



**TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, May 14, 2012
7:30 PM – Regular ASCC Meeting
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028**

7:30 PM - REGULAR AGENDA*

1. Call to Order:
2. Roll Call: Breen, Clark, Hughes, Koch, Warr
3. Oral Communications:

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

4. Old Business:
 - a. Architectural Review For Garage/Accessory Structure Addition, 110 Willowbrook Drive, Morgan
5. New Business:
 - a. Architectural Review – House Additions And Site Improvements, Conformity With Creek Setback Provisions, And One-Time Floor Area Increase Allowance, 135 Willowbrook Drive, Dyson
 - b. Architectural Review For House Additions, 50 Paso Del Arroyo, Jordan
6. Continued Discussion – Portola Road Corridor Plan, Process and Background Report
7. Approval of Minutes: April 23, 2012
8. Adjournment

*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.

PROPERTY OWNER ATTENDANCE. The ASCC strongly encourages a property owner whose application is being heard by the ASCC to attend the ASCC meeting. Often issues arise that only property owners can responsibly address. In such cases, if the property owner is not present it may be necessary to delay action until the property owner can meet with the ASCC.

WRITTEN MATERIALS. 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.

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Technician at 650-851-1700, extension 211. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

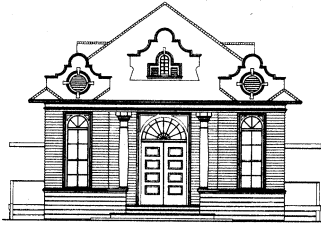
PUBLIC HEARINGS

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

This Notice is Posted in Compliance with the Government Code of the State of California.

Date: May 11, 2012

CheyAnne Brown
Planning Technician



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC
FROM: Tom Vlastic, Town Planner
DATE: May 10, 2012
RE: Agenda for May 14, 2012 ASCC Meeting

The following comments are offered on the items listed on the ASCC agenda.

4a. ARCHITECTURAL REVIEW FOR GARAGE/ACCESSORY STRUCTURE ADDITION, 110 WILLOWBROOK DRIVE, *MORGAN*

This matter was originally noticed for consideration at the April 23, 2012 ASCC meeting. Review, however, was continued to the May 14th meeting to permit time for a floor area issue to be addressed and to also allow for adequate time for story poles to be in place prior to ASCC project consideration. Revised plans discussed below resolve the floor area issue and also reflect a 2-foot reduction in ridge height relative to the plans originally filed with the subject application. The story poles have been in place since just prior to the April 23rd meeting and also now reflect the reduction in proposed maximum height.

In 2008, the ASCC considered and approved a number of proposals for the subject applicant and Willowbrook Drive site including retaining walls, patio and fence improvements, exterior lighting, a gazebo, a driveway gate, etc. These, for the most part, have been constructed and “finalized” by the town’s building and planning departments. One part of the approvals, i.e., a detached two story accessory structure with lower level garage, storage and recreation room and upper level guest unit, was not immediately pursued and the 2008 ASCC approval expired in June of 2010. The applicant has now submitted the subject application for new approval of the expired detached accessory structure project. No other site changes or improvements are proposed at this time, other than to complete the accessory structure project much as presented in 2008.

For background and reference, attached is a vicinity map for the site and area and the staff reports and minutes associated with the June 9, 2008, March 24, 2008 and February 11, 2008 ASCC application reviews. Much of the background associated with the property and the current state of improvements are discussed in these materials.

The only significant changes in the area since 2008, besides the subject site improvements noted above, are the construction of a new residence and accessory uses on the parcel immediately to the southwest (Achermann/Friedman). Due to topography and other conditions in the area, the view relationships between this new residence and the subject parcel are, at present, fairly open. New landscaping along with existing trees will, in time, help to soften views, but there may be the need for some additional screen planting as a result of the change in conditions since the 2008 project consideration.

