



**TOWN OF PORTOLA VALLEY**  
**REGULAR PLANNING COMMISSION MEETING**  
**765 Portola Road, Portola Valley, CA 94028**  
**Wednesday, November 7, 2012 – 7:30 p.m.**  
**Council Chambers (Historic Schoolhouse)**

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**AGENDA**

**Call to Order, Roll Call**

Commissioners Gilbert, McIntosh, McKitterick, Chairperson Von Feldt, and Vice-Chairperson Zaffaroni

**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.

**Regular Agenda**

1. *Public Hearing:* Proposed Lot Line Adjustment X6D-213, 20 & 30 Granada Court, Nebrig-Hall
2. *Public Hearing:* Site Development Permit X9H-640, 260 Mapache Drive, Davison
3. *Public Hearing:* Proposed Amendment to Blue Oaks PUD X7D-137, Lots 23-26, 3 & 5 Buck Meadow Drive, and Lot Line Adjustment X6D-214, Town of Portola Valley

**Commission, Staff, Committee Reports and Recommendations**

**Approval of Minutes:** October 17, 2012

**Adjournment:**

**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 ext. 211. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

**AVAILABILITY OF INFORMATION**

Any writing or documents provided to a majority of the Town Council or Commissions regarding any item on this agenda will be made available for public inspection at Town Hall located 765 Portola Road, Portola Valley, CA during normal business hours.

Copies of all agenda reports and supporting data are available for viewing and inspection at Town Hall and at the Portola Valley branch of the San Mateo County Library located at Town Center.

**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).

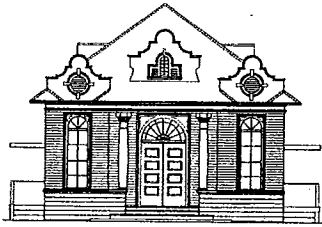
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This Notice is posted in compliance with the Government Code of the State of California.

Date: November 2, 2012

CheyAnne Brown  
Planning Technician

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# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO:** Planning Commission  
**FROM:** Tom Vlastic, Town Planner  
**DATE:** November 1, 2012  
**RE:** Public Hearing on Proposed Lot Line Adjustment X6D-213,  
Nebrig - Hall, 20 and 30 Granada Court

### Location

**Address:** 20 and 30 Granada Court (see attached vicinity map)  
**APNs:** 079-092-320 (20 Granada Court, Robert and Kimie Nebrig)  
079-092-310 (30 Granada Court, Kathryn Hall)  
**Zoning:** R-E/1A/SD-1a (Residential Estate/1 acre minimum parcel area/  
slope density combining district 1a)

### Request, Reference Documents, Project Review

This is a public hearing on the subject proposed lot line adjustment (LLA). The proposal is described in the attached October 11, 2012 report to the planning commission that was prepared for the October 17, 2012 commission meeting. At the 10/17/12 meeting, the commission conducted a preliminary review of the request and, based on the staff report evaluation, including input from the town attorney regarding the scope of LLA review, and a presentation from Mr. Nebrig, expressed tentative support for the proposal. (The draft minutes from the October 17, 2012 meeting are enclosed for reference.)

The following enclosed plan describes the existing situation, was prepared by Lea & Braze Engineering, Inc., and was shared with planning commission members at the 11/17 meeting:

Sheet SU1--Sheet 1 of 1, Proposed Lot Line Adjustment, revised through 8/29/12

Also attached and considered at the 10/17 meeting is the LLA application received August 30, 2012 that includes the parcel maps and legal descriptions for the proposed adjusted parcel boundaries. The parcel areas before and after the proposed LLA would be as follows:

	<u>Existing Area*</u>	<u>Proposed Area*</u>
20 Granada Court	1.60 acres	1.55 acres
30 Granada Court	1.07 acres	1.10 acres

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*\*The existing and proposed areas are as shown on the LLA topographic survey map. We assume the .02-acre difference is due to rounding of numbers by the engineering consultant. Based on our calculations with the parcel area square footages shown on the map, the proposed areas for 20 and 30 Granada Court would be 1.56 and 1.11-acres respectively.*

As explained the October 11<sup>th</sup> staff report, the change is very minor in terms of area and would have minimum impact on, for example, possible floor area or impervious surface area for either parcel. Further, with the change both properties would still be above the 1.0-acre minimum required in this zoning district.

On October 22, 2012, the ASCC considered the request. At the meeting, applicant Kathryn Hall made a similar presentation to that offered by Mr. Nebrig at the 10/17 commission meeting. The attached October 18, 2012 staff report prepared for the ASCC meeting includes a summary of the comments offered by Mr. Nebrig to the planning commission. The ASCC considered the proposal and background materials and offered support for the lot line adjustment proposal. Members did, however, concur with the commission comments regarding the need to consider possible changes to the site development ordinance to address review of proposals for fire/fuel management clearing on developed parcels. Also, commissioners were somewhat concerned with the recent planting of redwood trees on 20 Granada Court, but both the fuel management and redwood tree planting matters are not associated with the lot line adjustment application or within the range of factors that can be considered when acting on such applications.

During the course of the 10/17 planning commission and 10/22 ASCC meetings, no public comments were offered on the request other than those presented by the involved property owners. Further, no written communications have been received on the proposal other than those from staff and the applicants.

The October 11, 2012 staff report reviews in detail the issues that need to be considered in acting on a LLA application and finds that none constrain this request. In particular, it is noted that the public works director, and the engineering consultants to the director, reviewed the proposal relative to the technical aspects of the boundary lines shown on the proposed documents and legal descriptions. A minor change was made based on this review and the documents have been revised as attached herewith and found to now be technically acceptable. Thus, based on the foregoing, we believe that the lot line adjustment can be found to conform to the ordinance requirements.

### **Environmental Impact Review, CEQA compliance**

A lot line adjustment project is categorically exempt from the California Environmental Quality Act (CEQA). Section 15305 of the CEQA guidelines specifically states a lot line adjustment is exempt when it does not result in creating any new parcel.

### **Recommendations for Action**

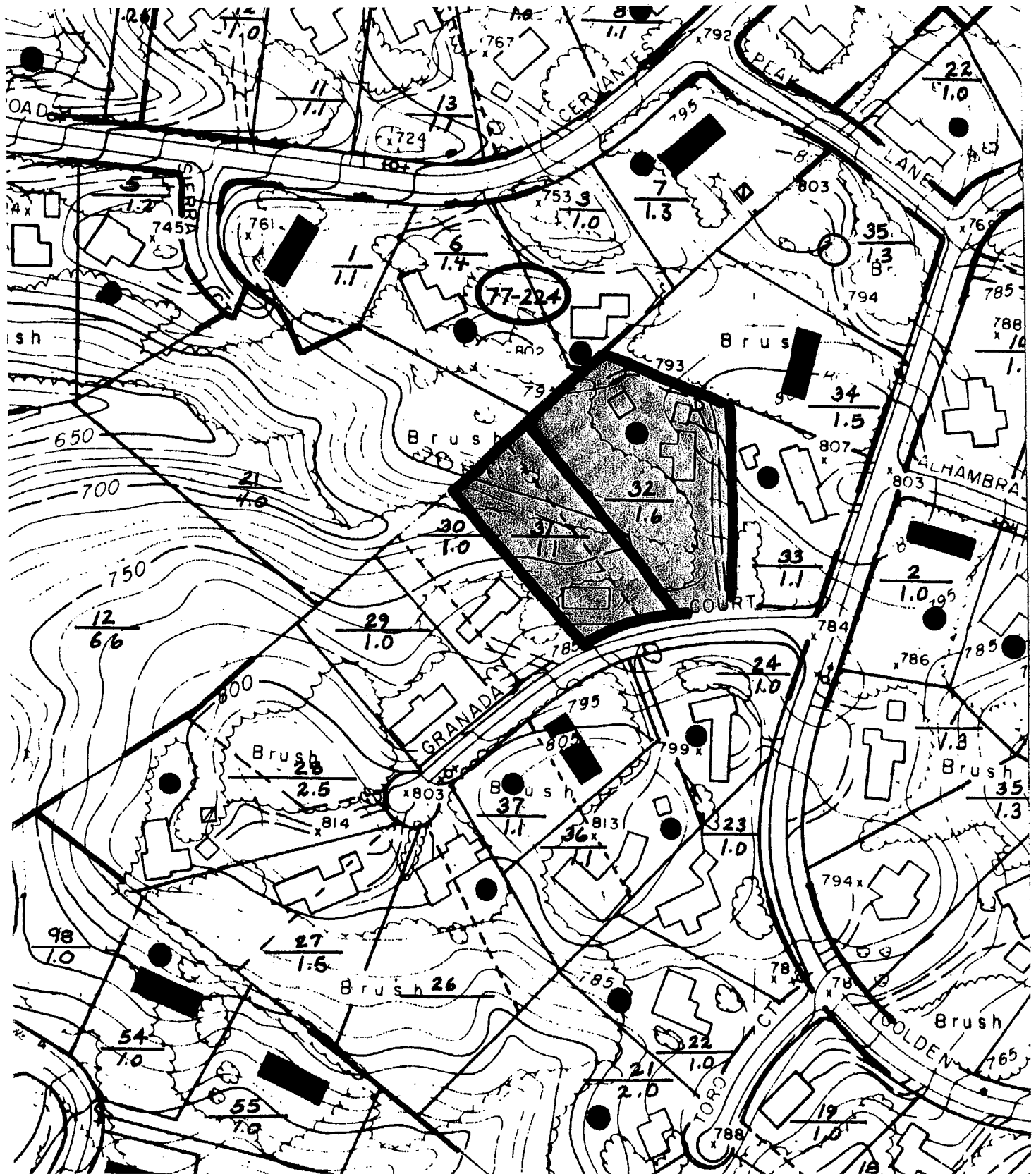
Based on the foregoing, and assuming no new information is presented at the public hearing that is inconsistent with the evaluation in this report, it is recommended that the planning commission take the following actions:

1. **CEQA compliance.** Find the project categorically exempt as provided for in Section 15305 of the CEQA guidelines.
2. **Lot line adjustment.** Approve the requested lot line adjustment. This action will then allow a deed or record of survey and certificate of compliance to be recorded for each adjusted parcel and these final documents would need to be to the satisfaction of the public works director and town attorney.

TCV 

encl./attach.

cc. Steve Padovan, Interim Planning Manager  
Sandy Sloan, Town Attorney  
Howard Young, Public Works Director  
Nick Pegueros, Town Manager  
Applicants



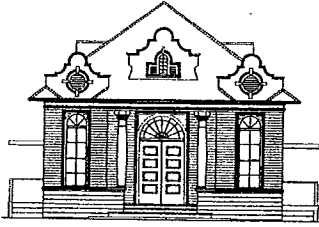
**Vicinity Map**

Scale: 1" = 200 feet

**Lot Line Adjustment X6D-213 – Nebrig & Hall**

20 & 30 Granada Court, Town of Portola Valley

October 2012



# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO:** ASCC  
**FROM:** Tom Vlastic, Town Planner  
**DATE:** October 18, 2012  
**RE:** Agenda for October 22, 2012 ASCC Meeting

The following comments are offered on the items listed on the October 22, 2012 ASCC agenda.

**5a. Proposed Lot Line Adjustment X6D-213, 20 and 30 Granada Court, *Nebrig-Hall***

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This application is for adjustment of the common property line between the two subject Alpine Hills properties. The project and plan materials are presented and evaluated in the attached October 11, 2012 report to the planning commission. Also, enclosed for consideration is plan Sheet SU1, Lot Line Adjustment, revised 8/29/12, prepared by Lea & Braze Engineering, Inc.

The planning commission is the approving authority for the project and the ASCC, under subdivision ordinance provisions, is required to provide a report to the planning commission on the proposal. The attached materials and following comments are offered to assist the ASCC in preparing a report to the commission.

On October 17, 2012 the planning commission conducted a preliminary review of the request and preliminarily concluded support for the application. Some concerns were expressed over the fire safety clearing on 30 Granada Court, and it was suggested that the site development ordinance be reviewed at some point to include provisions for such fuel management efforts. This, however, is a separate matter from the subject application.

At the 10/17 commission meeting, applicant Robert Nebrig provided photos of the conditions associated with the lot line adjustment area that will be available for ASCC consideration at the 10/22 meeting. He also offered background on the matter in addition to what he shared with staff as presented in the report to the planning commission. Specifically, he explained that the previous owner of 30 Granada Court had placed a shed in the area of the lot line adjustment, i.e., across the common boundary line, and when the shed was in place it was surrounded by dense brush and other vegetation. The steep hillside also included 4-5 eucalyptus trees. When the current owners purchased the property they removed the shed and eucalyptus trees

and cleared much of the brush to enhance fire safety in the steep swale area. They installed the lawn, paths and landscape walls in the lot line adjustment area with the assumption that the land that had contained the shed was part of 30 Granada Court. When it was finally determined by the neighbors that the property line had been crossed, they worked out the lot line adjustment agreement, and now both neighbors are satisfied with the proposal and the resolution of the matter.

