>6. Design structures in proportion to the size and configuration of the lots on which they are placed</b>	<p>Ceiling heights of 14' on the 1<sup>st</sup> floor and 10' on the second floor are in excess of typical custom home heights (10-12' on first floor and 9-10' on second floor).</p> <p>Existing structure is a one-story residence with a small 100-200 sqft loft. The proposal features a 2800 sqft second story with 10' high ceilings.</p> <p>The entirety of the second floor is concentrated only where it has maximum impact and not distributed over the entire floorplan. The second floor could potentially be located over another part of the site, where vegetation would screen the structure, but these ideas have not been explored.</p>
<b>7. Structures should be sited and designed to be unobtrusive and subordinate to the landscape.</b>	<p>Structure is comprised of two stacked boxes and obstructs views. Boxes tend not to subordinate well with natural landscapes. Additionally, sharp corner overhangs are noticeable features on a hillside and particularly noticeable from 148 Goya.</p>
<b>8. Avoid architectural features that increase visual prominence.</b>	<p>Vertical slats on second floor emphasizes the height and massing of the structure.</p> <p>Screened in second floor patios create continuity in the visible mass, rather than breaking up shapes to blend in with the environment.</p> <p>Long linear facades have the effect of walling in the adjacent lot.</p>

# Guideline Violations Overview

Guideline	Violation Description
<b>9. On downhill slopes, avoid tall facades by stepping structures with the natural terrain.</b>	Facades of the proposed structure are excessively tall and unbroken. Instead of stepping down, the structure steps out for the second floor, featuring large overhangs due to excessive square footage and massing.
<b>10. On downhill slopes, avoid cantilevered structures with tall supports and excessive roof overhangs</b>	Turned box design creates 4 large cantilevered sections approximately 16-20' on all four corners.
<b>11. Colors and Materials: Use colors and materials that blend with the natural environment.</b>	Concrete, wood slats and light materials increase visual prominent and do not blend with the natural environment and instead highlight its manufactured industrial quality.

# #1 Urban Response vs. Preserving Rural Quality

To Conserve the ‘rural’ quality of Portola Valley and maintain the Town as an attractive, tranquil family-oriented community ...”  
- Portola Valley General Plan, Page 1 of PV Design Guidelines

The current design reminds us of two shipping containers stacked on top of each other.

We find the proposed design to be an **urban-industrial response** to the site and does not take into context its environment, surroundings, or its neighbor.

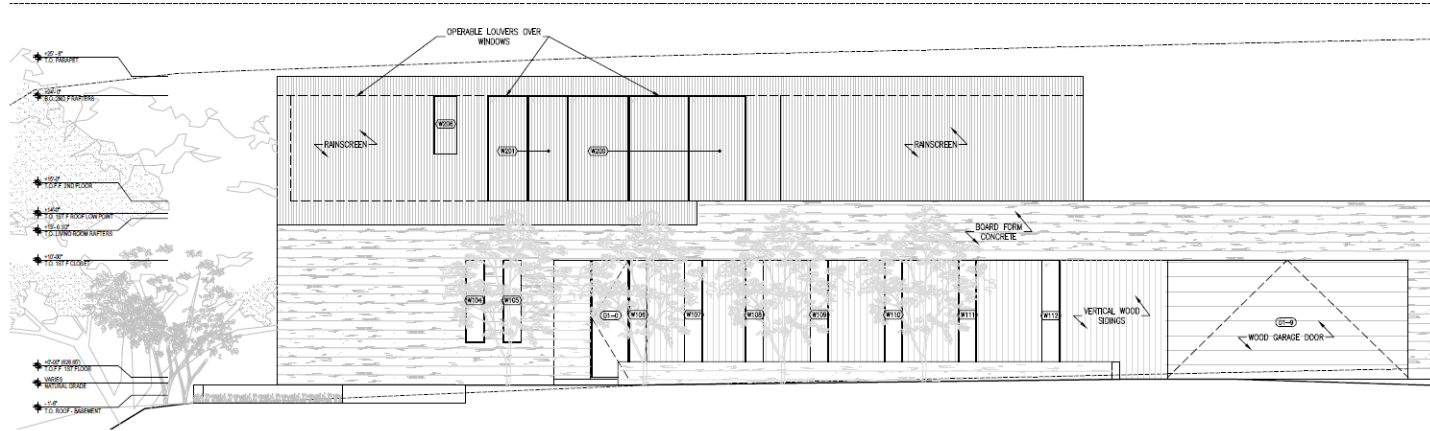
**This design does not conserve the “rural” quality of Portola Valley** nor does not maintain the Town as an attractive, tranquil family-oriented community.



The vertical wood slats seem to be inspired by the vertical detailing on a shipping container



# More inspiring container imagery



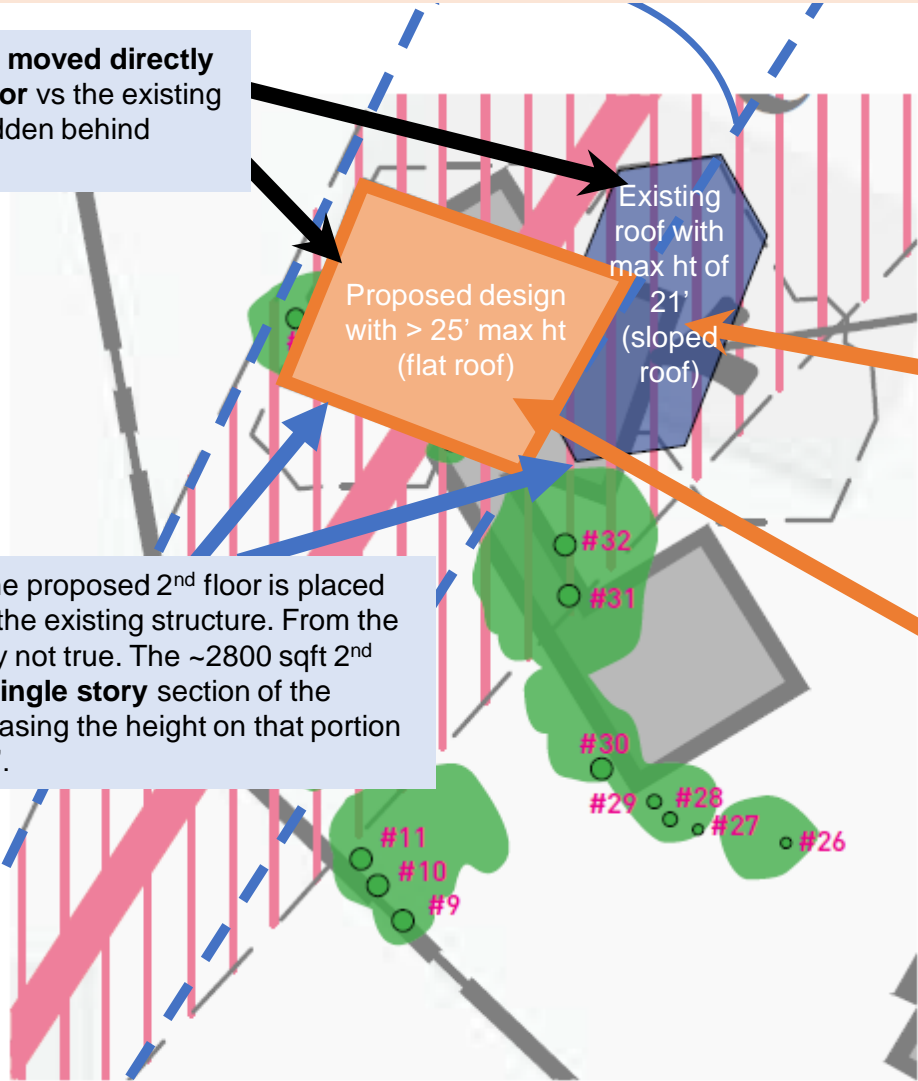
# #2 Creating adverse visual impacts when viewed from off the site

**View Preservation: "Site structures to minimize adverse visual impacts when viewed from off the site. Do not locate structures in visually prominent locations."**

- Page 6 of Town of Portola Valley Design Guidelines

2nd Floor has been moved directly into the view corridor vs the existing 2nd floor which is hidden behind existing vegetation.

The proposed design has an adverse visual impact by blocking the view corridor which showcases prominent scenic features (Stanford Campus, Downtown Palo Alto, Dumbarton Bridge, the Bay, the Fremont Hills and Mt. Diablo).



Existing structure second floor feature (100sqft loft) has maximum height of ~21'

Versus

The proposed design has a maximum height of >25' over 2800 sqft.

Mr Spiegel claims the proposed 2nd floor is placed over the 2nd floor of the existing structure. From the diagram, that is flatly not true. The ~2800 sqft 2nd floor is replacing a **single story** section of the existing house increasing the height on that portion of the lot by over 16'.

The proposal increases structure height by 13' directly in the view corridor, reaching a max height of >25', more than 2 stories in a typical commercial building.



# #3 Blocking open spaces

**View Preservation: “Maximize open space preservation”**

- Page 6 of Town of Portola Valley Design Guidelines

The current design places a large 12-15' wall blocking access to open views from our existing pool terrace and backyard.

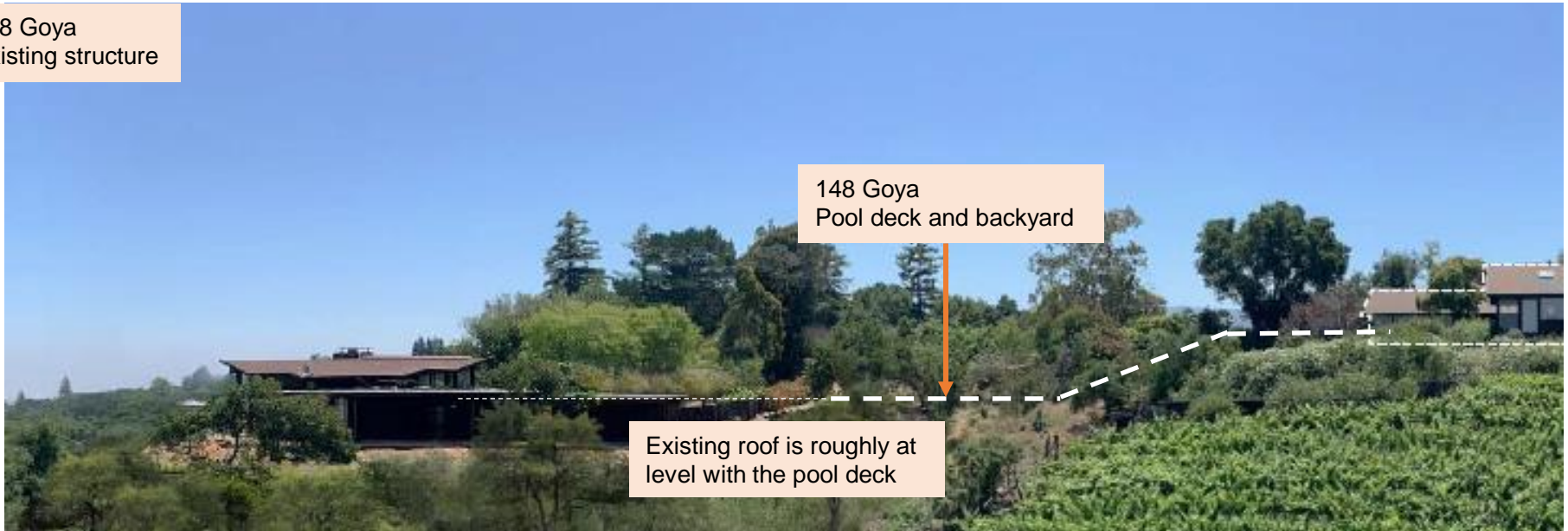
While the design maximizes its own open space, it does this at the expense of closing off their neighbor in the adjacent 148 Goya property.

The massing of the second floor sits mainly in the open area and does not utilize areas that already have existing screening.