The current proposal is shown on the following plans dated 5/2/12 and prepared by Ana Williamson Architect:

- Sheet A0.0, Cover Sheet
- Sheet A0.1, Proposed Site Plan
- Sheet A1.1, Impervious/Pervious Site Plan
- Sheet A1.2, Lighting Plan
- Sheet A2.0, Proposed First and Second Floor Plans
- Sheet A3.0, Proposed Exterior Elevations

In addition to the plans, the project architect has provided a "Color/Materials Board" received March 30, 2012 that is discussed below and will be available for reference at the ASCC meeting. Also provided are the following attached materials received March 30, 2012:

- Light Fixture Cut Sheets F1 & F2 for the proposed Hinkley wall mounted and pathway lights. The proposed locations for the fixtures are identified on Sheet A1.2.
- Completed Build It Green GreenPoint Rated Checklist targeting 38 BIG points for this "Elements" project.

As noted above, story poles have been placed at the site to model the proposed detached accessory structure as shown on the revised plans.

The following comments are offered to assist the ASCC to consider and act on the current proposal.

1. **Background, project description, possible landscaping issue.** The attached materials from the 2008 project reviews describe the site and area conditions and include descriptions of the proposed two-story detached structure. The current plans place the building in essentially the same location as approved in 2008 and the overall design is much the same. The design, however, has been modified to resolve the floor area issues noted in the 2008 materials and now the total floor area in the structure and on the property conform to the floor area limits for the 1.05 acre parcel as further explained below. Also, the total floor area in the new building complies to the floor area conditions agreed to for the detached structure with the 2008 approval.

The major change in area conditions is the completion of the Achermann/Friedman house on the parcel to the southeast as mentioned above. This house is roughly 10 to 15 feet higher than the proposed structure and has views down to the proposed building site. As noted above, some existing trees and new landscaping

provide some screening of views and, in time, with added growth, screening will be enhanced. The ASCC should, however, review the relationships during any site check and determine if any additional screen planting would be appropriate. Otherwise, topographic differences and existing planting, as discussed in the 2008 review materials, appear to provide adequate screening in terms of views from Willowbrook Drive and Alpine Road and from residential properties to the north.

2. **Conformity with accessory structures policy statement and second unit zoning provisions.** Under town regulations, 400 sf of the lower level garage/recreation room/storage area provides required covered parking and must be counted with the house floor area. Thus, for the purposes of town ordinances, the accessory structure floor area that must be judged against the policy statement is 1,328 sf. This is essentially the same amount of floor area devoted to the detached accessory building with the 2008 approval. At that time, the ASCC concluded that with a deed restriction, the plans would conform to the attached accessory structure policy statement.

With respect to the town's second unit zoning provisions, in 2008 it was also concluded that the upper, 616 sf guest unit, with separate external access, would be consistent with town zoning provisions. A copy of these provisions is attached. The ASCC conclusions included recognition that there is space on site in the paved driveway area for three guest parking spaces in addition to the two covered spaces in the garage, that the floor area would be well under the 750 sf maximum for a second unit, that access would be the same as for the main house use and that the design matched that of the main residence. Again, this was with the condition that a standard deed restriction would be recorded against the parcel to ensure continued conformity to the town's second unit zoning standards.

3. **Design, location, conformity with setback and height limits.** The adequacy of the proposed site is discussed in the materials associated with the 2008 project. As noted in 2008, prior to final building permit approval the project arborist should review the plans and make recommendations for any measures needed to protect trees adjacent to the site of the proposed structure and to ensure their long-term health.

In terms of required setbacks, compliance is demonstrated on plan Sheet A1.0. This includes the required minimum 50-foot setback from Alpine Road and 20-foot setback from Willowbrook Drive. Further, the location is essentially as far from the Achermann/Friedman residence and property line as possible given setback requirements and existing site improvements, including needed driveway access.

The proposed two-story, contemporary design building has essentially the same basic architectural form as the 2008 design. The detailing, however, is more fully developed and understood with the current plans than was the case with the 2008 proposal. Further, the height of the building has been lowered from the 2008 design. Specifically, the 2008 plans had roof heights ranging from 20 feet to a maximum of 24 feet. With the current proposal, while the shed roof form is the same, the heights range from just below 18 feet to approximately 21 feet 8 inches. This is well under the towns 28 and 34-foot height limits, and is generally consistent with the intent of the second unit height limits, as the ASCC found acceptable in 2008.

The proposed detailing and exterior finishes are in harmony with those used on the main residence and include cedar shingle siding and dark brown metal roofing. The stair and porch guardrail and the trellis over the southeast access doors are to have a dark brown finish similar to the metal roofing. The wall under the upper level porch roof extension (i.e., at the entry to the upper guest unit), are to be finished with "patina-ed steel" panels. Window trim is to be a "Spanish red" color. Garage doors are to be horizontal, stained cedar boards.