Based on Mr. Nebrig's presentation, the planning commission concluded that the proposal appears tentatively acceptable. The commission position is also in light of the limited role state laws provides for jurisdictions to play in lot line adjustments. No other public input was offered at the 10/17 commission meeting beyond that provided by Mr. Nebrig.

During the commission review we pointed out that we had suggested a somewhat less complicated lot line form, but that the applicants were not interested in changing the proposal. Further, the town attorney has advised that the town could not dictate the form of the line if the other factors state law allows a jurisdiction to consider are not at issue. These factors are discussed in the October 11, 2012 report to the planning commission.

The ASCC should consider the above comments and attached materials and any new information provided on Monday night and then offer input that can be forwarded to the planning commission on the lot line adjustment request. The planning commission is scheduled to conduct a public hearing on the application at its November 7, 2012 meeting.





# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO:** Planning Commission  
**FROM:** Tom Vlastic, Town Planner  
**DATE:** October 11, 2012  
**RE:** Preliminary Review of Proposed Lot Line Adjustment X6D-213,  
Nebrig - Hall, 20 and 30 Granada Court

### Location

**Address:** 20 and 30 Granada Court (see attached vicinity map)  
**APNs:** 079-092-320 (20 Granada Court, Robert and Kimie Nebrig)  
079-092-310 (30 Granada Court, Kathryn Hall)  
**Zoning:** R-E/1A/SD-1a (Residential Estate/1 acre minimum parcel area/  
slope density combining district 1a)

### Request and, Reference Documents

This is a preliminary review of the subject proposed lot line adjustment. The proposal would transfer 1,810 sf (.04 acres) of lot area from 20 Granada Court to 30 Granada Court to correct an existing problem where low, landscape retaining walls and related landscape improvements serving 30 Granada Court extend across the common property boundary. The following enclosed plan describes the existing situation and was prepared by Lea & Braze Engineering, Inc.:

Sheet SU1--Sheet 1 of 1, Proposed Lot Line Adjustment, revised through 8/29/12

Attached is the Lot Line Adjustment (LLA) application received August 30, 2012 that includes the parcel maps and legal descriptions for the proposed adjusted parcel boundaries. The parcel areas before and after the proposed LLA would be as follows:

	<u>Existing Area</u>	<u>Proposed Area</u>
20 Granada Court	1.60 acres	1.55 acres
30 Granada Court	1.07 acres	1.10 acres

The change is very minor in terms of area and would have minimum impact on, for example, possible floor area or impervious surface area for either parcel. Further, with the change both properties would still be above the 1.0-acre minimum required in this zoning district.

## Background and Preliminary Review

Within roughly the past two years 30 Granada Court was purchased by the current owners and they proceeded to do site maintenance and improvements including some removal of brush and eucalyptus growth for fire safety. In the process of site maintenance and landscaping, they removed some underbrush and other vegetation on the lower slopes of 20 Granada Court and also made the landscape improvements across the parcel boundary that are the subject of this application. These improvements include the lawn area at elevation 748 and two low, stepped landscape retaining walls immediately northeast of the lawn that were installed with development of the lawn area.

Once the neighbors became aware of the work across the property boundary, they reviewed the issues and reached mutual agreement on the appropriate solutions. These included re-landscaping of the lower area on 20 Granada Court that has been implemented by the owner of 30 Granada Court. Further, they reached agreement on the form of the lot line adjustment as currently proposed for planning commission consideration.

During the course of site work, the town also reviewed the scope of site maintenance and determined that it did not require any town permits. Permits were, however, required for the house deck work now under way at 30 Granada Court.

The "lawn" pad that is the subject of the lot line adjustment is over 40 feet lower than the residential improvements on 20 Granada Court and is well removed from them in terms of access, distance (roughly 100 feet) visual relationships and maintenance considerations. The slope between the "pad" and the house on 20 Granada Court is very steep, in excess of 40%.

From the data on the plans, and site inspection, it is very clear that the area to be transferred to 30 Granada Court is far more related to this property than to 20 Granada Court. Further, the neighbors have fully reviewed the situation and Mr. Nebrig has informed staff that all aspects of the proposed lot line adjustment have been carefully considered by the neighbors and that they are "happy" with the design and fully supportive of it and that the proposed resolutions have ensured continuing and positive neighbor relationships. While we might prefer a somewhat more rational boundary line adjustment with fewer angle points, we appreciate the efforts that the neighbors have made to prepare a plan that meets their needs and, as the commission is aware, the scope of review for a lot line adjustment is very narrow as further discussed further below.

Pursuant to Section 17.12.020 of the subdivision ordinance, a lot line adjustment can be processed as an exception to the normal subdivision procedures. The main elements of processing are that the planning commission hold a noticed public hearing and that review and actions be confined to the commission's determination that the adjustment is in compliance with the zoning and building regulations, no easements or utilities are adversely impacted, and that the change will not result in a greater number of parcels than originally existed. Further, when approved by the commission, the adjustment must be reflected in a recorded deed or record of survey.

The following comments are offered relative to lot line adjustment provisions for the subdivision ordinance.

1. **Parcel areas, potential for subdivision.** The subject parcels are located within the R-E/1A/SD-1a zoning district. This residential estate district requires a minimum parcel area of 1.0-acre, with required parcel area increasing based on slope density zoning requirements. Before and after the lot line adjustments, both parcels would be above the required one-acre minimum parcel area, but neither would have more than 1.55 acres. Thus, there would be no change in potential for subdivision and neither parcel could be subdivided.
2. **Easements and Zoning provisions, building code provisions.** No easements would be impacted by the proposal. Further, the adjustment would correct the existing situation where the low landscape walls, 2 feet or less in height, and the lawn area "pad" would be located on the correct property. The landscape rock walls do not exceed the zoning ordinance height limits for walls or fences in the setback areas. Further, the walls are low and not of a height that would require a building permit. The main issue with them and the lawn pad is that they cross the common parcel boundary. It is also noted that both parcels are located in an area designated Sbr, i.e., stable bedrock, on the town's map of land movement potential.
3. **Town engineer/public works director review.** The public works director, and the engineering consultants to the director, reviewed the proposal relative to the technical aspects of the boundary lines shown on the proposed documents and legal descriptions. A minor change was made based on this review and the documents have been found to now be technically acceptable.


Thus, based on the foregoing, we believe that the lot line adjustment can be found to conform to the ordinance requirements.

#### **Environmental Impact Review, CEQA compliance**

A lot line adjustment project is categorically exempt from the California Environmental Quality Act (CEQA). Section 15305 of the CEQA guidelines specifically states a lot line adjustment is exempt when it does not result in creating any new parcel.

#### **Next Steps**

On October 17th the planning commission should consider the above matters and any other input that may be provided. Thereafter, commissioners should offer preliminary review comments as may be found appropriate. These will be considered as processing of the request continues, mainly through the ASCC review scheduled for the 10/22 ASCC meeting. Eventually, the matter will be set for formal public hearing before the commission, likely at the November 7, 2012 planning commission meeting.

TCV 

encl./attach.

cc. Steve Padovan, Interim Planning Manager  
Sandy Sloan, Town Attorney  
Howard Young, Public Works Director  
Nick Pegueros, Town Manager  
Applicants

X60-213

RECEIVED

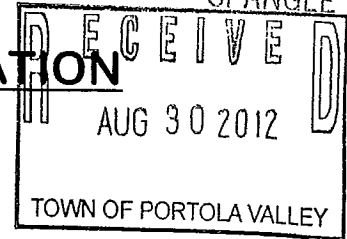
# TOWN OF PORTOLA VALLEY

SEP 06 2012

765 Portola Road, Portola Valley, CA 94028 Tel: (650) 851-1700 Fax: (650) 851-4677

SPANGLE ASSOC.

## LOT LINE ADJUSTMENT APPLICATION



1. Applicant's Representative:

- (a) Name: Robert Nebrig
- (b) Address: 20 Granada Ct Portola Valley Ca 94028
- (c) Telephone Number: (650) 851-0780

2. Parcel A (lot to be decreased in size):

nebrig@pcbox.com

- (a) Description: PORTION OF DOC. 2011-047670  
From 1.55 acres to 1.51 acres
- (b) Assessor's Parcel Number: 079-092-320
- (c) Name and Address of all Legal Owners: \_\_\_\_\_

ROBERT A. AND KIMIE NEBRIG AS TRUSTEES OF THE NEBRIG  
20 GRANADA COURT  
PORTOLA VALLEY, CA 94028  
Family Trust

3. Parcel B (lot to be increased in size):

- (a) Description: ALL OF DOC 2010-116868 AND A  
PORTION OF DOC. 2011-047670 1.1 acres to 1.14 acres
- (b) Assessor's Parcel Number: 079-092-310
- (c) Name and Address of all Legal Owners: \_\_\_\_\_

KATHRYN W. HALL  
30 GRANADA COURT  
PORTOLA VALLEY, CA 94028

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SEP 06 2012

SPANGLE ASSOC.

4. Purpose and reasons for the proposed lot line adjustment:

Landscaping adjustment to  
increase lawn area for  
Halls - 30 Granada Ct

5. Attachments:

- (a) A written legal description and plat of the parcels as reconfigured, prepared by a California Registered Civil Engineer, qualified to perform surveys, or a licensed land surveyor.
- (b) Traverse closure for each proposed new parcel.
- (c) Two copies of a survey map showing:
- (1) Existing and proposed lot lines.
  - (2) Lot dimensions (both existing and proposed).
  - (3) Existing structures, walls, fences, and improvements within the lots with dimensions between the proposed new lot lines and adjacent structures.
  - (4) Existing structures, walls, fences, and improvements on adjacent property within 20 feet of the subject parcels.
  - (5) The location of the top and toe of slopes, existing contours, grade breaks, drainage patterns, drainage devices, swales and gutters.
  - (6) All existing utilities and services, including, sanitary sewer laterals and cleanouts.
  - (7) Existing easements, rights-of-way, and all other encumbrances.
  - (8) The adjacent public street, curb and gutter, frontage improvements, utilities, and fire hydrants.

- (d) Verification of conformance (of reconfigured parcels) to the Town of Portola Valley Zoning Ordinance:
  - (1) Floor Area Ratio
  - (2) Lot Coverage
  - (3) Setbacks
  - (4) Frontage
  - (5) Slope Density
- (e) A current title report for each property affected.
- (f) A record of survey where necessary to comply with the requirements of the Land Surveyor's Act.
- (g) A \$1,600 filing fee.
- (h) A \$2,500 deposit for consultant's review.

We, the undersigned, certify that we are the owners of the property described above and that the foregoing facts and statements herewith submitted are in fact true and correct to the best of our knowledge and belief. We hereby submit this application and request that the common property line(s) between our adjacent lots be adjusted as described above and in accordance with the exhibits attached to this application.

Dated: 8/28/2012

Signature: Robert A. Nebzig  
 Typed or printed name and title:

Robert A. Nebzig Trustee of Nebzig Family Trust

Dated: 8/28/2012

Signature: Kimie Nebzig  
 Typed or printed name and title:

Kimie Nebzig Trustee of Nebzig Family Trust

Dated: 8/29/2012

Signature: [Handwritten Signature]  
 Typed or printed name and title:

Kathryn W. Hall

Dated: \_\_\_\_\_

Signature: \_\_\_\_\_  
 Typed or printed name and title:  
 \_\_\_\_\_

**Legal Description  
For Transfer Area**

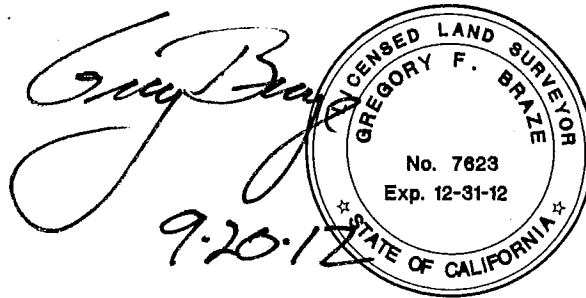
All that certain real property, situate in the TOWN OF PORTOLA VALLEY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, being a portion of the Lands of Nebrig as described in that certain Grant Deed recorded April 27, 2011 in Document No. 2011-047670, San Mateo County Records, as shown on the attached plat made a part hereof, more particularly described as follows:

**Commencing** at the most Western corner of said lands; thence along the Westerly line of last said lands, South 40°42'26" East, 174.14 feet to the **Point of Beginning**; thence leaving last said line and along the following three (3) courses:

1. South 85°56'41" East, 37.61,
2. South 61°39'32" East, 34.61 feet,
3. South 22°04'58" West, 43.94 feet to said Westerly line.

Thence along said Westerly line, North 40°42'26" West, 78.90 feet to the **Point of Beginning**.

Containing 0.04 acres, more or less.