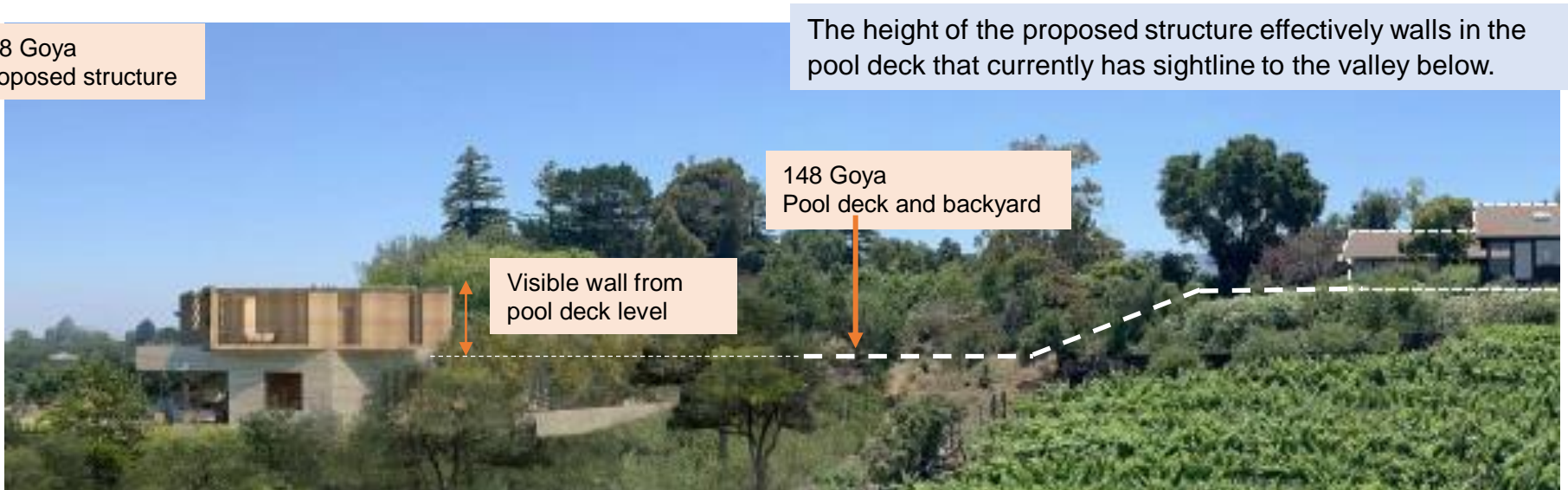


# 148 Goya Pool Deck is wall off from open views

138 Goya  
Existing structure



138 Goya  
Proposed structure



# #4/5 Obstruction of views

**View Preservation: “Protect view corridors on the site to maintain views of prominent scenic features”**

- Page 6 of Town of Portola Valley Design Guidelines

**View Preservation: “Prevent the obstruction of views of adjacent property owners by structures or additions to existing structures”**

- Page 6 of Town of Portola Valley Design Guidelines

The proposed 138 Goya design obstructs existing views of Mt. Diablo and surrounding mountain ranges, the Bay, Stanford Campus, Downtown Palo Alto, and the Dumbarton Bridge which were currently visible from 148 Goya. There has been little effort made to alleviate this obstruction. The only remedy has been minor changes which do not mitigate the view corridor issues. Ironically, the obstruction is being used to maximize their use of the same view, despite these views being available from the first floor. This not only violates the guidelines, but also indicates their uncooperative disposition as neighbors.



# #6 Proportions and Configuration

“Scale/Context: Design structures in proportion to the size and configuration of the lots on which they are placed.”

- Page 9 of Town of Portola Valley Design Guidelines

Mr. Spiegel has been arguing that the house cannot be shifted due to the size and shape of the building pad. If so, the Commission should consider that the building site may not be appropriate to have a large overhanging ~2856 sqft second floor.



The first floor base is not large enough to support the second floor.

While the second floor is technically smaller than the overall first floor, it is not evenly distributed across the house. Instead, it is concentrated in one area resulting in a floor area that is ~30% larger than its supporting base, which measures ~2268 sqft. This creates an inverted pyramid silhouette.

# Scale and Massing

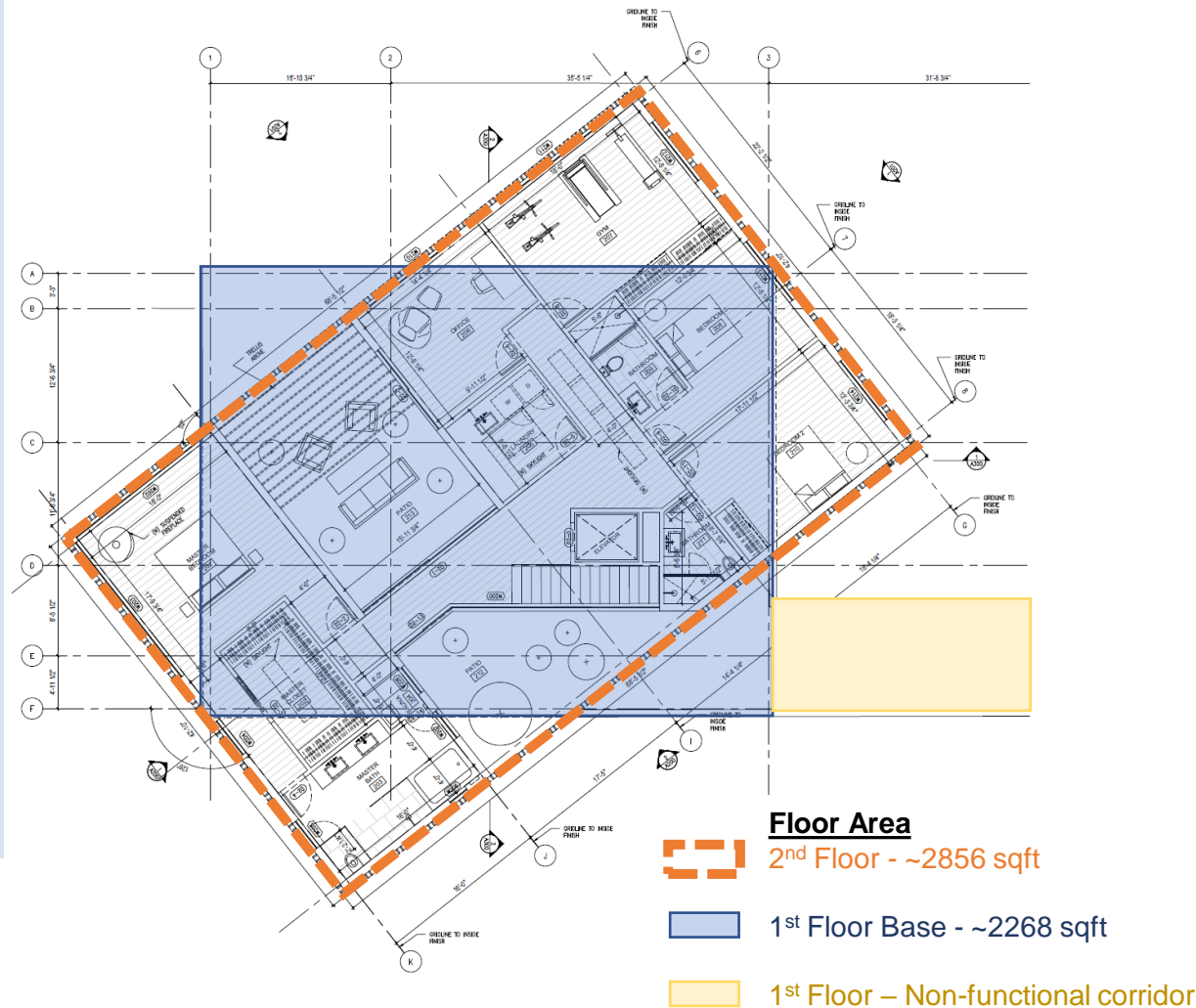
The Scale and Massing emphasize a oversized second floor that is not distributed properly over the first floor

**1. Larger 2<sup>nd</sup> floor massing:** The 2<sup>nd</sup> Floor massing is not distributed across the entire house and is concentrated in one area. 2<sup>nd</sup> Floor is roughly 30% larger than the base that it sits on. (2856 sqft on 2<sup>nd</sup> Floor vs ~2268 on 1<sup>st</sup> Floor base)

**2. Excessive height:** 14' ceilings on the 1<sup>st</sup> Floor and 10' ceilings on the 2<sup>nd</sup> Floor

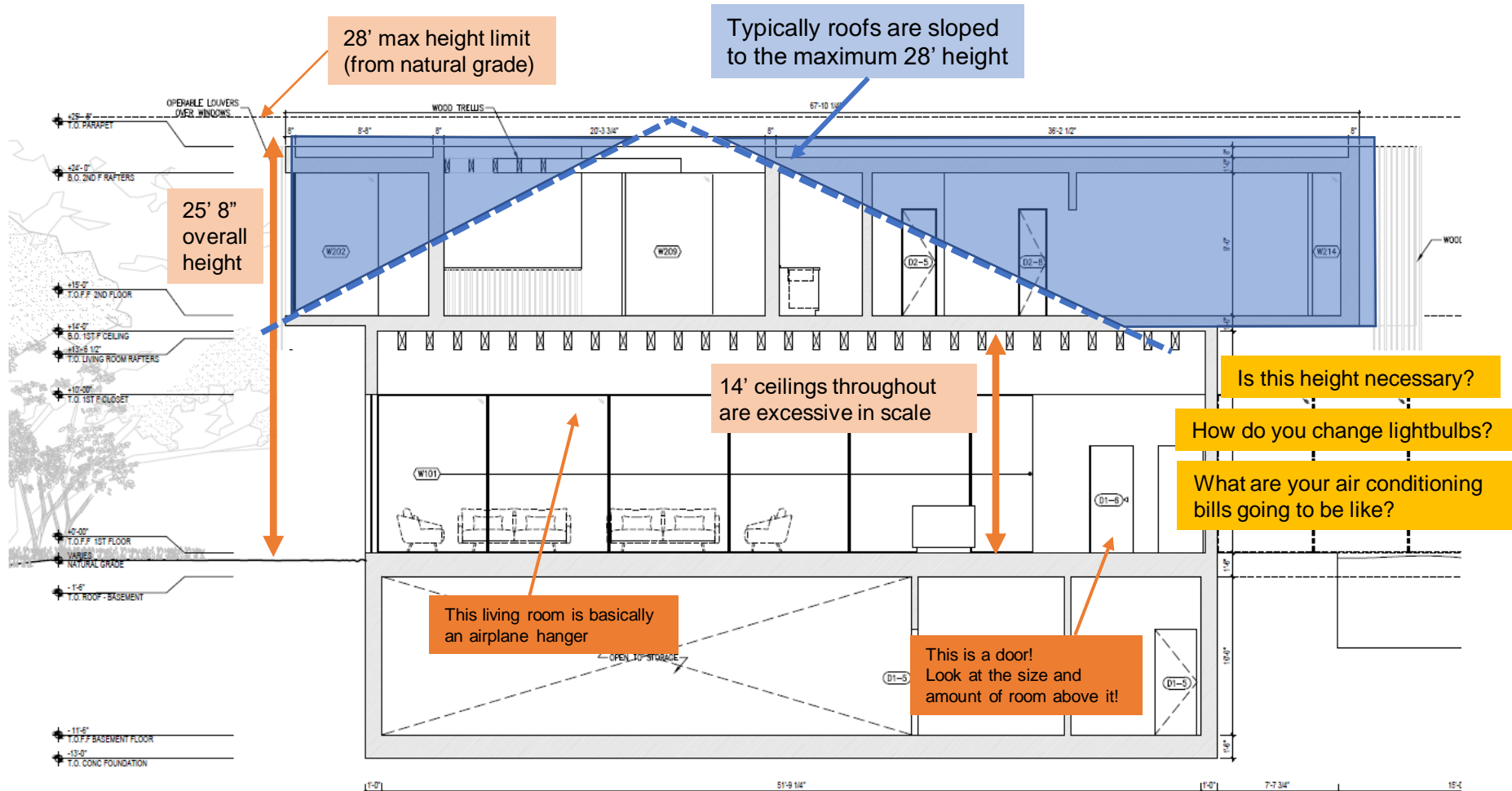
**3. Unbroken facades create large blocking walls:** Unbroken facades of ~70' and 120' creating large linear walls interrupt hillside forms of the landscape. The design drops two large Amazon boxes directly in view of its neighbor.