The perspective rendering on Sheet A0.0 provides a graphic description of the proposed materials and finishes. It is noted that all of the finishes are well under the town's maximum limits for light reflectively values (LRV). In fact, most have LRVs of well under 25%.

4. **Floor area and Impervious Surface (IS) area conformity.** The total permitted floor area on the site is 5,018 sf. The project proposes a total floor area of 5,015 sf. With the 400 sf of garage portion of the new building that must be counted with the house for conformity with the 85% limit, the total house floor area would be 3,436 sf and well under the 85% limit of 4,265 sf. Floor area calculations are shown on plan Sheet A0.0.

IS area calculations are also presented on Sheet A0.0. At 7,319 sf, the proposal just adheres to the 7,321 sf IS limit

5. **Exterior lighting.** The lighting proposed with this project is shown on plan Sheet A1.2 and the building elevation Sheet A3.0. The cut sheets for the fixtures are attached. Six wall-mounted fixtures are proposed. Five (5) are on the ground level and one at the upper entry to the guest unit. Our only concern with the plan for wall-mounted fixtures is that two are proposed for the garage elevation and, typically, the ASCC encourages use of only one fixture associated with a garage entry. We also believe that the three planned new path lights between the structure and rear yard are appropriate as proposed.
6. **"Sustainability" aspects of project.** Attached is the completed Build it Green GreenPoint rated checklist submitted for the project. The checklist targets 38 BIG points, whereas a minimum of 25 points is required for this Elements proposal. The checklist is evaluated in the attached April 5, 2012 report from Carol Borck, planning technician.

Prior to acting on this request, ASCC members should visit the project site and consider the above comments as well as any new information presented at the May 14, 2012 ASCC meeting.

5a. ARCHITECTURAL REVIEW -- HOUSE ADDITIONS AND SITE IMPROVEMENTS, CONFORMITY WITH CREEK SETBACK PROVISIONS. AND ONE-TIME FLOOR AREA INCREASE ALLOWANCE, 135 WILLOWBROOK DRIVE, DYSON

This proposal is for the addition of 56 sf of living area to an existing two-story, 5,610 sf residence, on the subject 1.4-acre Willowbrook Drive property (see attached vicinity map). The existing site improvements are well over current floor area standards, therefore, the project makes use of the one-time 150 sf maximum floor area increase permitted under section 18.48.030 of the zoning ordinance (copy attached). Since the added floor area would increase the concentration of floor area in the main residence, which is already over the 85% limit, ASCC review is required. Along with the floor area addition, the project also proposes some yard changes between the main house and top of the Corte Madera Creek bank, i.e., within the required 45-foot creek setback area. In this case, and pursuant to provisions of the creek setback ordinance (Section 18.59.070.B.), the scope of encroachment is being decreased both in terms of depth of encroachment and overall coverage. The existing impervious surface in the "rear yard," creek setback area totals 4,490 sf and this would be reduced 1,050 sf, or by 23.4%. The decrease includes renovation of the existing swimming pool to not only reduce the surface area by 670 sf, but also, on average, reduce the encroachment by six feet or more from the top of bank.

The project is presented on the following enclosed plans dated 5/1/12, prepared by Square Three Design Studios, LLC:

- Sheet A0.01, Project Directory, Project Data/Tabulation, Sheet Index
- Sheet EC1, Existing Site Plan
- Sheet EC2, Existing First Floor Plan
- Sheet EC2, Existing Second Floor Plan
- Sheet EC4, Front & Side Exterior Elevations – Existing Conditions
- Sheet EC4, Rear & Side Exterior Elevations – Existing Conditions
- Sheet A1.01, Proposed Site Plan - Scheme 6
- Sheet A2.01, Proposed First Floor Plan - Scheme 6
- Sheet A2.02, Proposed Second Floor Plan - Scheme 6
- Sheet 3.01, (Proposed) Front & Side Exterior Elevations – Scheme 6
- Sheet 3.02, (Proposed) Rear & Side Exterior Elevations – Scheme 6
- Sheet 5.01, (Proposed) Master Bedroom & Bath Sections

The project architect has advised that all new house improvements would match existing conditions in terms of materials and finishes including glazing, window frames and exterior siding. Further, due to the small amount of added floor area and scope of interior remodeling, the required BIG checklist for this Elements project is to be provided with the building permit application. Also, a final plan for the new and remodeled landscaping in the rear yard area and any related yard lighting would be provided with the building permit application pursuant to the recommendations in this report. Relative to house lighting there are no plans for new lighting and only to relocate existing fixtures to accommodate the small addition and remodeling effort. A final lighting plan would be provided with the building permit submittal.