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SEP 25 2012

SPANGLE ASSOC

**Legal Description  
For Lot Line Adjustment  
Parcel One**

All that certain real property, situate in the TOWN OF PORTOLA VALLEY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, being a portion of the Lands of Nebrig as described in that certain Grant Deed recorded April 27, 2011 in Document No. 2011-047670, San Mateo County Records, as shown on the attached plat made a part hereof, more particularly described as follows:

**Beginning** at the most Western corner of said lands; thence along the Northwesterly, Northeasterly, Easterly, Southerly and Westerly lines of said lands the following five (5) courses:

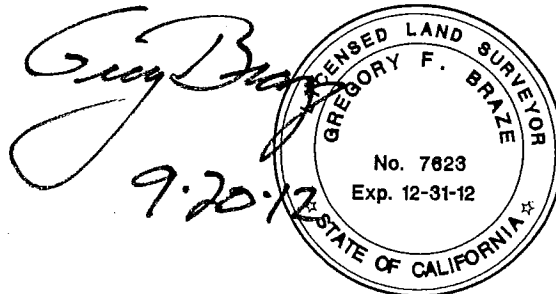
1. North 46°40'01" East, 156.00 feet,
2. South 71°06'34" East, 190.00 feet,
3. South 03°04'42" East, 303.20 feet to the beginning of a non-tangent curve to the left with a radius of 525.00 feet,
4. Along said curve, from a tangent bearing South 86°57'17" West, through a central angle of 08°44'22", a distance of 80.08 feet,
5. North 40°42'26" West, 99.90 feet.

Thence leaving last said Westerly line and along the following three (3) courses:

1. North 22°04'58" East, 43.94 feet,
2. North 61°39'32" West, 34.61 feet,
3. North 85°56'41" West, 37.61 feet to said Westerly line.

Thence along last said line, North 40°42'26" West, 174.14 feet to the **Point of Beginning**.

Containing 1.55 acres, more or less.



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SEP 25 2012  
SPANGLE ASSOC.



RECEIVED

SEP 25 2012

SPANGLE ASSOC.

LARSON  
APN 077-240-210

LARSON  
077-224-060

POINT OF  
COMMENCEMENT



LONDON  
079-092-300

POINT OF  
BEGINNING

LANDS OF NEBRIG  
DOC. 2011-047670  
APN 079-092-320

LANDS OF HALL  
DOC. 2010-116868  
APN 079-092-310

S40°42'26"E  
174.14'

S85°56'41"E  
37.61'

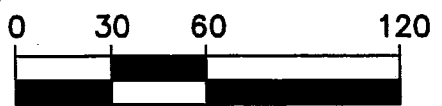
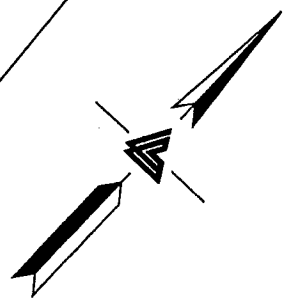
S61°39'32"E  
34.61'

N40°42'26"W  
78.90'

S22°04'58"W  
43.94'

TRANSFER AREA  
1,809 SQ.FT.  
0.04 ACRES

GRANADA  
COURT (50')



SCALE: 1" = 60'



LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS • LAND SURVEYORS

BAY AREA REGION 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (P) (510) 887-4086 (F) (510) 887-3019 WWW.LEABRAZE.COM	SACRAMENTO REGION 3017 DOUGLAS BLVD, # 300 ROSEVILLE, CA 95661 (P) (916)966-1338 (F) (916)797-7363
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PLAT TO ACCOMPANY LEGAL  
DESCRIPTION FOR  
TRANSFER AREA  
GRANADA COURT  
PORTOLA VALLEY, CALIFORNIA  
SAN MATEO COUNTY

JOB #2120591

DRAWN BY: MT

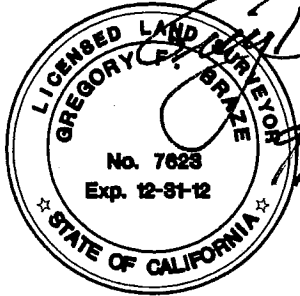
AUGUST 2012

LARSON  
APN 077-240-210

POINT OF  
BEGINNING

LARSON  
077-224-060

CHOI  
APN 077-224-030



LANDS OF HALL  
DOC. 2010-116868  
APN 079-092-310

LANDS OF NEBRIG  
DOC. 2011-047670  
APN 079-092-320

PARCEL ONE  
67,783± SQ.FT.  
1.55± ACRES

LOT 17  
41 MAPS 40

RECEIVED

SEP 25 2012

SPANGLE ASSOC

N85°56'41"W 37.61'

N61°39'32"W 34.61'

N22°04'58"E 43.94'

N40°42'26"W  
174.14'

N40°42'26"W  
99.90'

(TANGENT)  
S86°57'17"W

R=525.00'  
L=80.08'  
D=08°44'22"

LOT 16  
41 MAPS 40

303.20'

S03°04'42"E

S71°06'34"E  
190.00'

GRANADA  
COURT (50')



SCALE: 1" = 60'



LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS • LAND SURVEYORS

BAY AREA REGION  
2495 INDUSTRIAL PKWY WEST  
HAYWARD, CALIFORNIA 94545  
(P) (510) 887-4086  
(F) (510) 887-3019

SACRAMENTO REGION  
3017 DOUGLAS BLVD, # 300  
ROSEVILLE, CA 95661  
(P) (916) 966-1338  
(F) (916) 797-7363

WWW.LEABRAZE.COM

PLAT TO ACCOMPANY LEGAL  
DESCRIPTION FOR  
LOT LINE ADJUSTMENT PARCEL ONE  
20 GRANADA COURT  
PORTOLA VALLEY, CALIFORNIA  
SAN MATEO COUNTY

APN: 079-092-320

JOB #2120591

DRAWN BY: MT

AUGUST 2012

**Legal Description  
For Lot Line Adjustment  
Parcel Two**

All that certain real property, situate in the TOWN OF PORTOLA VALLEY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, being all of the Lands of Hall as described in that certain Grant Deed recorded October 6, 2010 in Document No. 2010-116868, San Mateo County Records along with a portion of the Lands of Nebrig as described in that certain Grant Deed recorded April 27, 2011 in Document No. 2011-047670, San Mateo County Records, as shown on the attached plat made a part hereof, more particularly described as follows:

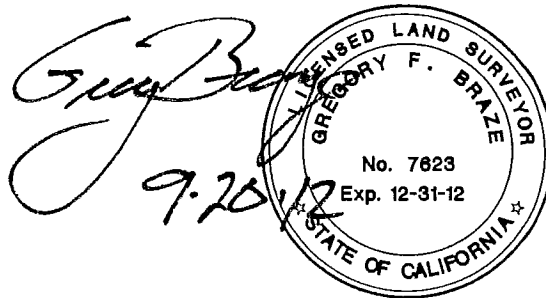
**Beginning** at the most Northern corner of said lands of Hall; thence along the Easterly line of last said lands, South 40°42'26" East, 174.14 feet; thence leaving last said line and along the following three (3) courses:

1. South 85°56'41" East, 37.61,
2. South 61°39'32" East, 34.61 feet,
3. South 22°04'58" West, 43.94 feet to said Easterly line.

Thence along said Easterly line and the Southerly, Westerly and Northwesterly lines of said lands of Hall, the following four (4) courses:

1. South 40°42'26" East, 99.90 feet to the beginning of a non-tangent curve to the left with a radius of 525.00 feet,
2. Along said curve, from a tangent bearing South 78°12'55" West, through a central angle of 16°35'20", a distance of 152.00 feet,
3. North 42°17'20" West, 292.82 feet,
4. North 46°40'01" East, 150.00 feet to the **Point of Beginning**.

Containing 1.10 acres, more or less.



RECEIVED  
SEP 25 2012  
SPANGLE ASSOC.

RECEIVED

SEP 25 2012

SPANGLE ASSOC.

LARSON  
APN 077-240-210

LARSON  
077-224-060

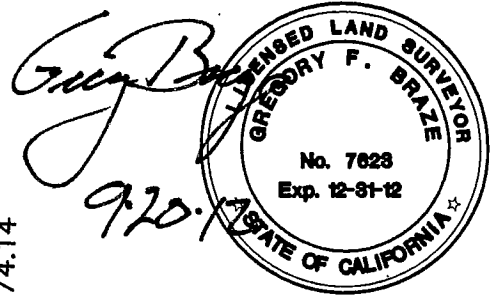
POINT OF BEGINNING

N46°40'01"E  
150.00'

PARCEL TWO  
48,228± SQ.FT.  
1.10± ACRES

LANDS OF HALL  
DOC. 2010-116868  
APN 079-092-310

LANDS OF NEBRIG  
DOC. 2011-047670  
APN 079-092-320



LONDON

N42°17'20"W 292.82'  
079-092-300

S40°42'26"E  
174.14'

S85°56'41"E  
37.61'

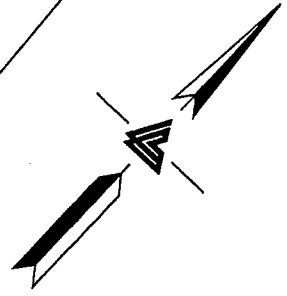
S61°39'32"E  
34.61'

S22°04'58"W  
43.94'

S40°42'26"E  
99.90'

R=525.00'  
L=152.00'  
D=16°35'20"

GRANADA COURT (50')  
(TANGENT)  
S78°12'55"W



SCALE: 1" = 60'



LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS • LAND SURVEYORS  
BAY AREA REGION 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (P) (510) 887-4086 (F) (510) 887-3019 WWW.LEABRAZE.COM  
SACRAMENTO REGION 3017 DOUGLAS BLVD, # 300 ROSEVILLE, CA 95661 (P) (916)966-1338 (F) (916)797-7363

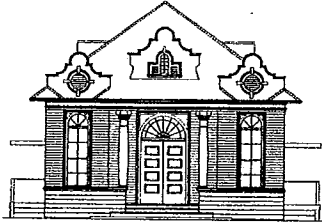
PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT PARCEL TWO 30 GRANADA COURT PORTOLA VALLEY, CALIFORNIA SAN MATEO COUNTY

APN: 079-092-310

JOB #2120591

DRAWN BY: MT

AUGUST 2012



# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO:** Planning Commission  
**FROM:** Tom Vlastic, Town Planner  
**DATE:** November 1, 2012  
**RE:** Site Development Permit Application X9H-640, Davison

### Location

1. Address: 260 Mapache Drive
2. Assessor's parcel number: 077-040-110
3. Zoning District: R-E/2.5A/SD-2.5 (Residential Estate, 2.5 acre minimum parcel area, slope density requirements)

### Request, Background, Preliminary Review and ASCC Consideration

On November 7, 2012 the planning commission will be conducting a public hearing on the subject site development permit application. The request is for approval of approximately 1,200 cubic yards of grading (counted pursuant to the provisions of the site development ordinance), which is to be completed for residential redevelopment of the subject 2.5-acre, Westridge subdivision area property. A vicinity map for the project area is attached for reference.

The proposed grading includes 427 cubic yards of cut, 792 cubic yards of fill, with 583 cubic yards of cut materials to be off-hauled from the property. The total cut for the project, including materials to be cut for the basement, is 1,375 cubic yards. Only 427 cubic yards of this cut is counted pursuant to the site development ordinance provisions as this cut is not under the house, but does result in changes to site contours, which is the focus of site development ordinance review. Of the cut, 792 cubic yards is to be placed as fill, mostly over the existing pad on the property that was created with grading for original site development. This grading was explained during the planning commission preliminary review meeting that took place on October 17, 2012.

The proposed project is presented on the following revised plan package, unless otherwise noted, dated September 17, 2012 and prepared by Butler Armsden Architects:

- Sheet A0.0, Title Sheet & Proposed Site Plan
- Sheet A0.1, Area Calculations
- Sheet A2.1, Basement Proposed Plan
- Sheet A2.2, First Floor Proposed Plan
- Sheet A2.3, Roof Proposed Plan

Sheet A3.1, Exterior Elevations (North & East)  
Sheet A3.2, Exterior Elevations (West & South)  
Sheet A3.3, Proposed Sections (North/South, Pool & Pool Shed)  
Sheet A3.4, Proposed Sections (North & South courtyards)

Sheet L-1.0, Tree Protection and Removal Plan, Lutsko Associates Landscape  
Sheet L-1.1, Landscape Plan, Lutsko Associates Landscape  
Sheet L-1.2, Planting Plan, Lutsko Associates Landscape  
Sheet L-1.3, Exterior Lighting Plan, Lutsko Associates Landscape  
Sheet L-2.1, Irrigation Plan, Lutsko Associates Landscape & DVID  
Sheet L-2.2, Irrigation Legend & Notes, Lutsko Associates Landscape & DVID  
Sheet L-2.3, Irrigation Details, Lutsko Associates Landscape & DVID  
Sheet L-2.4, Irrigation Details, Lutsko Associates Landscape & DVID  
Sheet L-2.5, Irrigation Details, Lutsko Associates Landscape & DVID

Sheet C-1, Title Sheet (Civil Plans), Lea & Braze Engineering, Inc.  
Sheet C-2, "Preliminary" Grading and Drainage Plan, Lea & Braze Engineering, Inc.  
Sheet C-3, "Preliminary" Grading and Drainage Plan, Lea & Braze Engineering, Inc.  
Sheet C-4, Grading Specifications, Lea & Braze Engineering, Inc.  
Sheet ER-1, Erosion Control Plan, Lea & Braze Engineering, Inc.  
Sheet ER-2, Erosion Control Details, Lea & Braze Engineering, Inc.  
Sheet SS-1, Preliminary Septic System Plan, Lea & Braze Engineering, Inc.