**4. Details to emphasize height:** Vertical slats magnifies the height of an already tall structure.

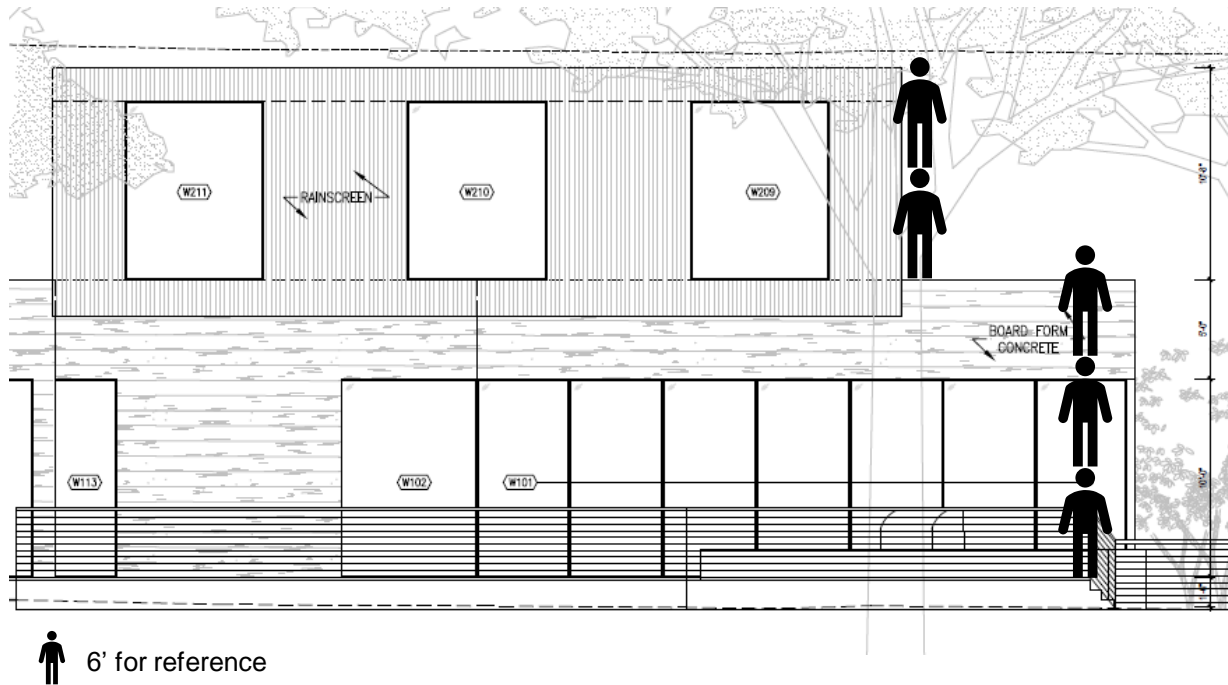


# Maximum Height Limit

The house appears to be designed to maximize legal limits, instead of thinking about residential scale and livability.



# Structure in excess of residential proportions



**Proportions of the house are in excess of customary residential proportions**

10' ceilings on the second floor

14' ceilings on the first floor

# Excess scale

The unbroken 1<sup>st</sup> Floor span of the house at 130' is roughly the length of a Boeing 737-800.



With 14' ceilings on the first floor and 10' ceilings on the second floor are not low by any residential standard. In fact, it is scaled roughly 20-30% larger than customary high-end residential buildings.

THE BUILDING MASS EMPHASIZES LOW HORIZONTAL LINES. THE FIRST FLOOR AND SECOND FLOOR DIFFERENTIATE THE WALL PLANES AND BREAK DOWN THE MASSING.

The first floor is an unbroken mass of 130'

The second floor is a 65'L x 42'W x 11'H **box of unbroken mass** or roughly 30,000 cubic feet



# #7 Structures are obstructive and dominate the landscape

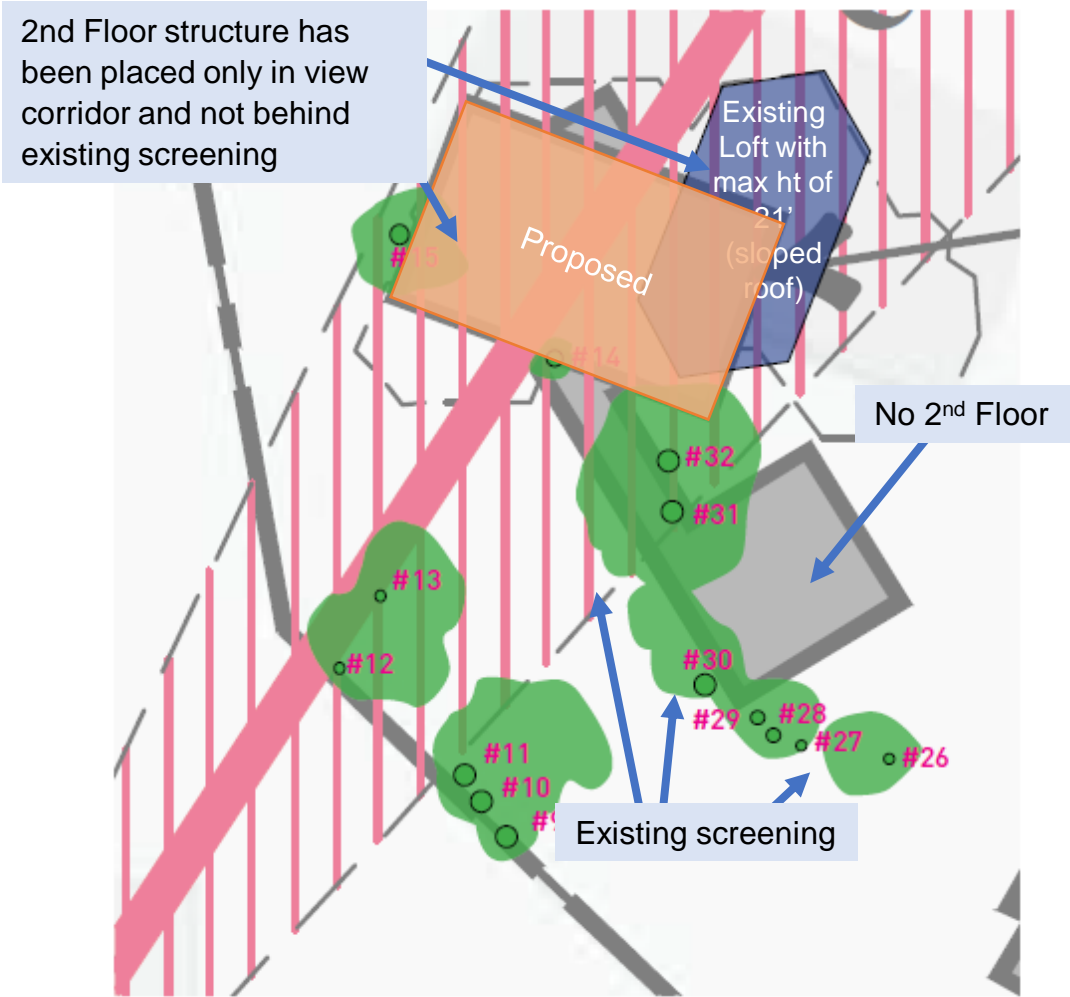
**Scale/Context:** Structures should be sited and designed to be unobtrusive and subordinate to the landscape.

- Page 9 of Town of Portola Valley Design Guidelines

**The house has been sited and designed to maximize its obstruction of its neighbor and its view corridors.**

The proposed design both obstructs and dominates the landscape. With the tallest part of the house located in an open view corridor, the landscape is walled off.

The flat walls and structure height are scaled beyond typical residential proportions and dominate the landscape.



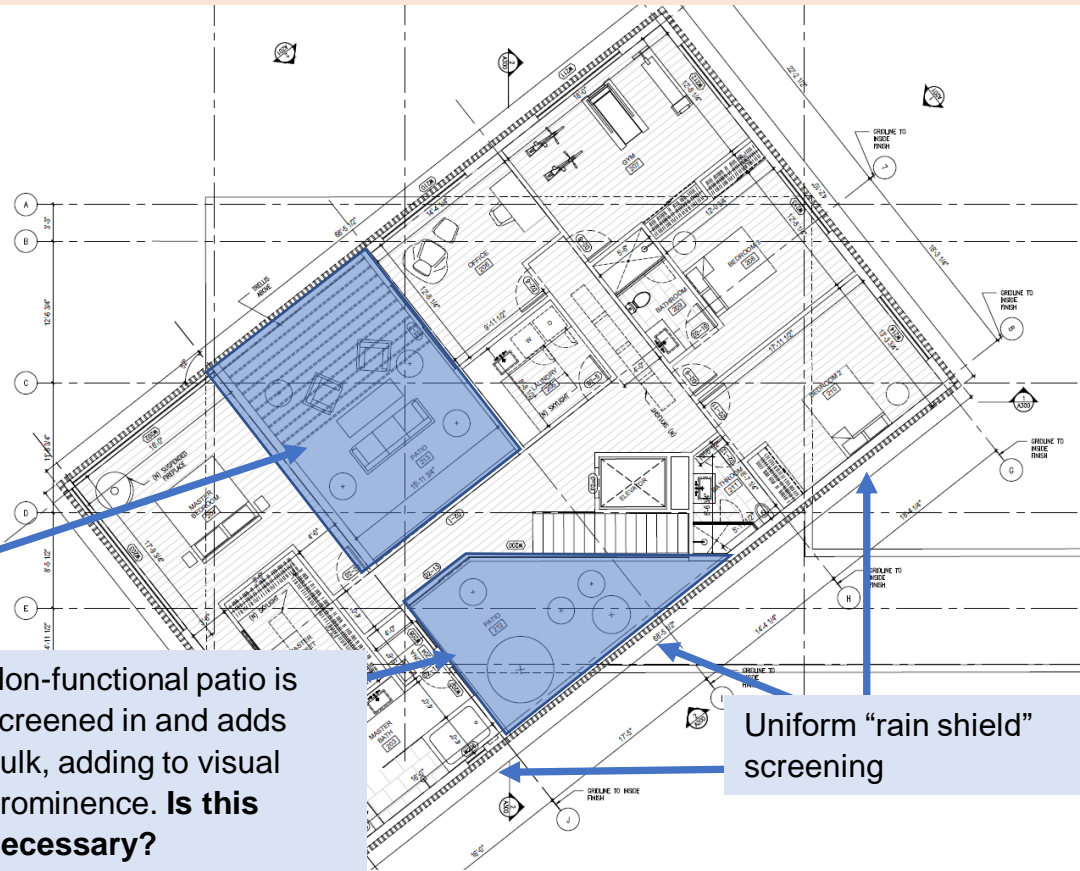
# #8 Visual Prominence

**Scale/Context: Avoid architectural features that increase visual prominence**

Outdoor spaces on the second floor are screened in to add visual bulk when viewed from off site.

**One of the patios faces back to 148 Goya and serves no functional purpose other than adding square footage to an already top heavy second floor and adding bulk.**

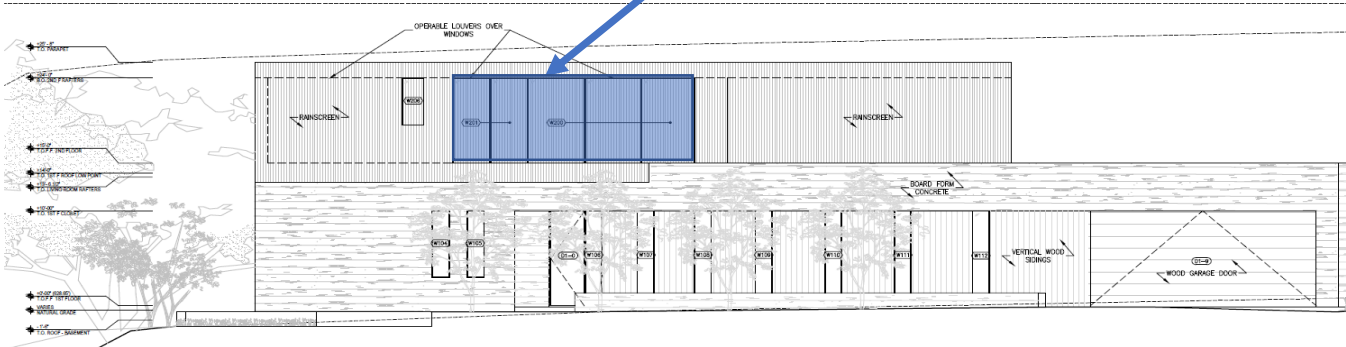
Open spaces are enclosed to create uniform walls and a larger sense of mass.