The following comments are offered to assist the ASCC consider and act on this proposal.

1. **Project description, site conditions, and grading and vegetation impacts.** The subject 1.4-acre property is located on the west side of Willowbrook Drive, roughly 200 feet north of the intersection of Willowbrook Drive and Alpine Road. The Corte Madera Creek channel extends along the south and eastern sides of the parcel as shown on the attached vicinity map and the site plan sheets of the project plans.

Site terrain is, for the most part level to gently sloping, except for the creek channel. Further existing tree cover and other significant vegetation screens site use from street views or views from adjoining residences. In particular, the "rear" yard area that is the focus of the project is well screened from off-site views and this screening would not be impacted by the project.

The existing residence is of a contemporary design with relatively steep pitch roof forms. The house is sited near the center of the parcel with access, parking and a small stable on the north side. The access to the site is shared with the parcel to the north. In light of access and house siting conditions, the area between the existing residence and the creek has been developed for critical daily living outdoor uses that reflect the exposure of the interior spaces to the creekside environment. This relationship is critical to the established site planning and house architecture, as well as the livability of the property.

The privacy of these outdoor spaces and how they work with the interior of the house remain critical to the current proposal, and the intent is to make minimal changes to the residence except to enhance the indoor-outdoor relationships of the existing master bedroom. For the most part the other aspects of site planning would remain and/or be repaired and remodeled to reduce the creekside encroachments and make them function to more contemporary standards.

The project includes remodeling and a small floor area addition to the master bedroom on the south side of the house that, in particular, would have a high window element to bring light in to the master bedroom and open views from the bedroom to the creek and creekside vegetation. The addition is in the "L" shaped portion of the house that was designed to harmonize and function with the natural creekside setting.

The addition would not bring the house any closer to the top of bank than the current house walls. Currently, in the "L" shaped area the great room of the house extends to the top of the creek bank and the easterly end of the "L" is over 38 feet away from the top of the bank. The proposed addition would be no closer than 23 feet to the top of bank and well back from the current maximum house extensions into the setback area. It is also noted that with this project, the roughly 35 sf spa equipment building would be removed and the spa equipment included in the existing pool equipment facility to the north of the pool. This will further reduce the scope of existing creek setback area encroachment.

The house additions can be completed with essentially no grading or impact on any vegetation. Further, the design of the small addition would fully match the architecture of the existing contemporary design residence as demonstrated on the existing and proposed elevation sheets. Existing materials include stained wood

and some stone siding, and a metal roof. Most of the addition area would be with window walls matching the glazing and frames of the existing window areas.

The project also includes remodeling of the existing pool to reduce the surface area by 36%, i.e., 370 sf, and change the shape from “kidney” to a rectangle. This allows for the use of a pool cover for security and eliminates the need for any security fencing. No fencing in the creek setback area currently exists and no new fencing is proposed with this project.

The subject rear yard includes the pool, a dining patio, fire pit patio and hot tub with deck. The hot tub and deck would not be changed and the fire pit/patio would be remodeled and repaired. The dining patio and related hardscape, as well as the hardscape around the remodeled pool, would be reduced and moved further away from the top of the creek bank as can be seen in comparing the existing and proposed site plans (i.e., Sheets EC1 and A1.01). As called for in the creek setback ordinance, the changes would, overall, significantly reduce existing encroachments in the setback area.

In summary, with this project there would be minimum apparent change to site conditions except for the reduction of improvements in the creek setback area. No grading is needed for the work, and the area to be disturbed is largely removal of existing hardscape and some ornamental plantings. New landscaping would, as noted below, have to conform to the planting requirements of Section 18.59.100 of the creek setback ordinance (copy attached).