The civil engineering and landscaping plan sheets are the most relevant to the subject site development permit. The proposals are further clarified by the following materials:

- Set of six color renderings modeling how the project is intended to fit onto the site (enclosed).
- September 25, 2012 letter from the project architect explaining the revised plans and containing data clarifying the proposals, particularly grading, tree impacts and protection, planting, irrigation, etc. (attached).

Background to the project and to the development of the above listed revised plans and materials are presented in the attached documents listed below. These materials also include significant evaluations by staff and site development committee members on the proposals.

August 9, 2012 staff report with attachments prepared for August 13, 2012 ASCC meeting.  
August 13, 2012 ASCC meeting minutes  
October 11, 2012 staff report prepared for October 17, 2012 preliminary planning commission review  
October 17, 2012 draft planning commission minutes (enclosed)  
October 18, 2012 staff report prepared for October 22, 2012 ASCC meeting

On October 18, 2012 the ASCC conditionally approved the revised architectural review proposal, as presented on the above listed plans and materials, and recommended planning commission approval of the site development permit as presented on the engineering plans. The ASCC action is discussed further below.

Attached recent communications received on the revised plans are:

WASC email, 10/2/12  
David & Jane Pejcha, 270 Mapache Drive, letter of support dated 9/30/12  
Kristi & Tom Patterson, email of support dated 9/30/12

### Site Description

1. **Area:** 2.5-acres.
2. **Present use of site:** Low density residential.
3. **Topography:** The site has relatively gentle slopes between the existing building pad and Mapache Drive. The established pad is located in the southern third of the property and is essentially level and Mapache Drive is along the northern parcel boundary. Original grading for the pad resulted in steeping the slopes on the south side of the pad, i.e., between the pad and southerly property line.
4. **Ground cover:** Oak grassland with some exotic plantings around the existing house and a few redwood trees on the slopes to the west. A vineyard currently occupies the steeper southerly slopes. The vineyard and redwood trees would be removed with the proposed project.
5. **Land movement potential of undisturbed ground:** Most of the property is designated either *Sun* or *Sex*, relatively stable ground, on the town's map of land movement potential. There is more discussion on the designations in the attached July 25, 2012 report from the town geologist.
6. **Relationship to earthquake faults:** The property is 2,000 feet northeast of the San Andreas Fault Zone, and there are no local fault conditions shown on the town's geologic map of the area.
7. **Characteristics of site drainage:** The site drains partially to the south and partially to the northwest.

### Ordinance Requirements

Section 7303.C. of the Site Development Ordinance requires that plans for grading in excess of 1,000 cubic yards come before the planning commission for approval. Further, Section 7300.A.6) requires a site development permit when certain tree removals are proposed. The ordinance requires that the plans be reviewed by the *Site Development Committee*, consisting of the town engineer, town planner, town geologist, health officer, fire marshal, architectural and site control commission (ASCC), the conservation committee, and trails committee. The reviews and recommendations of committee members are to be transmitted to the planning commission and applicant in a report prepared by the town planner. The specifications for grading and other aspects of site development are contained in the site development ordinance.

### Review and Evaluation

Pursuant to the requirements of the site development ordinance, project plans have been circulated for staff and committee review. The following reports and comments have been received.

1. **ASCC.** The ASCC concluded its architectural review approval on October 22, 2012 and also found the site development permit acceptable. Conditions of the architectural approval were as follows and are to be addressed, unless otherwise noted, to the satisfaction a designated ASCC member prior to issuance of a building permit:
  - a. A detailed materials and colors board shall be provided consistent with the comments in the September 25, 2012 letter from the project architect and the color renderings provided to model the project.

- b. A comprehensive construction staging and vegetation protection plan shall be provided and, once approved, implemented to the satisfaction of planning staff. The construction staging plan shall include a detailed timeline with milestones to ensure the arborist's tree protection measures are fully implemented particularly relative to the 60" and 24" oaks to ensure that they protected from construction impacts, remain in good condition during the life of the project, and are treated as necessary to ensure long-term tree health.
- c. The lighting plan shall be revised to reduce lighting at the east and south side trellis and overhang areas and ensure that all exterior lighting, including switching controls, is consistent with town standards and guidelines.
- d. The landscape plan shall be clarified to ensure that the Mapache Drive entry area planting is accomplished to preserve and enhance the meadow condition and not result in an entry "garden."

During the October 22 ASCC review, members confirmed that the plan revisions and supporting materials, subject to the above conditions, fully addressed the concerns identified during the preliminary ASCC review in August. Members appreciated the plan clarifications and grading adjustments that helped to eliminate a number of site walls that were shown on the original project plans.

Further, in response to the suggestion in the 10/18/12 staff report relative to some modification to the proposed rear yard walls, the project landscape architect clarified the walls were moved down hill to help eliminate the need for other walls higher on the site and that the design not only accomplished this, but also allowed for the neighbor to the south to have stair access the planned garden area. He explained that the neighbors desire this access as the vegetable garden and orchard area is to be shared by them. In light of this clarification and the overall proposed landscape plan, ASCC members found the plans acceptable as presented and again noted that planned walls and garden area are on slopes modified with the original site development.

2. **Public Works Director.** By attached memo dated July 24, 2012, the public works director found the project conditionally acceptable. The conditions referenced in this memorandum are relatively standard project requirements set forth on the standard conditions list of the Public Works Department. The public works director also reviewed the revised plans and offered that he had no new conditions to the original conditions and only that caution should be exercised where grading is close to a property boundary (see attached 10/18/12 email).
3. **Town Geologist.** By attached memorandums dated July 25, 2012 and October 24, 2012, the town geologist has found the project grading plans conditionally acceptable. The 10/24/12 memo was prepared after review of the revised project plans. It also notes that the health department would need to approve placement of any fill over the planned leach field area. Health department comments are discussed below.
4. **Fire Marshal.** By attached memo dated August 8, 2012, the fire marshal provided a list of project conditions. Items 1-7 are conditions that would be satisfied with building permit submittal. The fire truck turnaround called for in condition 8 is shown on the plans and does not conflict with any off-street parking spaces. The necessary off street



parking spaces are further south at the end of the driveway. The fire hydrant matter in item 9 would also be verified with the building permit plans and a new hydrant provided if necessary. It is noted, however, that an existing fire hydrant is within approximately 450 feet of the proposed house with the distance measured along Mapache Drive and the access driveway. This would appear to satisfy the fire marshal condition for a fire hydrant within 500 feet of the structure measured along the access ways.

5. **Health Officer.** The attached 7/20/12 report from the health officer states that final review would take place when soil percolation tests are provided and "affixed" to the septic plans. We understand that the design team is proceeding to satisfy health department requirements and believe they have concluded that there should be no issue in terms of any significant plan changes that may be needed to do this. Thus, they are asking that the site development plans be approved as presented with a condition that the project meets all health department requirements. If any significant changes to the grading plans were needed to satisfy the health department, the plans would need to be reconsidered by the planning commission.
6. **Town Planner.** As has been the case with most site development permits, our plan concerns were developed and addressed primarily through the ASCC review process. Further, all plan aspects, including proposed floor area, impervious surface area, building setbacks and heights now conform to requirements of the zoning ordinance as evaluated in the reports prepared for the ASCC meetings.
7. **Trails Committee.** There is an existing Westridge pedestrian trail along the parcel frontage that is identified on the plans. The trail is partially within the Mapache Road right of way and partially in the 10-foot Westridge bridal path easement on the parcel. The plans preserve the pathway and the public works conditions require that the pathway be protected during construction and repaired if there is any damage by the construction effort. No other trails issues are associated with this project.
8. **Conservation Committee.** The conservation committee offered input during preliminary ASCC review in August. The committee also reviewed the revised plans and provided the attached September 29, 2012 review report. It is noted that the ASCC did conduct a site visit in August with story poles in place that that the poles were modified to reflect the change with the revised plans. The ASCC did not find the need for a second site visit. While the conservation committee suggested a second site visit relative to the tree impacts and protection issues, the comments in the 9/29/12 report are basically supportive the plan revisions. Relative to any remaining tree concerns, we will want to involve the committee in review and approval of the final construction staging plan that is a condition of ASCC approval as discussed above.

### **Environmental Impact**

The project is categorically exempt from filing an environmental impact report pursuant to Section 15303.(a) of the CEQA guidelines. This section exempts construction of new single-family residences when not in conjunction with the construction of two or more such units.

### **Recommendations for Action**

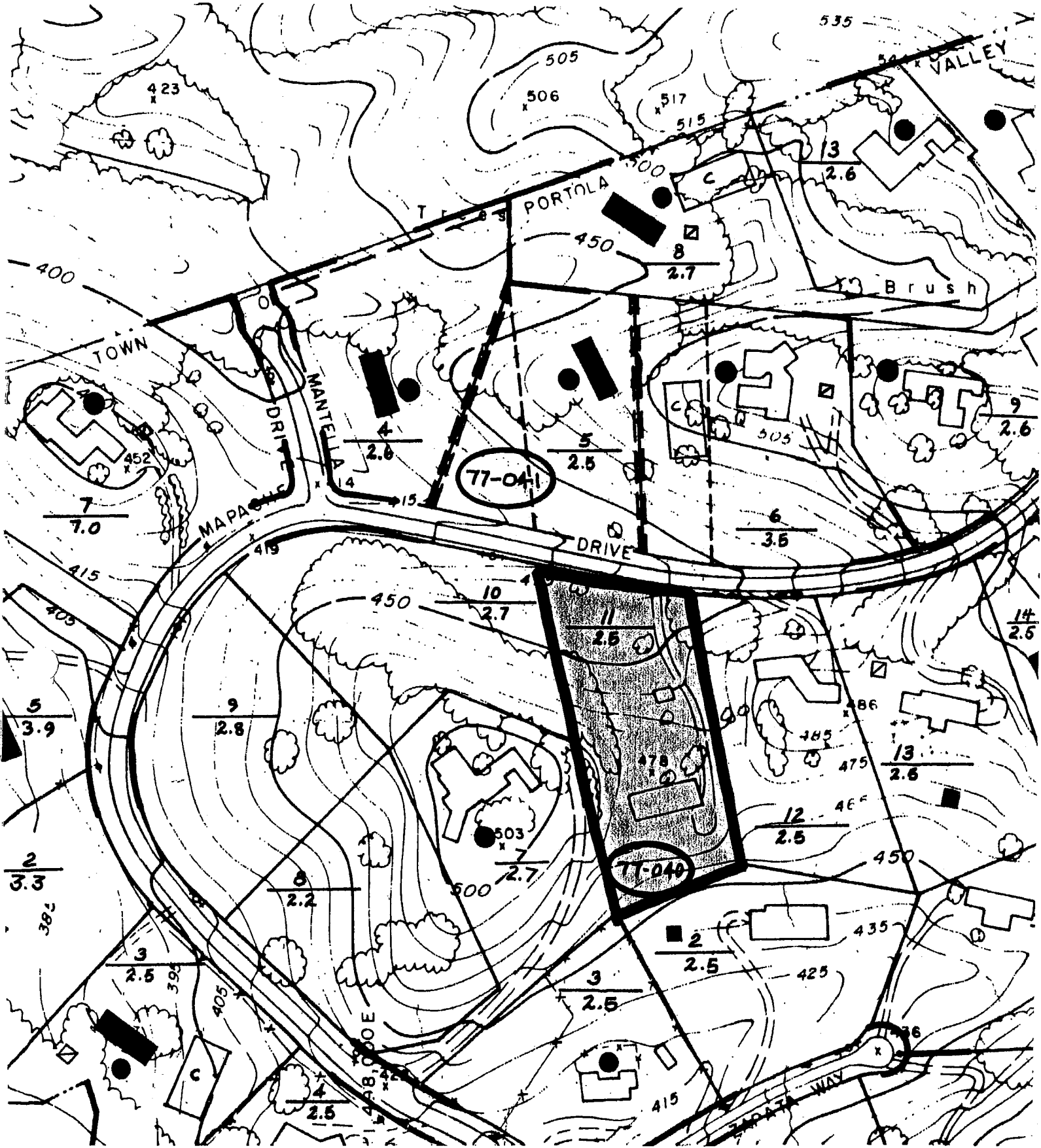
Unless information presented at the public hearing leads to other determinations, the following actions as set forth below are recommended.