Large outdoor patio can be shifted to outer edge to mitigate obstructed views from 148 Goya

Non-functional patio is screened in and adds bulk, adding to visual prominence. **Is this necessary?**

Uniform "rain shield" screening



# #9 The Step Down vs Step Up

**Mass/Bulk:** On downhill slopes, avoid tall facades by stepping structures with the natural terrain.  
- Page 10 of Town of Portola Valley Design Guidelines

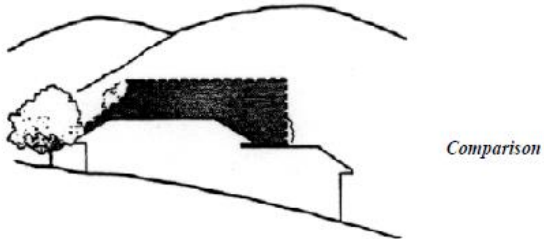
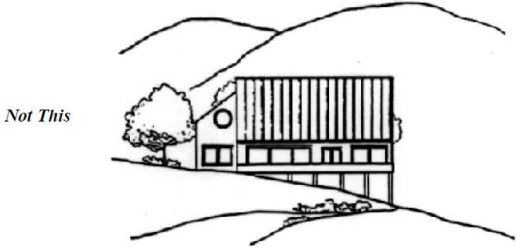
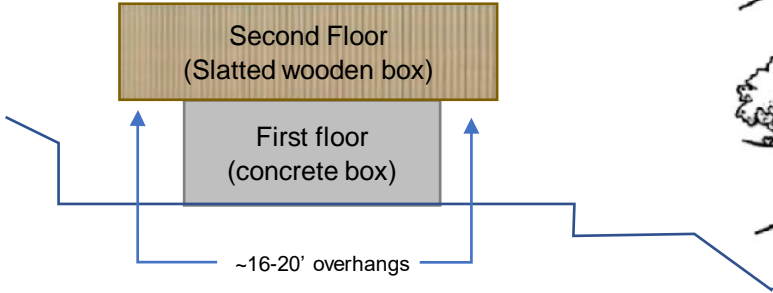
Guidelines state to step down structures with natural terrain. The proposed design has a much larger 2<sup>nd</sup> Floor massing than its base, creating a “step up” instead of step down.

As a result, large 16-20’ overhangs are created by a cantilevered 2<sup>nd</sup> floor on all four corners.

The 2nd floor at ~2856 sqft is concentrated on a smaller base of ~2268 sqft. This excludes a long hallway and garage which does not support the second floor.

Combined with high ceilings, the structures is both tall and steps up, flagrantly opposing guidelines.

**Conceptual Drawing**  
138 Goya Proposed Design silhouette



# #10 Avoid cantilevered structures

**Mass/Bulk:** On downhill slopes, avoid cantilevered structures with tall supports and excessive roof overhangs.

- Page 10 of Town of Portola Valley Design Guidelines

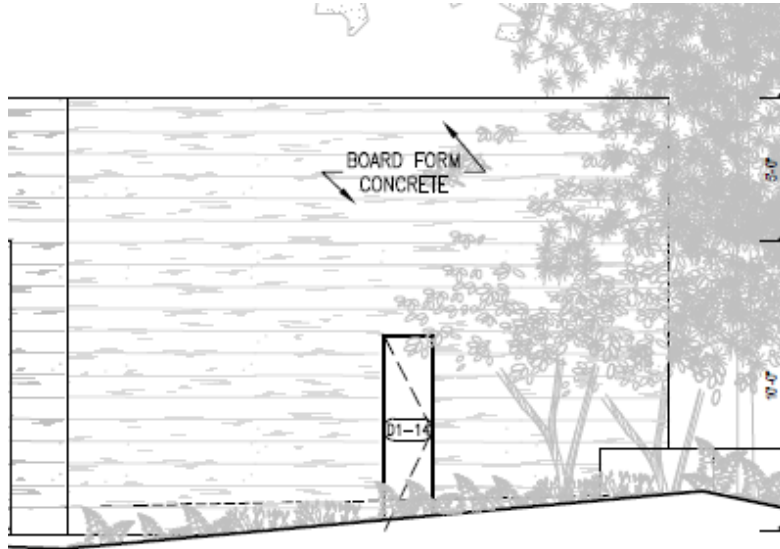
The proposed project features large 16-20 foot overhangs due to an oversized second floor that dwarfs its lower base.



# #11 Lesson on Board Formed Concrete

**Colors and Materials: Use colors and materials that blend with the natural environment.**

- Page 13 of Town of Portola Valley Design Guidelines



The colors and materials used do not blend in with the natural environment and draw attention through industrial materials.

**A 15ft x 130ft long “Board Form Concrete” wall serves the exterior for the first floor.**

The Design Guidelines state that **“Concrete driveways visible from off-site should be darkened to blend with the natural environment.”** In this case, instead of the driveway, **a 15’ high foot concrete wall will directly face our property.** If the guidelines dictate concrete needs to be concealed on the ground as driveway, how do you allow a 15’ vertical concrete wall to be erected? With standard first floor heights of 10’, the scale of the first floor is 1.5x the standard.

Also note, from renderings, the Board Formed Concrete looks like elegant stone. However, the actual material is very industrial in reality.

Board Form Concrete is typically used for foundations. This finish will make the house look like a house with a 15’ unfinished foundation. We find it disruptive to the natural landscape of Portola Valley.



# Board Formed Concrete



Imagine these types of walls at 15' high and 130' long.  
In context, that is 2.5x the height of a 6' tall male and longer than the length of a Boeing 737 or a 9 story building on its side.

# 138 Goya Materials

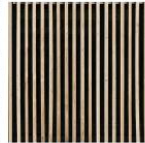
## BUILDING



Board form concrete



1X8 Channel Rustic Western Red Cedar Siding, Natural Stain



2X4 Western red cedar Rainscreen, Natural stain



Existing Rusted redwood sidings

## WINDOW



Aluminum - Bronze Anodized



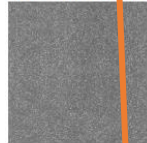
Low emissivity with 0.25 U-factor

## RAILING



Stainless Cable steel railing, stainless steel posts Ipe top rail

## SITE COLOR (LANDSCAPE)



Asphalt Driveway



CIP Concrete Pavement: Pewter 860



Stepstone Paver Porcelain/Slag (11413) Light Sandblast



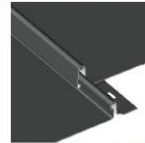
Composite Decking: Moso X-treme Bamboo Decking, WUI Certified

## ROOF



PVC Membrane (Light Gray)

## GUEST HOUSE ROOF



Standing Seam Metal Roof, Grey, Low Reflectivity

## RETAINING WALL



This close up of the Material Board appears darkened to mislead the Board into thinking that the design scheme was less obtrusive than it is.

# 138 Goya Road Modification Recommendations

## **INDEX**

Background: Existing Site Condition

Elevation

Proposed Changes in Height

Proposed Changes to Site

Proposed Change Details

Impact of Recommendation

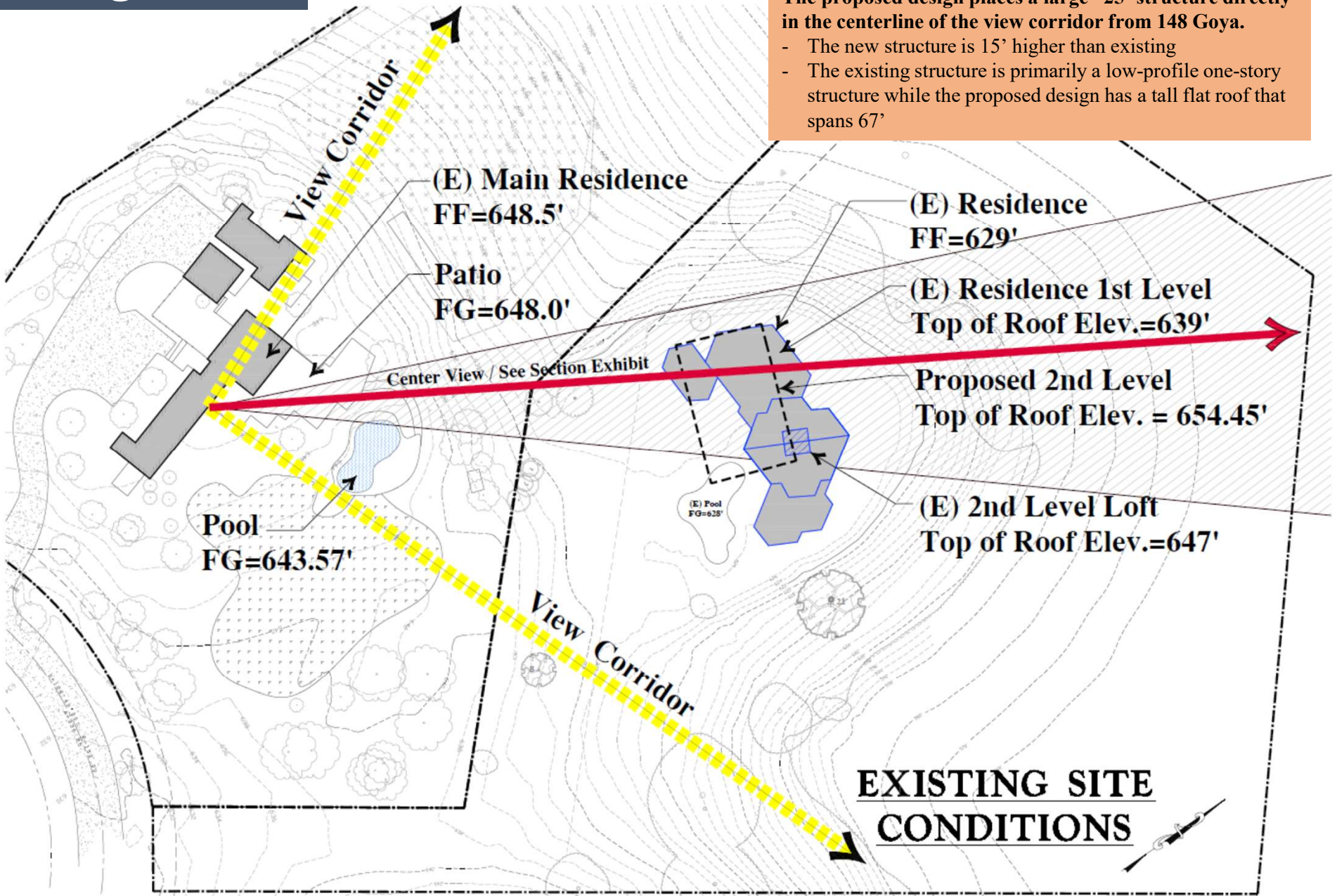
148 Goya View Corridor



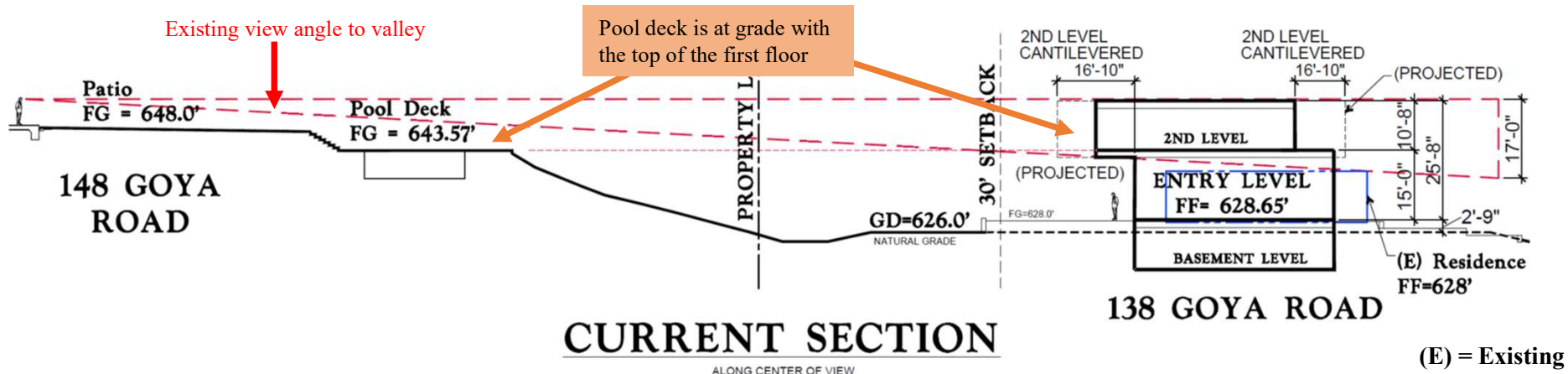
# Background

The proposed design places a large ~25' structure directly in the centerline of the view corridor from 148 Goya.