2. Compliance with Creek Setback Ordinance and floodplane zoning provisions.

Pursuant to the provisions of the town’s creek floodplane ordinance, the public works director will need to determine compliance with the ordinance relative to the proposed residential addition. In this case, due to the small nature of the addition, it would not be considered a “substantial improvement” as defined in the ordinance and, therefore, does not need to meet the flood level elevation requirements.

Section 18.59.080 through 110 of the creek setback ordinance (copy attached) pertain to this project. The provisions allow for repair, maintenance and reconstruction within the required setback area. The provisions state that the precise location of the improvements can be changed as long as the scope of encroachment is not increased and the area of change is not impacted by more than 50%. At the same time, the provisions allow for a greater area of impact if there is no other place on site for relocation of improvements.

In this case, the scope of reduction of encroachment is significant and there is no practical place on site for locating the patio and other facilities to be repaired and/or remodeled. These facilities could not be located on the northwest side of the house as they would impact trees, require more grading, and impact views from the neighbor to the north that shares the access drive with the subject property. Further, the form of established site development as described above and that is to be preserved, captures the indoor/outdoor opportunities offered by the creekside environment and attempting to move the facilities to an area outside of the setback would force major changes to the site plan and house design that do not seem reasonable given the limited objectives of the project. From a practical matter, and in line with the intents of the creek setback ordinance, major changes to the scope

of site use should logically be considered if the proposal were to remove the house, carport and other basic site improvements.

As a result of the foregoing, we have determined that the project is consistent with the provisions of the creek setback ordinance. This is with the understanding that the pool work will be done under the direction of a project geotechnical consultant to the satisfaction of the town geologist and that the planned new landscaping conforms to the provisions of the creek setback ordinance. In addition, a detailed construction access and creekside protection plan should be developed and implemented to the satisfaction of planning staff.

- 3. Compliance with Floor Area (FA), Impervious Surface Area (IS), height and yard setback limits.** With this project, the total proposed site floor area would increase by 56 sf and be 6,646 sf. As noted above, this is well over the total floor area limit of 4,702 sf and is only possible by making use of the one-time 150 sf floor area allowance in the zoning ordinance. With the project, the total area in the main house would also increase by 56 sf and be 5,610 sf. This is also over the total FA limit, let alone the 85% limit. Due to the small size of the addition and based on the site evaluations offered above, we believe the ASCC can make the required zoning ordinance findings (copy of Section 18.48.020 attached) to permit the additional concentration of floor area.

(Note: The existing site floor and impervious surface areas are considered non-conforming, but pre-existing conditions that were in place prior to adoption of current standards. As such, they may remain, but can only be modified within zoning ordinance limits. The provisions for the one-time 150 sf floor area increase was specifically included in the ordinance to accommodate the kind of situation faced with this project.)

The existing total impervious surface (IS) area is 7,690 sf and well over the permitted IS limit of 6,685 sf. With the current proposal, the IS area would decrease to 6,640 sf and be within the IS area limit for the property.

The maximum height of the house will not change with the master bedroom additions, and is roughly 28-29 feet. The addition would have a maximum height of 12 feet and would be well under the 28-foot height limit.

Compliance with required yard setbacks is demonstrated on Sheet A1.01. These include 50-foot front yard (i.e., from Willowbrook Drive) and 20-foot side and 50-foot rear yards. As can be seen from the site plan, no existing or proposed structures extend into any required yard area.

- 4. Landscaping.** As discussed above, a final plan for new and renovated landscaping in the rear yard project area is to be provided with the building permit plans. This should be to the satisfaction of a designated ASCC member and should be consistent with town landscape guidelines and Section 18.59.100 of the creek setback ordinance. Specifically, this section calls for planting to be from the town's list of riparian vegetation or vegetation shown to be native species of the Watershed. The final landscape plan for the creek setback area should be referred to the conservation committee for review and comment before being presented to the designated ASCC member for approval.

5. **Exterior Lighting.** As noted above, a final lighting plan is to be provided with the building permit plans. It should be consistent with town lighting standards and guidelines and to the satisfaction of a designated ASCC member.
6. **"Sustainability" aspects of project.** The required Build It Green checklist for this "Elements" project is to be submitted with the building permit plans. The minimum BIG point threshold under the town's mandatory green building program is 25 and compliance would be self-certified.