1. **Environmental Impact.** Move to find the site development permit project categorically exempt pursuant to Section 15303.(a) of the CEQA guidelines.
2. **Site Development Permit.** Move to approve the site development permit application as shown on the plans listed under the request portion of this memorandum subject to the following conditions:
  - a. All ASCC October 22, 2012 architectural and site development review requirements shall be adhered to. Further, with respect to the required construction staging plan condition, the conservation committee shall review and provide input relative to the final plans and schedule for measures to be taken to ensure the health of the 60" and 24 " oaks adjacent to the lower level garage entry driveway.
  - b. The requirements of the public works director as set forth in his July 24, 2012 and October 18, 2012 review reports shall be adhered to.
  - c. The requirements of the town geologist set forth in his October 25, 2012 memorandum shall be adhered to.
  - d. The requirements of the fire marshal set forth in her August 8, 2012 review memorandum shall be adhered to.
  - e. All health department requirements relative to the planned septic system shall be adhered to.
  - f. All finish contours shall be blended with the existing site contours to result in as natural appearing finish slope condition as reasonably possible to the satisfaction of the public works director and town planner.

TCV 

attachments  
encl.

cc.	Interim Planning Manager	Town Manager	Fire Marshal
	Town Attorney	ASCC	Town Geologist
	Public Works Director	Town Council Liaison	Conservation Committee
	Health Officer	Planning Technician	Applicant



Vicinity Map

Scale: 1" = 200 feet

AR for Residential Redevelopment, Davison

260 Mapache Drive, Town of Portola Valley

August 2012



# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO:** ASCC  
**FROM:** Tom Vlastic, Town Planner  
**DATE:** October 18, 2012  
**RE:** Agenda for October 22, 2012 ASCC Meeting

The following comments are offered on the items listed on the October 22, 2012 ASCC agenda.

**4a. CONTINUED REVIEW -- ARCHITECTURAL REVIEW FOR RESIDENTIAL REDEVELOPMENT, AND SITE DEVELOPMENT PERMIT X9H-640, 260 MAPACHE DRIVE, DAVISON**

The ASCC initiated review of this proposal on August 13, 2012. This review included a site meeting, and a number of issues were identified that the project design team proceeded to address with revised plans eventually provided to the town in late September. ASCC project consideration has been continued several times to allow the plan revision process. When the revised plans were considered, it was noted that the scope of proposed grading now exceeds the 1,000 cubic threshold requiring planning commission consideration and action on the proposed site development permit. As a result, pursuant to town requirements, the plans were forwarded to the planning commission for preliminary consideration.

The planning commission conducted its preliminary review of the site development permit on October 17, 2012. The attached October 11, 2012 staff report prepared for the October 17<sup>th</sup> commission meeting includes a complete listing of the revised plans that are enclosed as well as enclosed supporting materials. In addition, attached to the planning commission report are the staff report prepared for the August 13<sup>th</sup> ASCC meeting and the minutes from that meeting. These materials provided an overview of the comments and concerns that were used to develop the revised plan materials. The plan revisions are described in detail in the attached September 25, 2012 letter from the project architect. Also included with the report to the planning commission are communications received on the revised plans from the conservation committee, Westridge Architectural Supervising Committee (WASC) and site neighbors.

Based on the forgoing, at the October 22, 2012 meeting, the ASCC should determine if it can conclude action on the architectural review part of the application and forward comments to the planning commission for its consideration in acting on the proposed site development permit. The following comments are offered to assist the ASCC consider the revised project:

1. **Overview of project revisions and grading modifications.** The 9/25/12 letter from the project architect provides a fairly detailed review of plan revisions and, particularly, how they respond to the preliminary ASCC review comments. These address clarification of grading to reduce off-haul as requested by the WASC and correction of basement and floor area calculations. The data also includes information from the project arborist relative to the oaks adjacent to the garage access.

The project now includes 18" of added fill over the original pad. This has permitted removal of some of the retaining walls adjacent to the 60" oak at the driveway access to the garage, and other changes are noted in the letter from the project design team.

2. **October 17<sup>th</sup> Planning Commission review.** There were no public comments offered at the planning commission meeting other than those of the project design team. Planning commissioners received clarification of the grading plans, particularly regarding the placement of fill over the existing graded pad. At the end of discussion, commissioners were generally support of the project, but wanted to make sure that the revised plans had full review by the town geologist and public works director before they are returned to the planning commission for approval. Commissioners also commented that reducing off-haul of materials was a concern of the WASC and not necessarily a concern of the town. It was noted that another way to reduce off-haul was to limit the amount of grading. It was, however, understood that the fill now to be added to the site was in the area of the pad that was graded for original site development.
3. **Arborists report relative to grading for garage access.** As noted above, the project arborist has reviewed the plans and concluded that the trees should not be adversely impacted by the project as long as the arborist's recommendations are adhered too. A detailed schedule for arborist oversight of project grading and construction should be provided with the final building permit plans.
4. **Basement area and floor area calculations, changes in height.** The table on plan Sheet A0.09 shows that with plan adjustments and basement area, revised calculations show the total area in the main house has increased to 6,210 sf and this is at the 85% limit. The total proposed floor area for the site of 6,496 sf is well under the 7,307 sf limit.

With the added fill, house heights have increased by 18" and this results in heights relative to adjacent original grade of 20 to 22 feet and a maximum height from lowest point of finished grade to the highest ridge of approximately 27-28 feet. These heights are within the 28-foot and 34-foot limits, with most of the exposed house heights relative to adjacent original grade under 22-23 feet. Story poles at the site have been adjusted to model the revised proposals.

5. **Landscape plan and irrigation proposals.** The landscape and irrigation plans have been adjusted as explained in the letter from the project architect. The plans have been revised by the conservation committee as set forth in the attached 9/29/12 memorandum. The conservation committee has found the revised plans generally acceptable.

The design for the rear garden area where the vineyard currently exists has been modified to change locations for retaining walls to support the garden and planting of fruit trees. The walls and associated garden fencing would have maximum heights of six feet and now are all located outside of required setback areas. Planting of shrubs is proposed below the walls to minimize views to the wall surfaces. While we appreciated the adjustments, we wonder if consideration should be given to a stepped wall system in the areas where the height is six feet to allow for more planting between wall surfaces and less exposed wall height. Further, we would suggest that, in any case, the wall alignments be modified to avoid the angular, right angle corners and be more organic in form.

6. **Exterior lighting.** Sheet L1.3 shows the revised lighting plan and the scope of lighting reduction is described in comment 10 on pages 2 and 3 of the 9/25/12 letter from the project design team. The ASCC will need to determine if the scope of reduction is sufficient to satisfy concerns noted at the August 13<sup>th</sup> preliminary review meeting. One comment we would offer is that consideration should be given to less lighting in the overhang on the east side of the house, at the upper guest parking area. We wonder about the need for the number of lights proposed in the overhang. We have somewhat of a similar concern with the number of lights proposed in the rear trellis, but understand the function for these lights and appreciate that they should have less potential for off-site visual impact. In any case, the ASCC should discuss the revised lighting plan with the project design team and receive any additional clarifications that may be needed.
7. **Exterior materials and finishes.** The letter from the project design team advises that the enclosed renderings show the proposed colors and finishes. Eventually a complete materials and colors board should be provided to the satisfaction of the ASCC.

Prior to acting on the architectural review proposal or forwarding comments to the planning commission relative to the site development permit, ASCC members should consider the above comments, visit the project site again as necessary, and consider any new information presented at the October 22, 2012 meeting.

**Subject: 260 Mapache REvisions**

**Date:** Thursday, October 18, 2012 9:41 AM

**From:** Carol Borck <cborck@portolavalley.net>

**To:** "Tom Vlastic (vlastic@spangleassociates.com)" <vlastic@spangleassociates.com>

**Conversation:** 260 Mapache REvisions

Tom,

Howard has no further comments on the revised grading, other than he sees they are grading very close to the property line and should take care in this area.

Carol



October 25, 2012  
V5162A

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

SUBJECT: Supplemental Geotechnical Peer Review  
RE: Davison, Proposed New Residence  
Revisions to SDP# X9H-640  
260 Mapache Drive

At your request, we have completed a supplemental geotechnical peer review of the revised Site Development Permit application for the proposed new residence using:

- Grading, Erosion Control, and Septic Plans (6 sheets, various scales) prepared by Lea and Braze Engineering Inc., revised September 17, 2012; and
- Geotechnical Investigation (report) prepared by Murray Engineers Inc., dated April 19, 2012.

In addition, we have reviewed pertinent technical documents from our office files and completed a recent site inspection.

#### DISCUSSION

The applicant proposes to construct a new residence with a partial basement, attached garage and swimming pool in the same general vicinity as the existing residence. Other proposed site improvements include a new septic leachfield system and various retaining walls. Provided earthwork quantities include approximately 1,300 cubic yards of cut and 795 cubic yards of fill.

In our previous project geotechnical peer review (letter dated July 25, 2012), we evaluated a similar site development design with different grading volume totals. The current project design appears to taper fill placement and general grading more gradually away from the new driveway alignment prior to meeting in-place natural



material. We note that the grading plan includes approximately 2 feet of fill placement over the upper portion of the proposed septic leachfield system. We understand that the County Environmental Health Officer will address acceptability of proposed fill placement in the vicinity of the septic leachfield system.

#### CONCLUSIONS AND RECOMMENDED ACTION

The proposed new residential development is potentially constrained by undocumented fill materials, surficial soil creep, expansive surficial soil and bedrock materials, and very strong seismic ground shaking. The Project Geotechnical Consultant has performed an investigation of the site and has provided geotechnical design recommendations that are in general conformance with prevailing standards. It does not appear that revisions to proposed project grading result in changed geotechnical conclusions regarding project feasibility. We recommend geotechnical approval of the Site Development Permit application. We also recommend that the following Items 1 and 2 be addressed prior to Building Permit approval:

1. Construction Development Plans – Swimming pool and residence structural plans should be submitted to the Town for permitting and review.
2. Geotechnical Plan Review - The applicant's geotechnical consultant should review and approve all geotechnical aspects of the development plans (i.e., site preparation and grading, site drainage improvements and design parameters for the swimming pool, foundations, and retaining walls) to ensure that their recommendations have been properly incorporated.

The Geotechnical Plan Review should be submitted to the Town for review and approval by the Town Staff prior to approval of building permits. The following should be performed prior to final (as-built) project approval:

3. Geotechnical Construction Inspections - The geotechnical consultant should inspect, test and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations prior to placement of steel and concrete.

- The Geotechnical Consultant should inspect all basement excavations and pool shell excavations to assure that piers, footings, proposed swimming pool walls and retaining walls will bear on competent native materials.

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

### LIMITATIONS

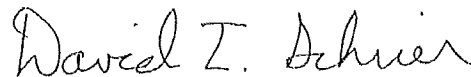
This supplemental geotechnical peer review has been performed to provide technical advice to assist the Town with discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made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

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.  
TOWN GEOTECHNICAL CONSULTANT

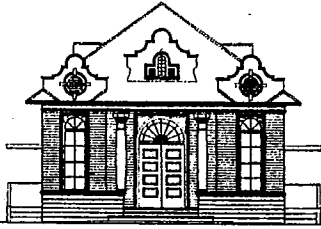


Ted Sayre  
Principal Engineering Geologist  
CEG 1795



David T. Schrier  
Principal Geotechnical Engineer  
GE 2334

TS:DTS:JN:kd



# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO:** Planning Commission  
**FROM:** Tom Vlasic, Town Planner  
**DATE:** October 11, 2012  
**RE:** Preliminary Review, Site Development Permit X9H-640,  
260 Mapache Drive, *Davison*

### **Request, Background, Project Description, Preliminary Evaluation**

This is a preliminary review of this application for grading of over 1,200 cubic yards of cut and fill proposed in support of residential redevelopment of the subject 2.5-acre Westridge Subdivision property. Site and area conditions are generally depicted on the attached vicinity map. The proposal is to replace existing site improvements with new residential development in much the same location as the existing house and accessory facilities. Further, while the existing driveway access will be slightly realigned, the driveway intersection at Mapache Drive will not change and the general driveway location and alignment will be very similar to existing conditions.

Formal review of this project started with preliminary ASCC consideration at its August 13, 2012 meeting. At that time the project data indicated that less than 1,000 cubic yards of grading would take place, but based on concerns raised through staff and ASCC review, project clarifications and adjustments were requested. Further, the Westridge Architectural Supervising Committee (WASC) also requested clarifications. Revised plans and information were eventually provided and these materials, while addressing a number of the identified concerns, showed that the grading would exceed 1,000 cubic yards, thus elevating the review process to include planning commission consideration of the site development permit.

Additional background, project description and preliminary staff and ASCC evaluation are contained in the following attached documents:

August 9, 2012 staff report prepared for August 13, 2012 ASCC meeting. The report includes background data provided by the applicant, input from site development committee members and preliminary comments from the WASC.