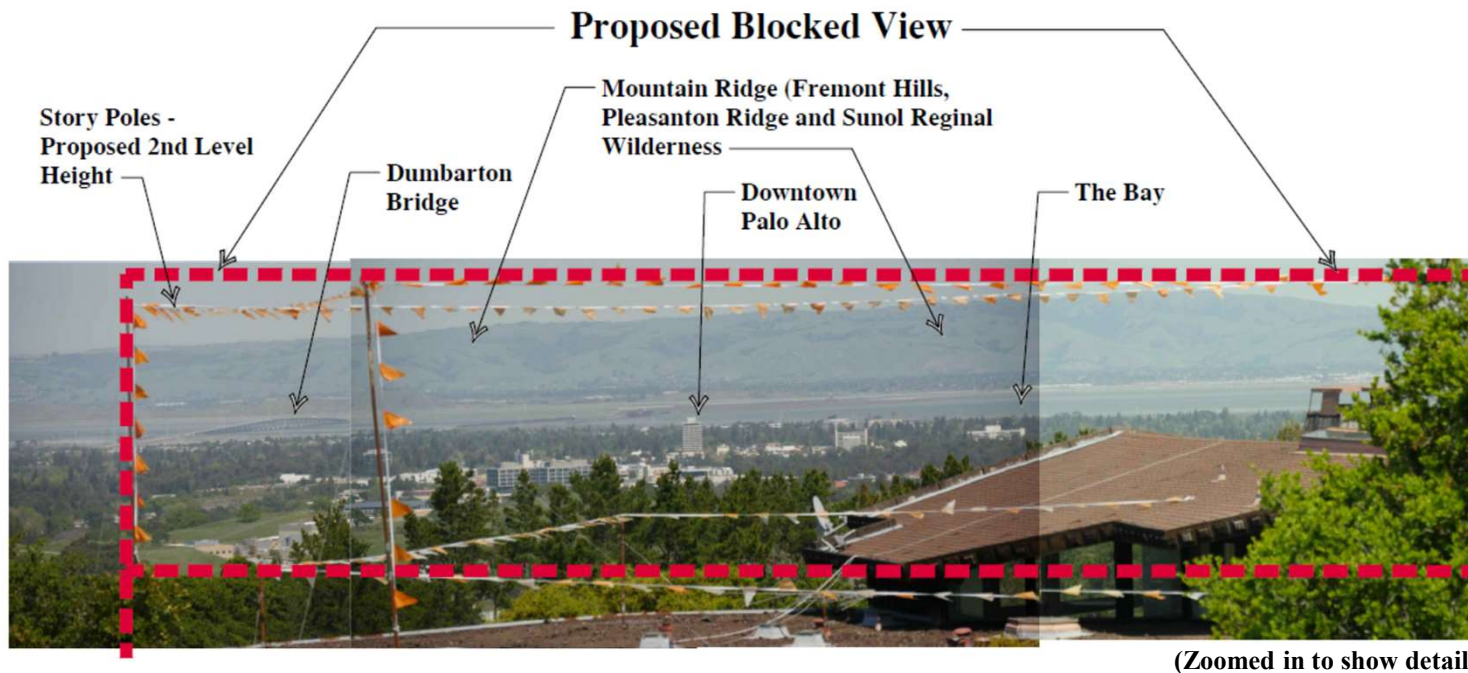
- The new structure is 15' higher than existing
- The existing structure is primarily a low-profile one-story structure while the proposed design has a tall flat roof that spans 67'



# Elevation – Why this is an issue



## Prominent Scenic Features being blocked for 148 Goya



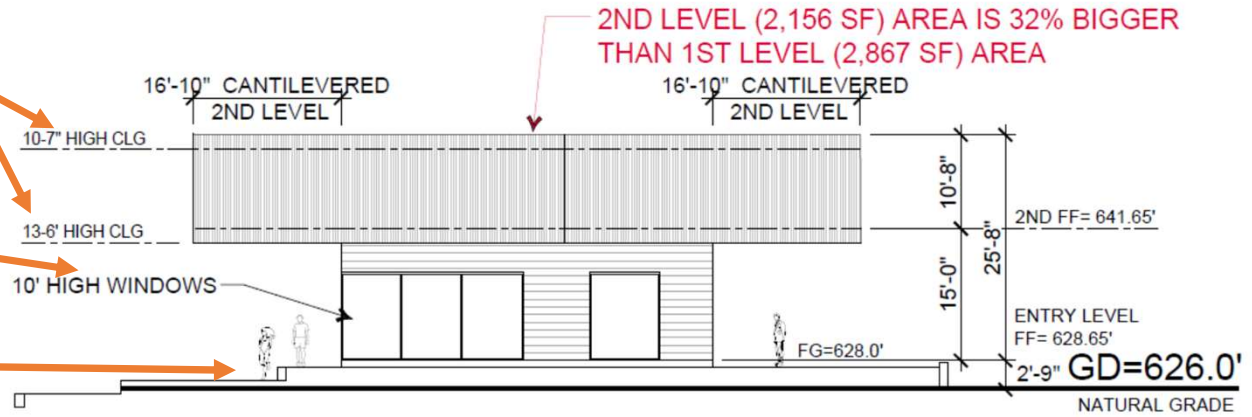
# Proposed Changes in Height

## Current Design

Ceiling heights are in excess of customary residential proportions of 10'-11' for the first floor and 9'-10' for the second floor.

Oversized windows are 20% larger than customary residential specs, creating excess massing common with large commercial buildings

Site is graded up ~3' for unknown reason, adding additional height to an already oversized structure, leading to increased obstruction



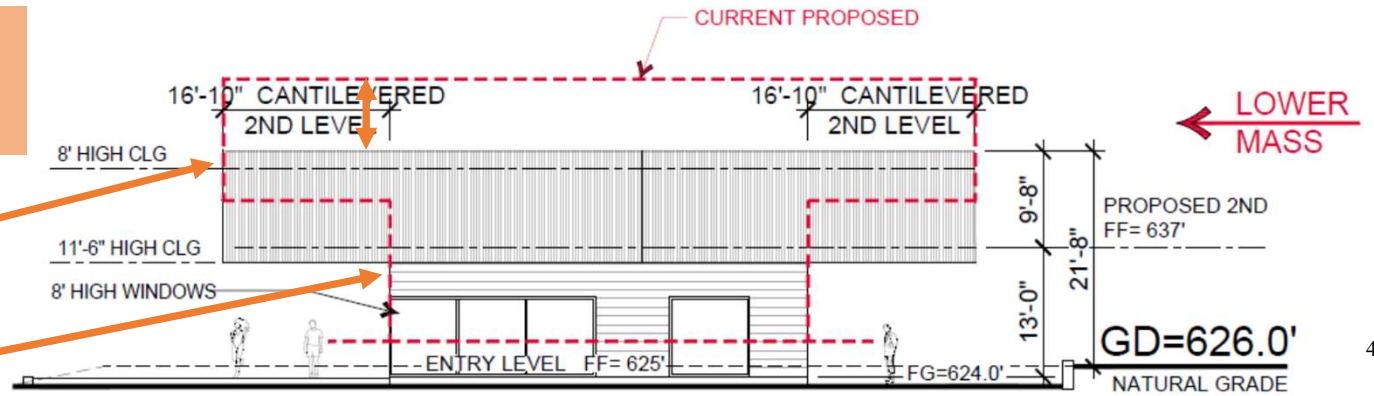
### North/West Elevation

1ST LEVEL DIRECT SIDE VIEW

## Recommendation

We recommend lowering ceiling heights to customary residential measurements and lowering the grade to reduce overall height of the proposed structure.

Lowering ceiling heights on the first and second floor could yield an additional 5' in height reduction