Prior to acting on this request, ASCC members should visit the project site and consider the above comments as well as any new information presented at the May 14, 2012 ASCC meeting.

5b. ARCHITECTURAL REVIEW FOR HOUSE ADDITIONS, 50 PASO DEL ARROYO, JORDAN

This proposal is for approval of the addition of 170 sf of living area to ground the floor level of an existing two-story, 4,526 sf residence, on the subject 1.1-acre Paso del Arroyo (Biland Subdivision) property (see attached vicinity map). The plans include expansion of an existing ground level kitchen/family room and new architectural detailing with porch, overhang and truss additions on the south elevation of the residence. All changes would be on the south side and would not impact existing landscaping or require any grading. The house additions would occur in the area of an existing covered porch.

This matter is before the ASCC because the proposed added floor area would exceed the 85% floor area limit by 189 sf. The house is already 19 feet over the 85% limit. This proposed added concentration of floor area is only possible subject to the ASCC making the findings required by Section 18.48.020 of the zoning ordinance (copy attached). In this case, it appears that the findings could be made as evaluated in this report.

The project is presented on the following enclosed plans dated 4/18/12 and prepared by John Malick & Associates:

- Sheet A100, Project Information and Site Plan
- Sheet A200, Existing/Demolition Floor Plans
- Sheet A201, Proposed Floor Plans
- Sheet A300, Existing & Proposed Exterior Elevations
- Sheet A301, Existing & Proposed Exterior Elevations
- Sheet GB-01, GreenPoint Checklist, Existing Home (Elements)

Submitted in support of the application is the attached cut sheet, received 4/18/12, for the proposed "Old California Lantern Series: 2-45" wall mounted light fixture. Proposed fixture locations are shown on plan Sheet A201 and the house elevation sheets. The proposed fixture is to be used in three (3) new locations and would replace seven (7) existing fixtures as detailed on the referenced sheets.

In addition to the above, an Exterior Colors/Materials Sample Board has been provided by the project architect and was received by the town on 4/18/12. It is discussed below and will be available for reference at the May 14, 2012 ASCC meeting.

The following comments are offered to assist the ASCC consider and act on this proposal.

1. **Project description, site conditions, and grading and vegetation impacts.** The subject site was developed pursuant to plans approved by the ASCC on April 25, 1995. The site is Lot 5 of the Biland subdivision and the redwood trees on the site are an element associated with the property at the time of subdivision. A number of redwoods were removed due to their linear/property line configuration as a condition of subdivision approval, but the trees that remain and the landscaping conditions on the subject site are consistent with the previous town approvals.

The property is relatively long and narrow and located at the northern end of the Paso del Arroyo cul-de-sac bulb. It is level to gently sloping with the house sited at roughly 15 feet above the level of the cul-de-sac at the driveway entry point. Existing trees and other vegetation around the site, including the redwoods mentioned above, screen views between properties and with this project no changes to any site landscaping is proposed.

The existing two-story house is to be modified along the south elevation as shown on plan Sheet A-300. The changes include the kitchen and family room extensions at the main level, i.e., the proposed 170 sf addition, that are to be in the area of the existing covered porch. Also proposed are the overhang and truss changes on the second story and over the kitchen/family room area, and at the east end of the house over the single garage door. A new entry porch gable roof with columns is also planned as well as some window changes as can be seen in the elevation sheets.

The proposed improvements will not in any significant way add scale or massing to the house that would impact views from off site. In fact, the changes should help soften the massing by adding architectural detailing to the south elevation. Overall, with this project, there would be minimal change relative to views from off site and the modifications would be consistent with the architecture of other houses in the neighborhood.

2. **Compliance with Floor Area (FA), Impervious Surface Area (IS), height and setback limits.** The total proposed site floor area is 4,696 sf and well within the 5,302 sf limit. The total area proposed in the main house is the same 4,696 sf. This is 88.6% of the total permitted floor area and is 189 sf over the 85% limit of 4,507 sf. This concentration of floor area is only permitted subject to the ASCC making specific findings as evaluated in the next section of this report.