August 13, 2012 ASCC meeting minutes

In response to the ASCC preliminary review, the applicant provided the following enclosed revised plan package, unless otherwise noted, dated September 17, 2012 and prepared by Butler Armsden Architects:

Sheet A0.0, Title Sheet & Proposed Site Plan  
Sheet A0.1, Area Calculations  
Sheet A2.1, Basement Proposed Plan  
Sheet A2.2, First Floor Proposed Plan  
Sheet A2.3, Roof Proposed Plan  
Sheet A3.1, Exterior Elevations (North & East)  
Sheet A3.2, Exterior Elevations (West & South)  
Sheet A3.3, Proposed Sections (North/South, Pool & Pool Shed)  
Sheet A3.4, Proposed Sections (North & South courtyards)

Sheet L-1.0, Tree Protection and Removal Plan, Lutsko Associates Landscape  
Sheet L-1.1, Landscape Plan, Lutsko Associates Landscape  
Sheet L-1.2, Planting Plan, Lutsko Associates Landscape  
Sheet L-1.3, Exterior Lighting Plan, Lutsko Associates Landscape  
Sheet L-2.1, Irrigation Plan, Lutsko Associates Landscape & DVID  
Sheet L-2.2, Irrigation Legend & Notes, Lutsko Associates Landscape  
Sheet L-2.3, Irrigation Details, Lutsko Associates Landscape & DVID  
Sheet L-2.4, Irrigation Details, Lutsko Associates Landscape & DVID  
Sheet L-2.5, Irrigation Details, Lutsko Associates Landscape & DVID

Sheet C-1, Title Sheet (Civil Plans), Lea & Braze Engineering, Inc.  
Sheet C-2, "Preliminary" Grading and Drainage Plan, Lea & Braze Engineering, Inc.  
Sheet C-3, "Preliminary" Grading and Drainage Plan, Lea & Braze Engineering, Inc.  
Sheet C-4, Grading Specifications, Lea & Braze Engineering, Inc.  
Sheet ER-1, Erosion Control Plan, Lea & Braze Engineering, Inc.  
Sheet ER-2, Erosion Control Details, Lea & Braze Engineering, Inc.  
Sheet SS-1, Preliminary Septic System Plan, Lea & Braze Engineering, Inc.

In addition to the revised plans the applicant and project design team have provided the following attached materials to further clarify the project and the revisions (there are in addition to the project materials included with or referenced in the attached 8/9/12 staff report prepared for the 8/13 ASCC meeting):

- Set of six color renderings modeling how the project is intended to fit onto the site.
- September 25, 2012 letter from the project architect explaining the plan revisions and containing data clarifying the proposals, particularly grading, floor area, tree impacts and protection, planting, irrigation, lighting, etc.

Attached communications received on the revised plans are:

Conservation Committee memo, 9/29/12  
WASC email, 10/2/12  
David & Jane Pejcha, 270 Mapache Drive, letter of support dated 9/30/12  
Kristi & Tom Patterson, email of support dated 9/30/12

### **Planning Commission Preliminary Review and Next Steps**

The above comments and referenced materials provide an extensive preliminary review of the proposal and the grading plans. At the October 17, 2012 meeting, the Planning Commission should consider these, receive input from the applicant, project design team and public and offer any comments on the project for applicant, staff and ASCC consideration as project review continues. The ASCC is scheduled to consider the revised plans at its October 22<sup>nd</sup> meeting and the plans have also been circulated for additional site development permit committee review and comment. It is likely that the site development permit will be placed on a planning commission agenda for public hearing in November.

TCV 

encl.  
attach.

cc. Town Council Liaison  
Mayor  
Applicant  
Planning Technician  
Interim Planning Manager

Butler Armsden

ARCHITECTS

www.butlerarmsden.com  
2849 California Street  
San Francisco, CA 94115  
t. 415.674.5554  
f. 415.674.5558  
e. architects@butlerarmsden.com

**ASCC**

Portola Valley Town Hall  
765 Portola Rd.  
Portola Valley, CA 94028  
Attn: ASCC Members

**Westridge Architectural Supervising Committee**

3130 Alpine Rd. #288  
PMB 164  
Portola Valley, CA 94028  
Attn: Rusty Day

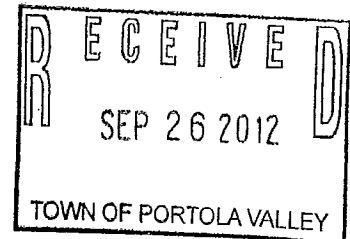
**Conservation Committee**

Portola Valley Town Hall  
765 Portola Rd.  
Portola Valley, CA 94028  
Attn: Judith Murphy

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SEP 27 2012

SPANGLE ASSOC.



**September 25, 2012**

**Re: Davison Residence, 260 Mapache Drive**

Dear ASCC, Westridge, and Conservation Committees,

Please find enclosed under this submittal, all requested information to reflect your comments received in letters, during the site visit at 260 Mapache Drive on August 13<sup>th</sup>, and during ASCC Meeting held on August 13<sup>th</sup>.

Detailed cut/fill grading calculations have been prepared by the Civil Engineer and attached to this letter. The current calculations estimate off-hauling 585 cu.yd. of soil. Included is also the traffic plan detailing the route the off-haul trucks would use in order to minimize the impact on the Westridge neighborhood and Portola Valley streets.

Raising the house an additional 1'-6" addresses additional concerns regarding the impact of excavation adjacent to the 60" and 24" Oaks. By raising the house, we are minimizing the impact and depth of excavation. As the design team is fully committed to preserving these Oaks, the arborist has re-examined the impact of building within the canopies and determined that given proper methods and timing there would be minimal adverse effects to the trees.

We reduced both the amount and intensity of exterior lighting and reduced the amount of irrigation, particularly in the front meadow. The Fire Pit that was a concern to the Westridge Committee has been removed. Finally, we revised the front yard planting scheme to favor a "pasture" concept and we are only planting one new Oak in the front yard to allow for open views of the pasture from the street.

Following, is a detailed written reply to your specific comments addressed to the respective committees.

**Responses to ASCC Comments:**

**1. Grading Calculations and Soil Off-Haul:**

Civil Drawings have been and detailed cut/fill grading calculations are included in this package. The total amount of soil export has been reduced to 585 cubic yards. In order to reduce the total amount of excavation, we have decreased the area of Basement by 295 sq.ft. and raised the house 18" such that the Finish Floor Elevation is now at 482.5' (previously 481'). Story poles for the new height have been updated. Additionally, we have redesigned the Vegetable Garden to allow for expanded fill opportunities on site thus mitigating the total off-haul quantity. Additionally, we have prepared truck route plan to minimize the impact of soil off-haul trucks driving around the Westridge Neighborhood.

**2. Basement Area Calculations**

The Basement Area Calculations have been revised to reflect raising the house an additional 18". All dimensions pertaining to the Basement Calculation are taken above Natural Grade, specifically following the rule that the "underside of floor joists are not more than 18" above the adjoining natural grade." (Section 18.04.065 A Portola Valley Municipal Code). We are now counting 1,278 Square Feet of the Basement area toward the floor area (see Revised Area Calculations, Sheet A0.1).

**3. Foundation Walls at Lower Level Garage Adjacent to 60" Oak**

We would like to reiterate once again that the design team is fully committed to safeguard all the oaks on the property and extreme care will be taken to protect the 60" Blue Oak. Michael Young, the arborist, has explored the potential impact through methods such as aerial trenching and determined excavation would not be harmful given proper methods and timing. In order to further mitigate the impact of excavation we are raising the house an additional 18" thus reducing the depth of excavation and disturbance to the oak; by raising the house the basement level is only 3' below the natural grade at the 60" Oak.

**4. Paving/Retaining Walls Adjacent to 24" Oak**

The arborist determined driveway paving within the 24" Oak Canopy would not have any adverse effects as it is only encroaching 15% of the canopy.

**5. Retaining Walls**

All retaining walls will be board formed concrete in order to differentiate the massing of the retaining walls from the massing of the main house. See revised renderings in the Supplemental Rendering Packet, which clarifies both materials and planting around the retaining wall. Particularly at the driveway, planting will be used to soften the appearance of concrete walls. There is no retaining wall adjacent to the parking area at the top of the driveway, but rather a low 6"-8" curb (see Civil Drawings with revised information).

**6. Tree Removal**

See Comment #20 below under Conservation Committee.

**7. Planting in Front Yard**

We have reduced the number of proposed oaks from 6 to 1. The additional Valley Oak (*Quercus lobata*) is located at the top of the entry drive. We are also proposing temporary on grade drip irrigation under the oaks on either side of the driveway in order to establish a cover of native Douglas Iris (*Iris douglasiana*) and Yerba Buena (*Satureja douglasii*). We have eliminated the "native grass meadow restoration" in favor of "pasture grasses" typical of the area. The meadow will be over-seeded with pasture grasses at the end of the project in the fall for winter rains but there will be no irrigation installed. We are also proposing to remove existing non-oak, non-native trees from the meadow area including: apricots, apples, small redwoods as well as the existing barn. The result will be the restoration of a bigger meadow highlighting the existing oaks.

**8. Irrigation**

Overall irrigation scope has been greatly reduced and irrigation in the front yard pasture has been eliminated. Irrigation for the oaks at the entry driveway will only be temporary (see Revised Irrigation Plans, L2.1-L2.5).

**9. Utility Meters**

Water meters and tie-ins are shown on Civil Drawings. The water meter is relocated near the driveway. The new septic field will be relocated to the front meadow. The gas and electric meter are shown on the Architectural Basement Plan and are located adjacent to the garage door next to the mechanical room.

**10. Exterior Lighting**

The scope and total number of exterior lighting fixtures has been significantly reduced. The total number of fixtures has been diminished by over 30% from 77 fixtures to 53. In particular we reduced the number of fixtures at all exterior

doors to only one Fixture (down from two), as to satisfy the minimum required by code. The number of mono-point down light fixtures at the roof overhang adjacent to the Entry has been reduced down to six (from eleven) with the maximum wattage per fixture of 20 Watts (from 75W). The mono-point down light fixtures in the rear roof overhang are more spread out to reduce overall impact, and again the maximum wattage per fixture has been reduced down to 20 Watts. The total number of pathway lights has been reduced focusing only on necessary pedestrian connections. The number and particularly the wattage of pool/spa lights has been reduced with each fixture having lamping of 10 Watts. All exterior lighting fixtures will be controlled by manual switching, and are shielded down-lights (see revised Exterior Lighting Plan, sheet L1.3).

**11. Copper Roof and Paint Color**

The renderings have been revised to more accurately reflect the copper roof color and paint color in order to show their compatibility with the surrounding landscape. This color palette both blends in with the surrounding landscape while highlighting some of its more predominant accent colors while remaining within the reflectivity requirements of the Town.

**12. Rear yard Fencing**

Rear yard fencing has been revised. All fencing/retaining walls have a maximum height of 6'-0" with tie-ins to existing fencing to remain at the property lines.

**13. Pool Equipment**

The pool equipment shed location has been corrected on all drawings and does not encroach into the setbacks.

**Responses to Westridge comments:**

**14. Exterior Lighting**

See Response #1 above.

**15. Roofing Material**

To reduce reflective glare from standing seam copper roof panels, panels will be pre-treated or brought to the site as early as possible to expedite the weathering process prior to installation.

**16. Fire Pit**

The proposed fire pit and path has been removed from the drawings/design.

**17. Excavations**

See Response #1 above.

**18. Fencing**

See Response #12 above.

**19. Landscaping and Site Lines**

See Response #20 below.

**Conservation Committee Response**

**20. Trees**

The arborist report has been revised to include discussion of the impervious paving in the canopy of the 24" Oak. The report determines that pavement encroachment is within an acceptable percentage. Additionally, by raising the house an additional 1'-6" we are reducing the impact of any excavation within the Oak canopies. See Comment #3 and Comment #4 above for additional information regarding the impact on the Oaks. The design favors trees native to the site such as oaks, madrones and buckeyes (with the exception of 3 dramatic Stone pines that function for shading and



cooling. Also, a row of *Fruitless Olives* are proposed on the slope down to the veggie garden as well as a specimen *Pawlonia tormentosa* tree near the rear of the house.

In response to comments, the design has been revised the proposed tree at the southeast property corner will be a Valley Oak instead of a Stone Pine. Three redwoods on the west side and all acacias will be removed in addition to the Fruit & redwood trees in the meadow. The tree protection plan has been revised to include a note about protecting the Madrone that is amongst the Acacias. There will only be one new Oak planted at the Front Yard. There were comments about removing an existing Redwood to the east, a Eucalyptus to the west, and a row of Monterey pines to the south, these trees are not located on the subject property. The cluster of oaks along the road requested to be thinned is not located on the subject property.

**21. Irrigation**

See Response #8 above.