### Recommended

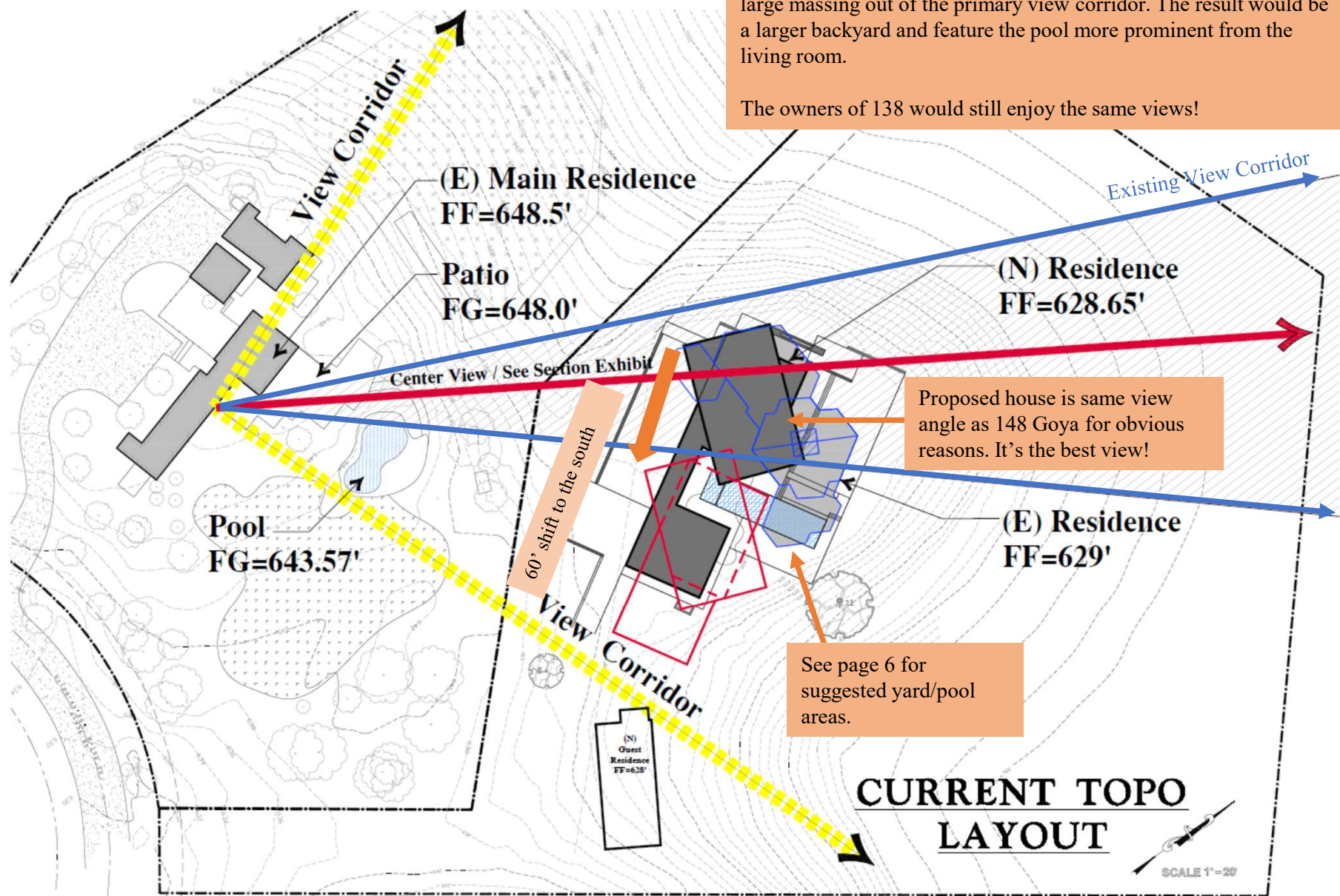
1ST LEVEL DIRECT SIDE VIEW

FG - Finished Grade  
 FF - Finished Floor  
 GD - Natural Grade

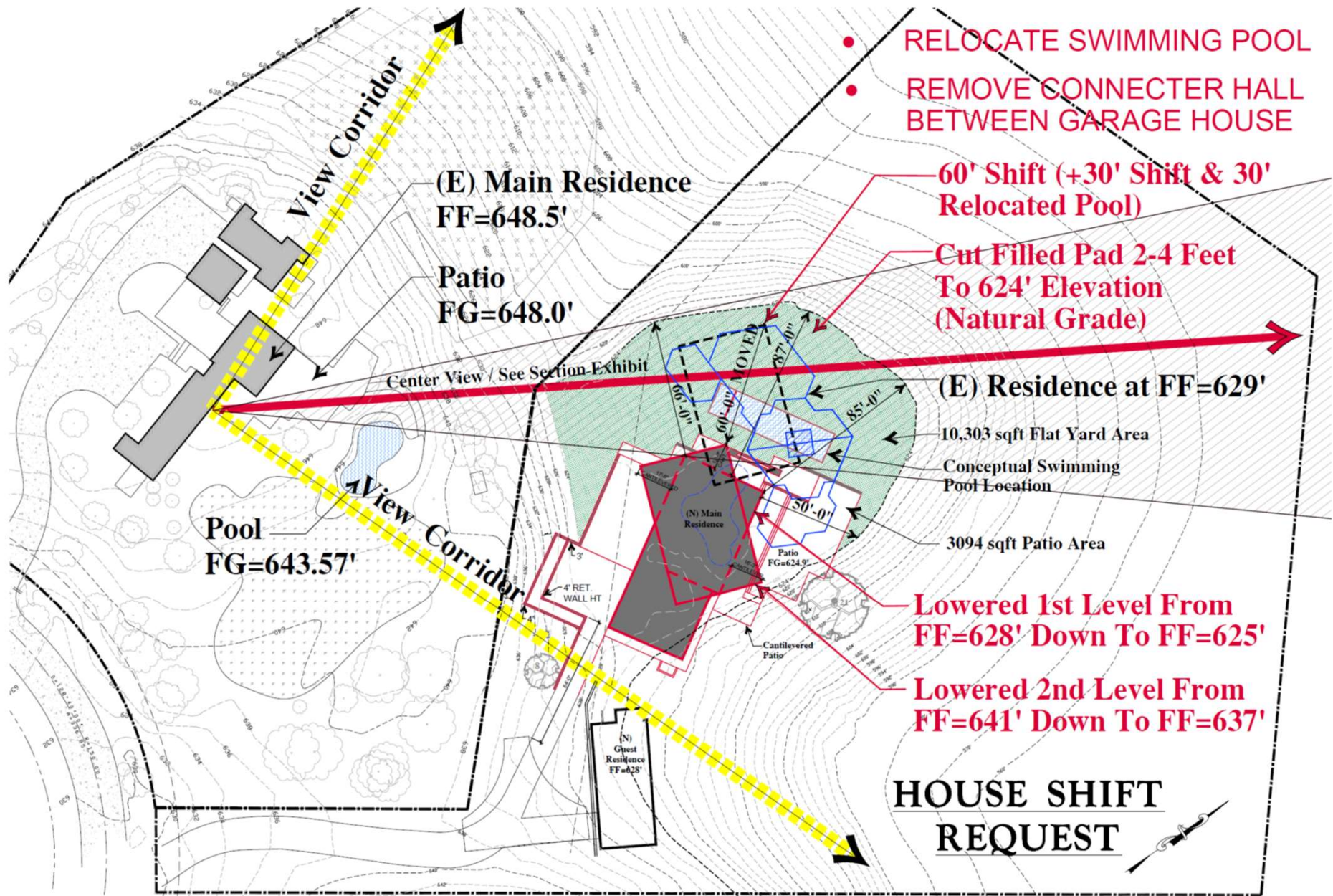
# Recommended changes to site

We propose a remedy to satisfy both 138 Goya and 148 Goya by shifting the house to the south by nearly 60', which would move the large massing out of the primary view corridor. The result would be a larger backyard and feature the pool more prominent from the living room.

The owners of 138 would still enjoy the same views!



# Proposed Remedy - Detail



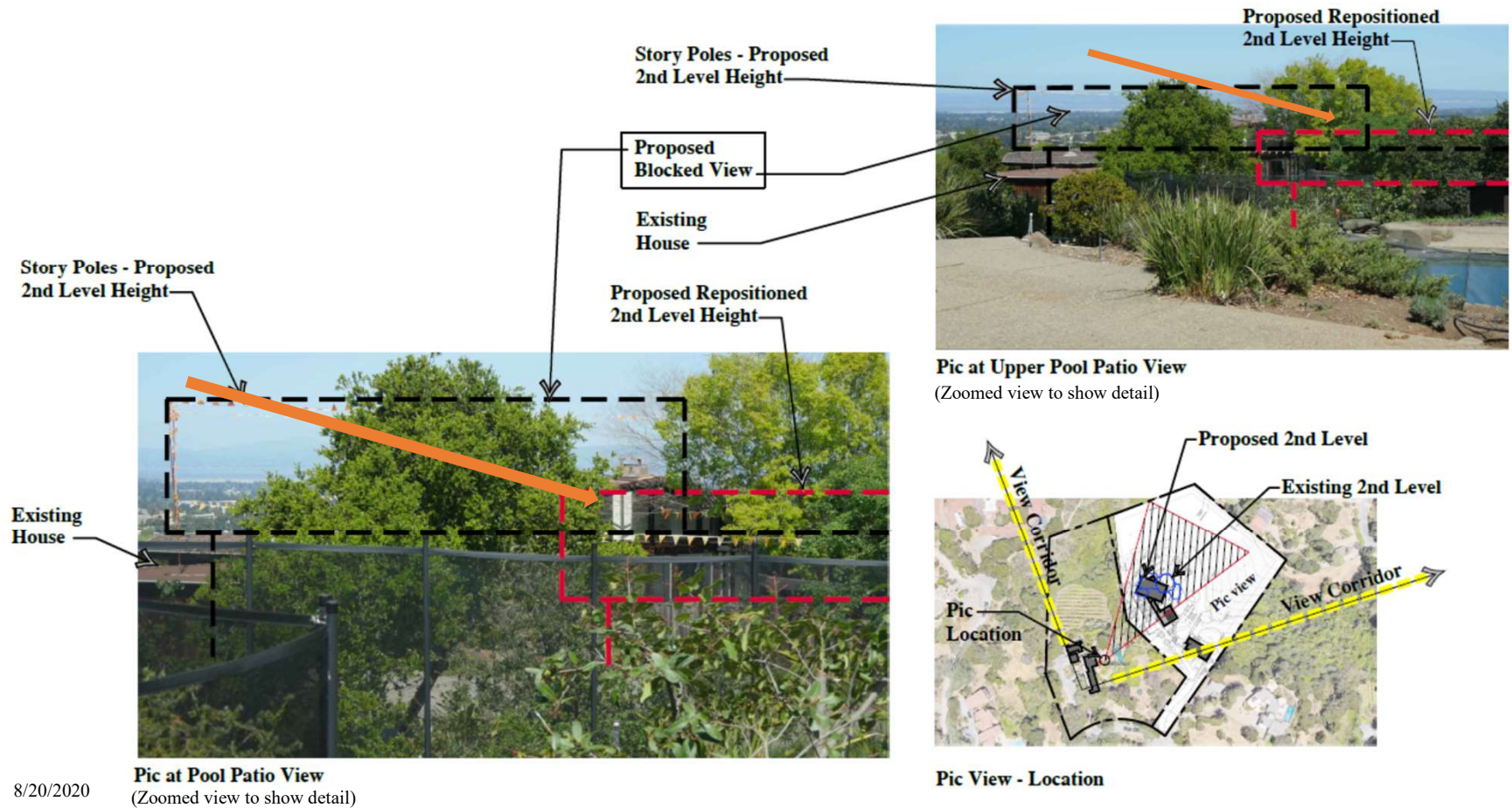
# Impact of our recommendation

Proposed changes would move the structure by 60' and lower the structure by 5' to preserve the view corridor and Prominent Features, thus meeting the Westridge Recommendation compared to the Mr. Spiegel's ineffective proposed 5-8' shift and 1' height reduction.

With these changes, the Gambhirs will:

- Still have the same views
- Gain a larger yard for family and entertaining
- Lose 150' hall to the garage that can be used for additional FAR area
- The pool and the yard can still be very private and tranquil

## View from 148 Goya

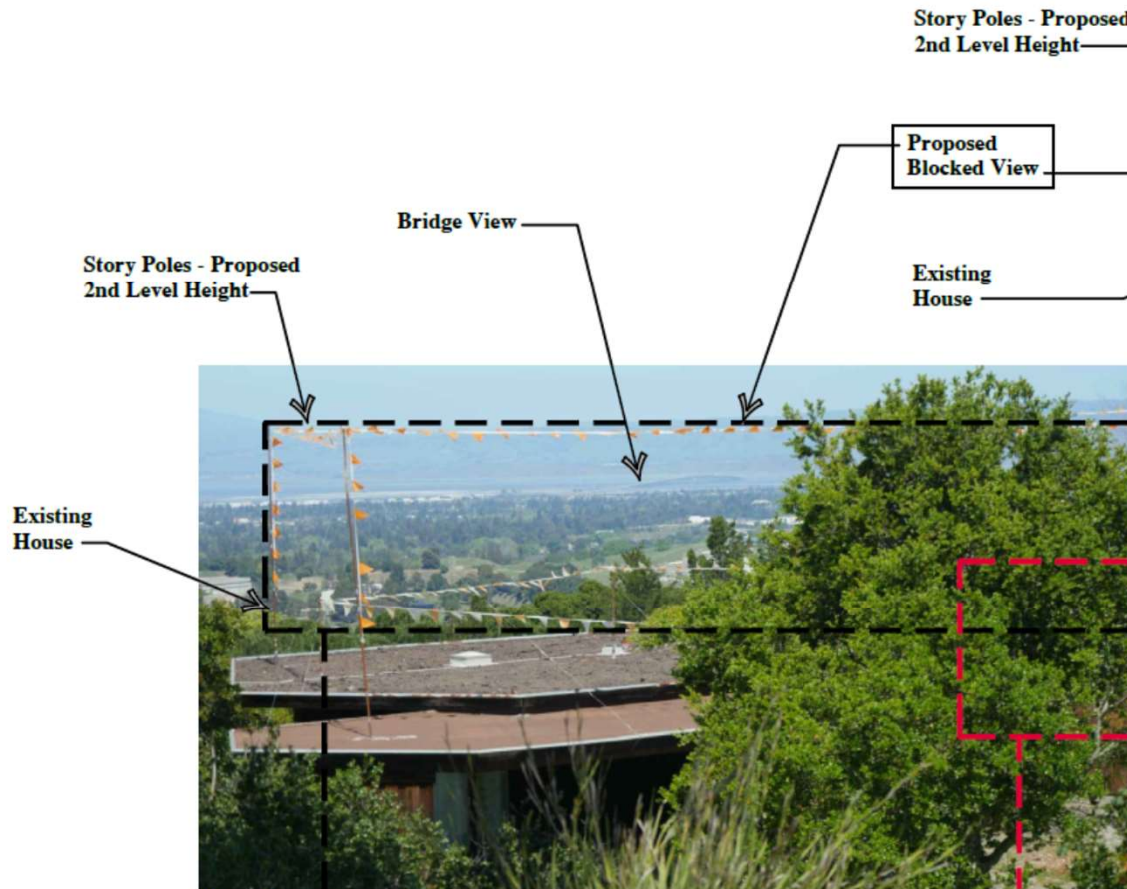


8/20/2020

**Pic at Pool Patio View**  
(Zoomed view to show detail)

**Pic View - Location**

# Impact of rear yard view from Pool Patio



**Pic at Upper House Patio**  
(Zoomed view to show detail)



**Pic at Upper House Patio**  
(Zoomed view to show detail)



**Pic View - Location**

# 148 Goya View Corridor

## 148 Goya View Corridor



Google Map View - Bay Area



## Dylan Parker

---

**From:** Jacqueline Kubicka <familiescan@sbcglobal.net>  
**Sent:** Monday, August 24, 2020 10:11 AM  
**To:** Dylan Parker  
**Subject:** Comments for approval of Gambhir project  
**Attachments:** Letter to ASCC on behalf of Gambhir project.docx

Dylan: Here are my comments for the meeting to review the Gambhir's project this evening. I have included the same in an attachment in case that works better. Thank you. Jackie Kubicka, 51 Hillbrook Drive, Portola Valley

My husband Bruce and I are longtime friends of the Gambhir's, dating back the time when our children were at Windmill together some seventeen years ago. The Gambhirs are revered members of our community, known throughout the world for their incredible contribution to the advancement of cancer treatment and research. They're kind, respectful, fair-minded people — the sort of neighbors anyone here in Portola Valley would care to have.