The impervious surface (IS) area would not change with the project and the limit for the site is 7,893 sf. Total IS numbers, however, should be provided for the record with the building permit plans to the satisfaction of planning staff. With the 1995 approval, the plans included a total of 5,376 sf of IS area.

The maximum height of the house will not change with the additions, and is approximately 30 feet. The roofs at the ground level additions would have a maximum height of 15 feet and would be well below the 28-foot height limit.

Compliance with required setbacks is demonstrated on Sheet A100. These include 50-foot front (from Paso del Arroyo) and 20 foot side and 20 foot rear yards. As can be seen from the site plan, the proposed additions would be no closer than 60 feet to any property line and would be over 130 feet from the cul-de-sac parcel boundary.

- 3. Findings needed to support request to concentrate more than 85% of the permitted floor area in the single largest structure.** To permit the concentration of 88.6% of the floor area in the single largest building and, in this case, the only site building the ASCC must make the findings set forth in attached zoning ordinance Section 18.48.020. Only one of the findings needs to be made under subsection A.

In this case, the request is to permit a minor increase of only 170 sf over existing conditions and a significant portion of the desired addition would be in the area of an existing covered porch. This proposal is to address mainly kitchen and family room needs and these would not be solved with a detached structure. Further, any detached addition would have greater impacts on the site than the minor changes proposed with this project. As a result, we believe the subject proposal is superior to placing the added floor area in a detached building and that the required findings for floor area concentration could be made.

- 4. Proposed architecture, exterior materials and colors.** The proposed additions would be fully consistent with the traditional architecture of the existing house and would help break up existing massing on the south elevation as discussed above. The plans call for the continued use of the existing medium brown asphalt shingle roofing and painted horizontal wood siding. Some windows are to be replaced as noted on the plans, but the existing off-white color and trim would be preserved.

New siding at the addition would match the existing siding color, but a darker "base color" would be used. The upper level would have some painting changes with a trim band and, it appears, a somewhat lighter paint color used on the siding above the band. The only issue with the proposal in terms of conformity to town light reflectivity value limits is the continued use of the off-white trim color. Given the minimum scope of the project, continued use of this trim appears acceptable.

- 5. Landscaping.** No new landscaping is proposed or appears necessary. The only landscape condition would be to ensure that existing materials are protected from construction impacts.
- 6. Exterior Lighting.** The proposed light fixture appears consistent with town standards and consistent with the character of the subject design plans. The locations for the three (3) new fixtures appear appropriate and are to serve specific functions. The new fixture would also replace seven (7) existing wall mounted lights and the new design appears well suited to the locations and to enhance control of light spill and light direction, basically "down" without "washing" adjacent walls.

7. **"Sustainability" aspects of project.** Pursuant to town green building requirements, the project architect has completed the Build It Green (BIG) GreenPoint rated existing home checklist included on Sheet GB-01 of the enclosed plan set. In this case, the checklist targets 30 points. The mandated minimum point total for this "elements" project is 25 points and BIG greenpoint rating would be self-certified. The checklist is further evaluated in the attached April 23, 2012 memorandum from planning technician Carol Borck.

Prior to acting on this request, ASCC members should visit the project site and consider the above comments as well as any new information presented at the May 14, 2012 ASCC meeting.

5. CONTINUED DISCUSSION -- PORTOLA ROAD CORRIDOR PLAN, PROCESS AND BACKGROUND REPORT

At the April 23, 2012 ASCC meeting, commissioner Breen agreed to represent the ASCC on the Portola Road Taskforce and members offered comments on the draft Portola Road Corridor Background Report as noted in the enclosed minutes of the 4/23 meeting. We advised that we would place this matter on the May 14th agenda so that ASCC members could, if desired, offer additional comments relative to the planning effort and/or background report. The first taskforce meeting is now scheduled to take place on Tuesday, May 15th, at 4:00 pm at town hall. Thus, any comments offered at Monday's ASCC meeting can be shared with the taskforce on Tuesday.

In any case, for Monday's meeting, ASCC members should review the background report and offer any additional comments to those presented at the April 23rd meeting. If anyone needs an additional copy of the background report please contact Carol Borck or CheyAnne Brown in the planning department at town hall.

TCV

encl.
attach.

cc. Planning Commission Liaison
Planning Manager
Planning Technician

Town Council Liaison
Applicants

Mayor