**22. Impermeable Surfaces**

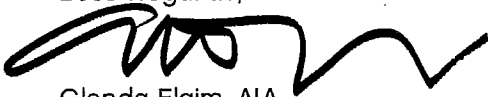
All crushed gravel paths less than 4'-0" will be permeable and there will not be any binder added to the mixture.

**23. Lighting**

See Response #10.

We look forward to your review of the enclosed documentation. Please contact us at flaim@butlerarmsden.com or (415) 674-5554 with any questions or clarifications you might have.

Best Regards,



Glenda Flaim, AIA

**Butler Armsden Architects**  
2849 California Street  
San Francisco, CA 94115  
t 415.674.5554  
F 415.674.5558  
flaim@butlerarmsden.com



**ESTIMATED EARTHWORK CALCULATIONS**

PROJECT <b>Davison Residence</b>		SHEET NO. <b>1</b>
ADDRESS <b>260 Mapache Dr.</b>		JOB NO. <b>2120165</b>
CITY, CA ZIP <b>Los Altos</b>		BY <b>JT/JCL</b>
DATE <b>9/21/2012</b>	SCALE: <b>1" = 10'</b>	CONTOUR INT.: <b>2.0 FT.</b>

**Earthworks Outside Building Footprint**  
**Earthwork from Contours**  
*Measured with 2ft contours*

CONTOUR	CUT (in2)	FILL (in2)
444	0.96	0.00
446	1.19	0.00
448	1.12	0.39
450	1.08	1.53
452	0.72	3.89
454	0.45	4.23
456	0.00	6.20
458	0.00	7.39
460	0.00	8.57
462	0.00	8.89
464	0.00	4.57
<b>Total (in2)</b>	<b>5.52</b>	<b>45.66</b>
<b>Total (cy)</b>	<b>41</b>	<b>338</b>

*Measured with 1ft contours*

CONTOUR	CUT (in2)	FILL (in2)
460.00	0.00	0.00
461	0.00	0.00
462	0.00	0.00
463	0.00	0.00
464	0.00	0.00
465	0.00	6.04
466	0.00	3.73
467	0.00	1.50
468	0.13	0.23
469	0.68	0.00
470	0.51	0.00
471	0.45	0.00
472	3.47	0.00
473	6.32	0.00
474	3.97	0.20
475	2.25	0.71
476	1.15	1.95
477	0.68	1.10
478	0.39	7.86
479	0.30	10.16
480	0.00	89.12
481	0.00	0.00
482	0.74	0.00
483	0.28	0.00
484	0.10	0.00
<b>Total (in2)</b>	<b>21.42</b>	<b>122.60</b>
<b>Total (cy)</b>	<b>79</b>	<b>454</b>

**Earthwork from Other Areas**

	Area (ft2)	Depth of Cut (ft)	CUT (CY) +/-
Roadway	8280	1	307
<b>Total (cy)</b>			<b>307</b>

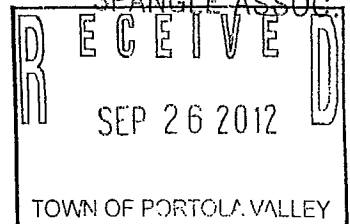
**Total Earthworks Outside Building Footprint**

Total Cut	427 cy
Total Fill	792 cy
<b>Total Earthworks</b>	<b>1219 cy</b>

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**Earthworks Within Building Footprint**

**Earthwork from Contours**

*Measured with 1ft contours*

CONTOUR	CUT (in2)	FILL (in2)
475	39.20	0.00
476	38.90	0.00
477	37.60	0.00
478	35.50	0.00
479	32.30	0.00
480	28.30	0.00
481	0.00	0.00
482	0.00	0.00
<b>Total (cy)</b>	<b>784</b>	<b>0</b>

Contours through Basement area

**Earthwork from Other Areas**

	Area (ft2)	Depth of Cut (ft)	CUT (CY) +/-
House Pad	630	3.5	82
House Pad	630	3.5	82
<b>Total (cy)</b>			<b>164</b>

<b>Total Earthworks Within Building Footprint</b>	
Total Cut	948 cy
Total Fill	0 cy
<b>Total Earthworks</b>	<b>948 cy</b>

**Project Earthworks Totals:**

Total Cut	1375 cy
Total Fill	792 cy
<b>Export</b>	<b>583 cy</b>



urbantree management inc.

8/8/12

Scott & Anne Davison  
260 Mapache Dr.  
Portola Valley, CA 94028

Re: Driveway Installation Addendum

To Whom It May Concern:

**Assignment**

It was my assignment to review the comments from the Town about the driveway and the driveway Plans and respond on behalf of the tree health concerns.

**Summary**

While the driveway surface is not a permeable surface it only encroaches on the Blue Oak (B – see attached) by 15%. This is not a significant amount. I also have a comment about the drainage in order to keep the tree healthy.

**Discussion**

The Town Planner made the following comment:

*“Not mentioned in the arborist report is the driveway outlined on the Impervious surface plan sheet (A0.1) that will cover an even greater area of under the canopy. The currently specified chipseal is not permeable. This may represent more of a threat to the tree than the contouring.”*

The driveway installation will seal approximately 15% of the area under the tree canopy (see diagram). This is a relatively insignificant area and should not negatively impact the tree.

The driveway is at a much higher grade level than the tree and its roots will not have traveled up to this level. Therefore, sealing this area will not impact the tree roots.

In order to be sure roots will be able to grow under the new driveway we will be using *structural Soils* (<http://www.hort.cornell.edu/uhi/outreach/csc/article.html>). This *base* allows for the compaction needed for driveway stability as well as the air space needed for future root growth.

The only comment I will make regarding the driveway is in regards to the drainage. The drainage for the driveway must be diverted away from the tree trunk/roots or be slowly released above the Blue Oak so as not to saturate the roots in a manner that would be different than existing conditions.

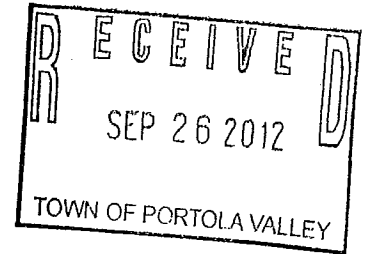
Please contact me should you have further questions.

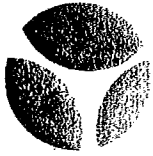
Respectfully,

Michael P. Young

SEP 27 2012

FRANGLE ASSOC.





urbantree management inc.

### ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to this arborist is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. This arborist can neither guarantee nor be responsible for accuracy of information provided by others.
3. This arborist shall not be required to give testimony or to attend court by reason of the information provided by this arborist unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this arborist.
6. This report and the values expressed herein represent the opinion of this arborist, and this arborist's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. This arborist cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. This arborist cannot take responsibility for any root defects which could only have been discovered by such an inspection.

### ARBORIST DISCLOSURE STATEMENT

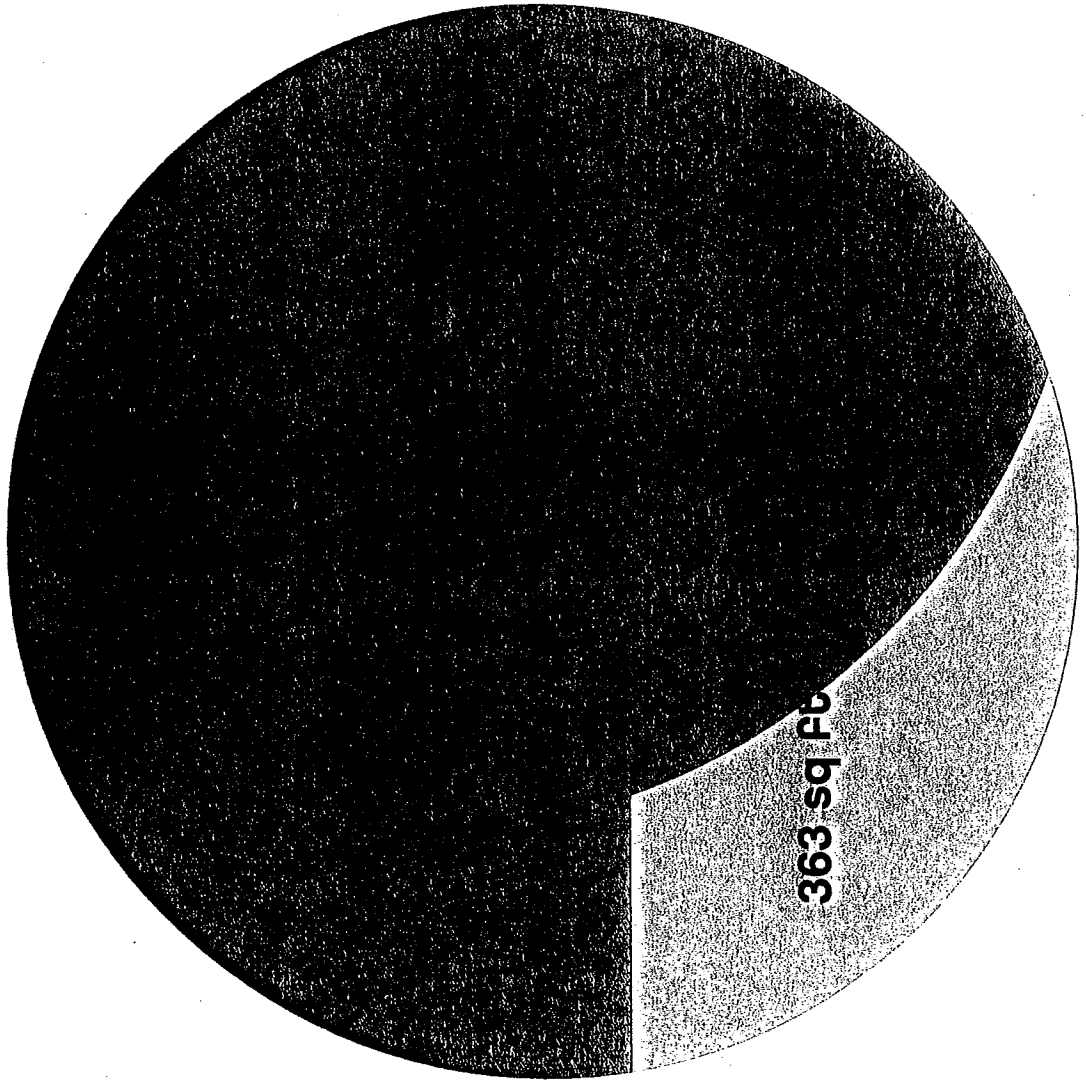
Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

**24" BLUE OAK- 55' DIAMETER  
15% PAVEMENT ENCROACHMENT**





**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS | LAND SURVEYORS

**Main Office:**  
 2495 Industrial Pkwy. West  
 Hayward, CA 94545  
 Ph: 510.887.4086  
 Fx: 510.887.3019

**Sacramento Region:**  
 3017 Douglas Blvd., Ste. 300  
 Roseville, CA 95661  
 Ph: 916.966.1338  
 Fx: 916.797.7363

September 24, 2012

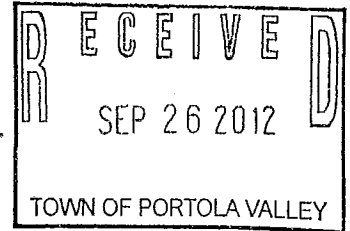
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Town of Portola Valley  
 765 Portola Road  
 Portola Valley, CA 94028

SEP 27 2012

Attn: Planning Department  
 Subject: **Davison Residence – 260 Mapache Dr Portola Valley**  
 Job No. 2120165 CI

SPANGLE ASSOC.



To the Department:

Please accept this letter as our recommendation for a truck haul route for soil off-haul for the Davison Residence. This haul route, as shown on the next page, primarily uses Portola Rd. through Portola Valley and Sandhill Rd. through Woodside to Interstate 280. This route is the most direct route from the site to Highway 280 and will have the least impact on the neighboring residences. This route is also the route preferred for the Westridge HOA.

The contractor will also be responsible for installing temporary signage at the street and horse trail to warn vehicles, equestrians and pedestrians the trucks will be entering and exiting the driveway. All work will be done Monday through Friday between the hours of 8:00 am and 5:30 pm.

Per the project contractor, transporting of the off-haul will be by a 4 axle Super Dump. This type of truck utilizes a rear 4<sup>th</sup> axle that extends well beyond the rear of the truck. This type of rear axle allows the weight of the truck to be spread out as much as possible and thus helps to protect the existing roads from excess weight and wear and tear.

Please let me know if you have any questions.

Very truly yours,

Principal  
 Jeffrey C. Lea, P.E., P.L.S.



9-24-12



**PROPOSED TRUCK ROUTE (HIGHLIGHTED IN RED)**

DAVISON RESIDENCE  
260 MAPACHE DRIVE

Builer Armsden

ARCHITECTS



# OUTDOOR WATER USE EFFICIENCY CHECKLIST

## To Be Completed by Applicant

I certify that the subject project meets the specified requirements of the Water Conservation In Landscaping Ordinance.