I'm not privy to the details of the Gambhir's plans, nor am I familiar with the property, but it sounds as though the disagreement at hand relates to the visibility of the home on the Gambhir's property. I realize that this can be a sensitive issue — I overlook the entire roofline of my lower neighbor, Ed Jennings's, home at #35 Hillbrook. In fact, the ASCC approved a modification of Ed's roof a dozen or so years ago that left the roofline far more visible and less aesthetically pleasing than it had previously been. I oversee every last square inch of one side of Ed's roof and the entire side of the home. I was willing to go along with these changes, though, without a dispute. I believe that any homeowner should be allowed reasonable enjoyment of his or her property. Unless there is some egregious violation of the building guidelines — which I suspect is not the case here — I can't think of why the ASCC would not let the project move forward. You can't just indiscriminately allow some homeowners latitude on rooflines and/or visibility, while restricting others — right?

I would be happy, by the way, to submit a photo of the roofline changes that ASCC approved for the Jennings. It would reveal a full-on view of his roof and home — unfortunately, now a patchwork of an unsightly combination of materials. There is no possibility — ZERO — that anything approved for this project could be remotely this bad.

We have some "be one with the land" principles here in town, instituted by the town's founders like Bill Lane, by which we are all well-served. I did see a sketch of the Gambhir's proposed house at one point and it seemed pretty consistent with the ethos that drives what we do here in PV. It looks to be a quintessentially Portola Valley home.

It's time to approve these plans — not simply because Aruna wishes to honor the memory of her husband, but because the town needs to be consistent in how it treats its homeowners.

Thank you for your consideration.

Jackie Kubicka, 51 Hillbrook Drive, Portola Valley

Jacqueline Whittier Kubicka  
familiescan / [www.familiescan.org](http://www.familiescan.org)  
The Ronald Whittier Family Foundation

## Dylan Parker

---

**From:** Andy Hutchinson <heartfann@sbcglobal.net>  
**Sent:** Sunday, August 23, 2020 7:22 PM  
**To:** Dylan Parker  
**Subject:** 138 Goya Rd - Aruna Gambhir's property

Good evening Mr Parker,

I am writing in support of Aruna Gambhir's proposed project, 138 Goya Road, File # PLN\_ARCH00006-2020. As a long-term member of this community, I believe the project to be tastefully done and see no reason why it should not proceed. I understand they have asked for no variances, so this should be an obvious yes.

I support the project.

Andy Hutchinson  
65 Prado Ct  
Portola Valley

## Dylan Parker

---

**From:** Monika Gruter Cheney <mgc@gruter.org>  
**Sent:** Monday, August 24, 2020 6:28 AM  
**To:** Dylan Parker  
**Cc:** Dan Spiegel; Aruna Gambhir; Rob Cheney  
**Subject:** Gambhir project

Dear Town of PV ASCC members,

We are writing in support of the proposed project by the Gambhir family on Goya Road. We live two doors away at 158 Goya Road. We believe the Gambhirs have used reasonable efforts to minimize the disruption of view corridors and have proposed an appropriate home for the area. While we understand neighbor input is useful and that homeowners should use reasonable efforts to listen to and accommodate neighbors' input, this seems to have taken place at this point in the project. It is difficult to build any home in a downhill location that does not in some way appear in sight line of an uphill neighbor.

We hope the a town will approve the Ghambir's project. We wish Aruna the best as she manages this process on her own in honor of her late husband.

Best,  
Monika and Rob Cheney

Sent from my iPhone

## Dylan Parker

---

**From:** Greg Anderson <Greg@iodes.com>  
**Sent:** Monday, August 24, 2020 9:22 AM  
**To:** Dylan Parker  
**Subject:** Letter of Support, 138 Goya

Dylan -- attached is our letter of support for tonight's ASCC meeting regarding 138 Goya. Thank you!

-----

ASCC, Westridge, and the Town of Portola Valley,

Mariya and I are writing again to extend our continued support for the proposed project at 138 Goya. At 200 Goya, we share a property line with 138, and the proposed residence is viewable from our new home from multiple angles. That said, the proposed architecture is both visually pleasing, and an efficient use of the limited buildable space of the property. Our understanding is that the height and square footage both fall under the limit. Additionally, as stated in our previous letter of support, we think that the partial second story creatively helps to break up the visual mass and minimize the footprint, and is preferred over alternatives. We are excited to see this project move forward, and we have no concerns about any aspect of the Gambhir residence. As newcomers to Goya ourselves, we look forward to welcoming Aruna in the coming years. We support this project with no hesitation.

Thank you for your time,

Greg & Mariya Anderson

## **Comments on 138 Goya Road application**

**Gary Getz**  
**275 Escobar, Portola Valley**

First, I would like to extend my condolences to Aruna Gambhir on her recent loss and thank her for deciding to continue with the site development at her home on Goya.

Ms. Gambhir has been kind and active in reaching out to us concerning the development of her property, and over the past months has actively undertaken partial clearing of the brush on the downhill side of the 138 Goya lot that adjoins our property at 275 Escobar – I fully understand that the clearing has not yet been completed given recent circumstances.

Based on the relative locations of our properties, my observation of the story poles, and my understanding of the scope 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 impermeable surfaces, requiring catchment facilities, etc.) to ensure the safety of our property from inundation under a variety of foreseeable circumstances, including heavy rains, 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 is practical.
3. From the story poles for the roof line, 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 revised 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.

Thank you for your consideration of these points.

Best regards,

Gary Getz

August 23, 2020

Mr. Dylan Parker  
Town Planner  
Town of Portola Valley  
765 Portola Valley, CA 94028

Re: 138 Goya ASCC Meeting

Dear Mr. Parker,

I write today to once again express our strong support for the Gambhir's submitted project at 138 Goya which is scheduled to be heard by the ASCC on August 24, 2020. My wife Brenda and I have lived next door to the Gambhirs on Golden Hills Drive for the past five years. For the previous ten years before that we lived on Westridge Drive just around the corner from 138 Goya. For the past fifteen years we have walked by 138 Goya nearly every day with our dogs so we are quite familiar with property and the surrounding neighborhood.

Aruna Gambhir is an incredible person and we feel blessed to have lived next to her and her late husband Sam. While we will be sad to see her move from our immediate neighborhood, we are excited at the prospect of her being able to build a project that suits her needs while still staying nearby.

Brenda and I built two major remodel projects in Portola Valley and we're quite familiar with how important it is to stay within the building guidelines. This project will be a beautiful addition to the neighborhood and it is in keeping with all of the prescribed building requirements.

We extend our enthusiastic support for their project and urge the ASCC to approve their plans as submitted without further delay.

Sincerely,

Greg and Brenda Munks  
393 Golden Hills Drive  
Portola Valley, CA 94028

**From:** [Greg Anderson](#)  
**To:** [Dylan Parker](#)  
**Subject:** Letter of Support, 138 Goya  
**Date:** Monday, August 24, 2020 9:21:55 AM

---

Dylan -- attached is our letter of support for tonight's ASCC meeting regarding 138 Goya.  
Thank you!

-----

ASCC, Westridge, and the Town of Portola Valley,

Mariya and I are writing again to extend our continued support for the proposed project at 138 Goya. At 200 Goya, we share a property line with 138, and the proposed residence is viewable from our new home from multiple angles. That said, the proposed architecture is both visually pleasing, and an efficient use of the limited buildable space of the property. Our understanding is that the height and square footage both fall under the limit. Additionally, as stated in our previous letter of support, we think that the partial second story creatively helps to break up the visual mass and minimize the footprint, and is preferred over alternatives. We are excited to see this project move forward, and we have no concerns about any aspect of the Gambhir residence. As newcomers to Goya ourselves, we look forward to welcoming Aruna in the coming years. We support this project with no hesitation.

Thank you for your time,

Greg & Mariya Anderson



**From:** [Monika Gruter Cheney](#)  
**To:** [Dylan Parker](#)  
**Cc:** [Dan Spiegel](#); [Aruna Gambhir](#); [Rob Cheney](#)  
**Subject:** Gambhir project  
**Date:** Monday, August 24, 2020 6:28:29 AM

---

Dear Town of PV ASCC members,

We are writing in support of the proposed project by the Gambhir family on Goya Road. We live two doors away at 158 Goya Road. We believe the Gambhirs have used reasonable efforts to minimize the disruption of view corridors and have proposed an appropriate home for the area. While we understand neighbor input is useful and that homeowners should use reasonable efforts to listen to and accommodate neighbors' input, this seems to have taken place at this point in the project. It is difficult to build any home in a downhill location that does not in some way appear in sight line of an uphill neighbor.

We hope the a town will approve the Ghambir's project. We wish Aruna the best as she manages this process on her own in honor of her late husband.

Best,  
Monika and Rob Cheney

Sent from my iPhone

**From:** [garyg@garygetz.com](mailto:garyg@garygetz.com)  
**To:** [Dylan Parker](#)  
**Subject:** Comments on Proposed 138 Goya Road project  
**Date:** Monday, August 24, 2020 11:50:02 AM  
**Attachments:** [Comments on 138 Goya Road application Gary Getz.docx](#)

---

Dear Dylan,

Please find attached comments on the 138 Goya project for consideration by the ASCC this evening.

Thanks,

Gary Getz

**From:** [Kathy Fitzgerald](#)  
**To:** [Dylan Parker](#)  
**Cc:** [Aruna & Sanjiv Gambhir](#)  
**Subject:** Aruna Gambhir's plans to build a home at 138 Goya Road  
**Date:** Sunday, August 23, 2020 8:58:46 PM

---

Dear ASCC Commissioners, Chairwoman Dana Breen, Vice Chair Dave Ross, Commissioners Jane Wilson, Al Sill, Megan Koch and Council Liaison John Richards:

My husband, Peter Fitzgerald, and I respectively repeat our previous support of Aruna Gambhir's plans to build a gorgeous thoughtfully designed modern home which will complement the natural surroundings and be a huge improvement when compared to the existing house that sits on the lot at 138 Goya Road in Portola Valley. Having been present at the last ASCC meeting and listening to all the recommendations each commissioner offered I am confident that Aruna and her architect have taken those recommendations to heart and made further changes to the plans. It is my sincere hope that these changes are acceptable especially considering the fact that no variances have been requested and all the current codes have been met and in fact the plans are well below the maximums allowed.

After the last ASCC meeting I had a conversation with Aruna about how I could imagine Aruna and Sanjiv sitting in their new bedroom sipping a glass of wine while enjoying the view. That image was shattered 5 days later when Aruna suddenly lost Sanjiv. Sanjiv designed this house for Aruna. Please help her make his dream come true. Now, more than ever, Aruna needs a new beginning and a new home.

Thank you for your time and efforts on the ASCC. This is particularly difficult with Covid-19 and fires in the area and I commend your dedication to our town.

Sincerely,

Kathy Fitzgerald

Kathryn Fitzgerald  
[kdakafitz@gmail.com](mailto:kdakafitz@gmail.com)  
(650) 255 1132

**From:** [Ajit Shah](#)  
**To:** [Dylan Parker](#)  
**Cc:** [Ajit Shah](#)  
**Subject:** Proposed new home on Goya - Gambhir Residence  
**Date:** Monday, August 24, 2020 1:43:24 PM

---

Dylan,

I wanted to reach out as a resident/homeowner of PV since 1992 who has both built a new home and have had new residences built adjacent to our property and provide my perspective and support of the proposed Gambhir Residence on Goya.

I have reviewed the proposed Gambhir design and very much appreciate that the Gambhir residence has been designed to be well within setback, daylight planes and height limits while also preserving the tranquility of PV with a respect for form and function. It has minimal impact on the neighborhood, preserves sightlines and does not affect the ridge line of Westridge. One should not and could not ask more from any homeowner contemplating a new residence in PV.

I struggle to understand any concerns any one would have given the low profile and footprint of the design. In addition, I would ask that the town recognize that homeowners cannot reasonably be expected to design a home with zero impact to neighbors and/or to anticipate impact on future homes. It is not reasonable to rely on any neighbors concern for some potential future home that may or not be designed and built.

Clearly, the town is vested in preserving the tranquility of PV while also recognizing the need to support residents and new construction. Our experience has shown that the ASCC process is imperfect at best but it is the standard process for new construction for the community and needs to be respected by all parties once approval has been granted.

Given that the proposed new residence has been approved by ASCC and Westridge HOA, I would add my support to the proposed Gambhir residence. Please approve the proposed design and allow the homeowner to move forward with construction.

Sincerely,

Ajit Shah  
112 Crescent Avenue

**From:** [Tracy Wang](#)  
**To:** [Dylan Parker](#)  
**Subject:** Support for Aruna Gambhir Project - 138 Goya Rd  
**Date:** Sunday, August 23, 2020 3:07:45 PM

---

Public Comment for ASCC Meeting for 138 Goya Rd, Aruna Gambhir  
To Dylan Parker, Assistant Planner

Hello Dylan

I would like to express my support for Aruna Gambhir's project at 138 Goya Rd. My husband Fred and I live in Portola Valley in the Westridge area and we have known Aruna since our children entered Kindergarten at Ormondale more than 15 years ago. Since then, she and her husband Sam raised their son, enjoying living, working, and playing in Portola Valley through the many years at Ormondale and Corte Madera Schools. They continued to make Portola Valley their home after tragedy struck and Aruna continues today to be deeply embedded in this tight community.

There is no question that Aruna is a long-standing community member and contributor to our town's core values. She has been and remains integrated into the fabric of Portola Valley. I support her project at 138 Goya and look forward to her continuing to be my neighbor.

If you have any questions, please feel free to reach out.

Best, Tracy Wang

--

Tracy Wang  
650-776-5115

## Dylan Parker

---

**From:** Peter Kahng <pkahng@gmail.com>  
**Sent:** Tuesday, August 18, 2020 2:20 PM  
**To:** Dan Spiegel  
**Cc:** Scott Stotler; Steve Kahng; Carter Warr; Dylan Parker  
**Subject:** Re: ASCC Meeting Follow Up

Dan,

As you requested, I wanted to get back to you regarding your proposal after our discussion on August 4. I apologize for the delay, but we have been working very hard to try to figure out alternative solutions, as you have seen.

To summarize, you proposed to reduce the height of the structure by 12 inches and shift the structure by 5-8 feet. We do believe your team put in work to come up with these modifications and for that, we are grateful. However, the fact remains that even with the changes, your revised plan would not remedy the main issue at hand, namely the blocking of our existing view corridor which overlooks several prominent scenic features.

Furthermore, the WASC recommendation proposed the following in an effort to mitigate the view corridor issues:

1. "Shifting" the proposed design/structure (as is) as far to the south as the combination of slope and soils conditions, and structural considerations, would allow
2. To extent possible, lowering height of second-story elements of structure

Given that the primary issue was not resolved, we believe your efforts to reduce height by 12" and shift the structure 5-8' do not sufficiently address the WASC recommendation. First, while we appreciate lowering the second floor to a more standard height, we noted that the first floor ceiling heights are still in excess of customary residential proportions indicating there was still additional room to lower the structure as we discussed. Secondly, the shift of 5-8', while appreciated, would continue to block several prominent scenic features in our view corridor, so we do not find this to be a sufficient remedy.

I also want to summarize our proposals made by our consultant, Scott Stotler, for the record.

1. Shifting the second floor to another location on the lot. We proposed moving the second floor to another area of the site that has existing screening which would mitigate the view corridor issue entirely but admittedly would significantly alter your design.
2. Regrading the site to lower the building pad by 3-5 feet. We proposed lowering the building pad to reduce visibility and increase the building pad area and backyard space; however, you argued that regrading would create additional zoning challenges.
3. Reduce the height of the structure by bringing first and second floor ceiling heights to customary residential proportions (10-12' on first floor and 9' on the second floor, from the current 14' and 10'). We proposed reducing heights on both floors that would have the net effect of lowering overall height by up to 5 feet.

With this said, we are encouraged by the recent efforts of your discussion with Carter Warr on August 17th. We hope this conversation will result in a productive set of modifications that will allow us both to come up with an agreeable solution and move forward.

Regards,  
Peter Kahng  
on behalf of the Kahng Family

On Mon, Aug 3, 2020 at 10:51 PM Dan Spiegel <[dspiegel@s-a-works.com](mailto:dspiegel@s-a-works.com)> wrote:

Hello Scott and Peter,

I wanted to follow up again to see if you could send me your suggestions in advance of our meeting tomorrow so that we can make the best use of the conversation.

Dan

SAW // Spiegel Aihara Workshop //  
2325 3rd St #216 // San Francisco, CA 94107 // //  
[www.s-a-works.com](http://www.s-a-works.com) // 650.200.3723 //

On Fri, Jul 31, 2020 at 3:15 PM Scott Stotler <[scott@stotlerdesigngroup.com](mailto:scott@stotlerdesigngroup.com)> wrote:  
Likewise Dan....that is really sad news, especially with also losing their son so young. :-(

Scott

On Friday, July 31, 2020, 02:02:40 PM PDT, Dan Spiegel <[dspiegel@s-a-works.com](mailto:dspiegel@s-a-works.com)> wrote:

Hi Peter,

I appreciate the thought. Tragically, Dr. Gambhir died on July 18th. As you can imagine, Mrs. Gambhir is dealing with a tremendous amount right now, and won't be able to meet. I am her proxy in overseeing the project, and can relay our conversation.

Dan

SAW // Spiegel Aihara Workshop //  
2325 3rd St #216 // San Francisco, CA 94107 // //  
[www.s-a-works.com](http://www.s-a-works.com) // 650.200.3723 //

On Fri, Jul 31, 2020 at 1:41 PM Peter Kahng <[pkahng@gmail.com](mailto:pkahng@gmail.com)> wrote:  
Hi Dan,

I was chatting with Scott and going through a few things. It just occurred to me, in the spirit of cooperation and expediency, would it make sense to invite the Gambhirs to the call on Tuesday?

It would be a good opportunity to introduce myself and level set the relationship since I think emotions are pretty high at this point.

I also think this way, we can discuss some ideas and get direct feedback from them without having you go back and forth as an intermediary.

Peter

On Fri, Jul 31, 2020 at 2:28 PM Dan Spiegel <[dspiegel@s-a-works.com](mailto:dspiegel@s-a-works.com)> wrote:  
Hi Peter,

Tuesday works - how about 3pm on 8/4? If that's okay with you, I'll circulate an invite.

Dan

SAW // Spiegel Aihara Workshop //  
2325 3rd St #216 // San Francisco, CA 94107 // //  
[www.s-a-works.com](http://www.s-a-works.com) // 650.200.3723 //

On Thu, Jul 30, 2020 at 6:22 PM Peter Kahng <[pkahng@gmail.com](mailto:pkahng@gmail.com)> wrote:

Okay, great.

I think Scott is planning on forwarding some bullet points to you and is working on finalizing plans to get delivered to you.

If you wouldn't mind, can we do Tuesday? I'm pretty flexible that day. Unfortunately, I'm in transit on Monday and my schedule is less flexible.

Peter

On Thu, Jul 30, 2020 at 8:29 PM Dan Spiegel <[dspiegel@s-a-works.com](mailto:dspiegel@s-a-works.com)> wrote:

Hi Peter,

I would welcome your participation in the meeting. As I'm sure you know, this process has been going on for much longer than two weeks - we first met with Scott and your parents at the site on Feb 6 - roughly 6 months ago - and this note today is the first we have heard about any willingness to discuss revisions to the plans (beyond the demand for an entirely new single-story scheme) or suggestions for possible modifications. The review process conducted by the Town is quite thorough, and the various agencies (the Planning Dept, WASC and ASCC) have exhaustive protocols and public processes for evaluating projects for adherence to the code and design guidelines. Fortunately, they have provided detailed feedback, and I would ask that we use that feedback as a starting point for the conversation. I'm glad to hear that you and your team have developed some suggestions - I look forward to reviewing them, and sincerely hope that they can help guide us to a resolution that everybody is happy with. To that end, please do send these over to me as soon as possible so that we can review in advance of our meeting and make the best possible use of the time.

Peter and Scott, can we set a time for the meeting? Would Monday 8/3 @3pm work?

Dan

SAW // Spiegel Aihara Workshop ///  
2325 3rd St #216 // San Francisco, CA 94107 // //  
[www.s-a-works.com](http://www.s-a-works.com) // 650.200.3723 ///

On Thu, Jul 30, 2020 at 4:48 PM Scott Stotler <[scott@stotlerdesigngroup.com](mailto:scott@stotlerdesigngroup.com)> wrote:

Hi Dan and all,

There has NEVER been a sign of no interest from the Kahngs....in fact there has been much interest and objection from the Kahngs regarding their view shed.

Dylan has known this all along!

I had an emergency come up with my mom in Sacramento and was out of town during most of last week.

Please realize that Dan reached out just two weeks ago which we appreciate and are hoping to achieve a reasonable resolution. However today we find out you have scheduled the agenda knowing there are massing issues.

I apologize if by not reaching out was thought to be no interest. I wanted to reach out to Dan Speigel as soon as I was able to study the plans per the Kahng's request and get their direction of suggestions. So we are ready to meet now which is why I had reached out today. It took a week longer than I anticipated for a proposed solution.

I never meant this delayed response to be a sign that we were not going to try to reach a reasonable solution.



In respect of time, we would expect that the Gambhir's want to start as soon as possible. Without an agreeable solution my understanding is this will likely take much longer in the process.

Kind regards,

Scott Stotler  
Stotler Design Group  
Los Altos, CA 94022

On Thursday, July 30, 2020, 03:15:07 PM PDT, Dan Spiegel <[dspiegel@s-a-works.com](mailto:dspiegel@s-a-works.com)> wrote:

Hi Scott,

We are disappointed that it has taken over two weeks to receive any response to our offer, and took this as a clear sign that there was no interest in cooperation. As such, we have resubmitted our plans, incorporating suggestions from the WASC and ASCC, including a 1ft reduction of the overall height of the project. Hopefully, this will make the project more agreeable to you and your client. We were surprised by Mr. Pahl's report to Mr. Parker this morning that you had already begun working with us on this process. This is, of course, incorrect, as this is the first correspondence we have received from you on the matter. That said, we are willing to meet next week (via Zoom or a similar platform) in order to review the options you have been studying and consider your suggestions. Are you available to meet on the afternoon of Monday 8/3 or Tuesday 8/4? If you would forward us your studies or suggestions in advance, it would be greatly appreciated, and help us to have a productive conversation.

Sincerely,  
Dan

SAW // Spiegel Aihara Workshop //  
2325 3rd St #216 // San Francisco, CA 94107 // //  
[www.s-a-works.com](http://www.s-a-works.com) // 650.200.3723 //

On Thu, Jul 30, 2020 at 10:13 AM Scott Stotler <[scott@stotlerdesigngroup.com](mailto:scott@stotlerdesigngroup.com)> wrote:

Hello Dan,

Hope all is well. Thank your for be willing to meet.

As you know this is extremely important to the Kahngs.

We have really been studying options and suggestions to keep your clients desires and to help Steve's issue with view impacts.

We also hope that we can come to a mutually satisfying resolution soon.

How is your schedule to meet?

Kind regards,

Scott Stotler  
Stotler Design Group  
Los Altos, CA 94022

On Tuesday, July 14, 2020, 05:30:30 PM PDT, Dan Spiegel <[dspiegel@s-a-works.com](mailto:dspiegel@s-a-works.com)> wrote:

Hi Steve and Scott,

I am writing to follow up on the conversation that took place at the ASCC meeting yesterday about our proposed project at 138 Goya. As discussed, it is, and has always been, our goal to produce a house that is sensitive to the goals of our clients, neighbors, and community. While there was broad support for the project conveyed by the committee members, we would like to come to you to see if you would like to discuss possible measures - specifically, the ones outlined by the WASC letter after meeting with both parties and visiting both sites - in the hope that we might alleviate your concerns. I have attached the documentation of these potential strategies that was included in the staff report.

We'd be eager to hear your thoughts and look forward to discussing further. I hope that we can come to a mutually satisfying resolution soon.

Sincerely,  
Dan

SAW // Spiegel Aihara Workshop //  
2325 3rd St #216 // San Francisco, CA 94107 // //  
[www.s-a-works.com](http://www.s-a-works.com) // 650.200.3723 //