Signature: *Terri McFarland*

Date: 9/17/2012

### Project Information

Single Family  Multi-Family  Commercial  Institutional  Irrigation only  Industrial  Other:

Applicant Name (print): Terri McFarland, Lutsko Associates

Contact Phone #: 415 920 2800

Project Site Address: 260 Mapache Drive, Portola Valley, CA

#### Agency Review

Project Area (sq. ft. or acre): 2.5 acres

# of Units: 1

# of Meters: 2

(Pass) (Fail)

For a single family project, one time per family development project, enter the information on this page per unit. For all other projects, input an average value for the entire project.

Total Landscape Area (sq.ft.): 21,557

1000-5000 sq ft  
 5000-10000 sq ft

Turf Irrigated Area (sq. ft.): 998

Non-Turf Irrigated Area (sq. ft.): 20,559

Special Landscape Area (SLA) (sq.ft.): 1,903

Water Feature Surface Area (sq.ft.): 970

#### Landscaping Parameters

#### Requirements

#### Project Compliance

**Turf**  
Less than 25% of the landscape area is turf  
All turf areas are > 8 feet wide  
All turf is planted on slopes < 25%

Yes  
 No, See Water Budget  
 Yes  
 Yes

**Non-Turf**  
At least 80% of non-turf area is native or low water use plants

Yes  
 No, See Water Budget

**Hydrozones**  
Plants are grouped by Hydrozones

Yes

**Mulch**  
At least 2-inches of mulch on exposed soil surfaces

Yes

**Irrigation System Efficiency**  
70% ETo (100% ETo for SLAs)  
No overspray or runoff

Yes  
 Yes

**Irrigation System Design**  
System efficiency > 70%  
Automatic, self-adjusting irrigation controllers  
Moisture sensor/rain sensor shutoffs  
No sprayheads in < 8-ft wide area

Yes  
 No, not required for Tier 1  
 Yes  
 Yes  
 Yes

**Irrigation Time**  
System only operates between 8 PM and 10 AM

Yes

**Metering**  
Separate irrigation meter

No, not required because < 5,000 sq ft  
 Yes

**Swimming Pools / Spas**  
Cover highly recommended

Yes  
 No, not required

**Water Features**  
Recirculating  
Less than 10% of landscape area

Yes  
 Yes

**Documentation**  
Checklist  
Landscape and Irrigation Design Plan  
Water Budget (optional)

Yes  
 Prepared by applicant  
 Prepared by certified professional  
 Prepared by applicant  
 Prepared by certified professional

**Audit**  
Post-installation audit completed

Completed by applicant  
 Completed by certified professional

# OUTDOOR WATER USE EFFICIENCY CHECKLIST

To Be Completed by Agency	Page 2 of 2
<p><b>Auditor:</b></p> <p><b>Materials Received and Reviewed:</b></p> <p><input type="checkbox"/> Outdoor Water Use Efficiency Checklist</p> <p><input type="checkbox"/> Water Budget</p> <p><input type="checkbox"/> Landscape Plan</p> <p><input type="checkbox"/> Post-Installation Audit</p> <p><b>Date Reviewed:</b></p> <p><input type="checkbox"/> Follow up required (explain):</p> <p><b>Date Resubmitted:</b></p> <p><b>Date Approved:</b></p> <p><b>Dedicated Irrigation Meter Required:</b></p> <p><b>Meter sizing:</b></p>	<p style="text-align: center; background-color: #333; color: white; padding: 2px;"><b>Material Distributed to Applicant</b></p> <p><input type="checkbox"/> Water Conservation in Landscaping Ordinance</p> <p><input type="checkbox"/> Outdoor Water Use Efficiency Checklist</p> <p><input type="checkbox"/> Water Budget Calculation Worksheets</p> <p><input type="checkbox"/> Plant List</p> <p><input type="checkbox"/> Other:</p> <hr/> <p style="text-align: center; background-color: #333; color: white; padding: 2px;"><b>Measures Recommended to Applicant</b></p> <p><input type="checkbox"/> Drip Irrigation</p> <p><input type="checkbox"/> Self-adjusting Irrigation Controller</p> <p><input type="checkbox"/> Plant palate</p> <p><input type="checkbox"/> Three (3) inches of mulch</p> <p><input type="checkbox"/> Soil amendment (e.g., compost)</p> <p><input type="checkbox"/> Grading</p> <p><input type="checkbox"/> Pool and/or spa cover</p> <p><input type="checkbox"/> Dedicated irrigation meter</p> <p><input type="checkbox"/> Other:</p>
<p><b>Comments:</b></p>	

Selected Definitions:	
Tier 1	New construction and rehabilitated landscapes with irrigated landscape areas between 1,000 and 2,500 square feet requiring a building or landscape permit, plan check or design review, or new or expanded water service.
Tier 2	New construction and rehabilitated landscapes with irrigated landscape areas greater than 2,500 square feet requiring a building or landscape permit, plan check or design review.
ET <sub>o</sub>	Reference evapotranspiration means the quantity of water evaporated from a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of estimating water budgets so that regional differences in climate can be accommodated.
SLA	Special Landscaped Area. Includes edible plants, areas irrigated with recycled water, surface water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.
Water Feature	A design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied).

**Architectural and Site Control Commission** **August 13, 2012**  
**Special Site Meetings, 260 Mapache Drive - Davison, and 25 Kiowa Court - Lin, and**  
**Regular Evening Meeting, 765 Portola Road, Portola Valley, California**

Chair Hughes called the special site meeting to order at 4:05 p.m. at 260 Mapache Drive for preliminary consideration of the Davison project for residential redevelopment of the 2.5-acre Westridge subdivision property.

**Roll Call:**

ASCC: Hughes, Breen, Clark, Koch, Warr  
Absent: None  
Town Council Liaison: Aalfs  
Town Staff: Town Planner Vlastic, Planning Technician Brown

Others\* present to the Davison project:

Glenda Flaim, project architect  
Terry McFarland, project landscape architect  
Bev Lipman, Westridge Architectural Supervising Committee (WASC)  
George Andreini, WASC  
Jane Bourne, conservation committee  
David Pejcha, 270 Mapache Drive  
Sandy Welch, 277 Mapache Drive  
Mr. Blume, architect for 277 Mapache Drive

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\*Others may have been present, including members of the project design team, during the course of the site meeting and may not be accounted for in this list of attendance.

**Preliminary Review, Architectural Review for Residential Redevelopment, and Site Development Permit X9H-640, 260 Mapache Drive, Davison**

Vlastic presented the August 9, 2012 staff report setting forth a preliminary review of this application for residential redevelopment of the subject 2.5-acre Westridge Subdivision property. He explained that the site meeting provided the opportunity for the ASCC and interested neighbors as well as other town committees to become more informed of the project proposals, seek plan clarifications and offer preliminary reactions. He advised that project discussion would continue at the regular evening meeting and then be continued to the September 10, 2012 regular meeting.

Vlastic briefly reviewed the issues discussed in the staff report, including need for clarification of grading proposals, and plan details associated with retaining walls, pool equipment location, fencing, landscaping, tree protection, exterior materials and finishes including the planned copper roofing, lighting, and construction staging. He also noted that relative to site development permit committee comments, input was needed from the conservation committee and issues were identified in the reports from the fire marshal and health officer.

ASCC members considered the staff report and the following project plans, unless otherwise noted, dated July 6, 2012 and prepared by Butler Armsden Architects:

Sheet A0.0, Title Sheet & Proposed Site Plan  
Sheet A0.1, Area Calculations  
Sheet A0.2, Story Pole Plan & LEED Checklist

Sheet A1.1, Existing/Demo Site Plan  
 Sheet A2.1, Basement Proposed Plan  
 Sheet A2.2, First Floor Proposed Plan  
 Sheet A2.3, Roof Proposed Plan  
 Sheet A3.1, Exterior Elevations (North & East)  
 Sheet A3.2, Exterior Elevations (West & South)  
 Sheet A3.3, Proposed Sections (North/South, Pool & Pool Shed)  
 Sheet A3.4, Proposed Sections (North & South courtyards)  
 Sheet A3.5, Renderings and Materials  
  
 Sheet L-1.0, Tree Protection and Removal Plan, Lutsko Associates Landscape, 7/5/12  
 Sheet L-1.1, Landscape Plan, Lutsko Associates Landscape, 7/5/12  
 Sheet L-1.2, Planting Plan, Lutsko Associates Landscape, 7/5/12  
 Sheet L-1.3, Exterior Lighting Plan, Lutsko Associates Landscape, 7/5/12  
 Sheet L-2.1, Irrigation Plan, Lutsko Associates Landscape & DVID, 7/5/12  
 Sheet L-2.2, Irrigation Legend & Notes, Lutsko Associates Landscape & DVID, 7/5/12  
 Sheet L-2.3, Irrigation Details, Lutsko Associates Landscape & DVID, 7/5/12  
 Sheet L-2.4, Irrigation Details, Lutsko Associates Landscape & DVID, 7/5/12  
 Sheet L-2.5, Irrigation Details, Lutsko Associates Landscape & DVID, 7/5/12  
  
 Sheet C-1, Title Sheet (Civil Plans), Lea & Braze Engineering, Inc., 7/2/12  
 Sheet C-2, "Preliminary" Grading and Drainage Plan, Lea & Braze Engineering, Inc., 7/2/12  
 Sheet C-3, "Preliminary" Grading and Drainage Plan, Lea & Braze Engineering, Inc., 7/2/12  
 Sheet C-4, Grading Specifications, Lea & Braze Engineering, Inc., 7/2/12  
 Sheet ER-1, Erosion Control Plan, Lea & Braze Engineering, Inc., 7/2/12  
 Sheet ER-2, Erosion Control Details, Lea & Braze Engineering, Inc., 7/2/12  
 Sheet SS-1, Preliminary Septic System Plan, Lea & Braze Engineering, Inc., 7/2/12  
 Sheet SU-1, Topographic Survey, Lea & Braze Engineering, Inc., 10/31/11, updated 7/3/12

Also considered were the following materials provided with the project application:

- Samples for proposed Exterior plaster siding color and texture and copper roofing, received June 7, 2012
- Cut sheets for the proposed yard lighting fixtures identified on plan Sheet L-1.3. (It was noted that Sheet L-1.3 also identifies locations for wall-mounted fixtures, but proposed fixtures have yet to be determined.)
- Urban Tree Management, Inc., arborist report dated June 27, 2012
- Application for tree removal received June 9, 2012 (three redwood trees proposed for removal as identified on plan Sheet L-1.0)
- Completed *Outdoor Water Use Efficiency Checklist*, 7/5/12
- LEED for Homes Simplified Project Checklist

Project design team members explained the project proposals and made use of story poles set for the site meeting to facilitate the site presentation. During the course of the site walk, the following clarifications were offered, a number provided in response to comments from neighbors:

- The building pad would be raised roughly two feet to accommodate the proposed new house.

- The project arborist has reviewed the plans and has concluded that the new driveway and garage access plans should not impact the two adjacent significant oaks.
- The stone pines are planned to remain.
- The low retaining wall proposed along the upper driveway may not be needed, and the need for the wall will be reconsidered in developing final site plans.
- The fencing plans will be corrected to address the height issue noted in the staff report. Further, the pool equipment will not be located in the side yard setback area.
- Retaining walls will be finished to match the stucco siding planned for the house.
- The copper roofing would likely dull significantly in 3-6 months and reach a full patina in 2-3 years.
- The project is being designed to achieve a minimum LEED residential gold certification.

Bev Lipman, representing the WASC, expressed concern over the grading plans and the need to clarify the scope of grading, particularly relative to the planned two feet of fill on the building site. Jane Bourne noted that the conservation committee had completed a preliminary review of the proposal and distributed copies of the July 25, 2012 committee report.

ASCC members noted that the project appeared generally well designed, but concerns were noted relative to a number of project details. ASCC members advised that they would provide specific reactions and comments at the regular evening ASCC meeting. Thereafter, the project team and neighbors were thanked for their participation in the site meeting.

At 4:50 p.m., chair Hughes advised that the special site meeting would continue at 25 Kiowa Court as soon as ASCC members could convene at that property.

### **Adjournment**

The special site meeting was adjourned at 5:50 p.m.

Vice Chair Hughes called the meeting to order at 7:30 p.m. in the Town Center historic School House meeting room.

**Roll Call:**

ASCC: Hughes, Breen, Clark, Koch, Warr

Absent: None

Planning Commission liaison: McKitterick

Town Council Liaison: Aalfs

Town Staff: Town Planner Vlastic, Planning Technician Brown

**Oral Communications**

Oral communications were requested but none were offered.

**Preliminary Review, Architectural Review for Residential Redevelopment, and Site Development Permit X9H-640, 260 Mapache Drive, Davison**

Vlastic presented the August 9, 2012 staff report on the preliminary review of this application for residential redevelopment of the subject 2.5-acre Westridge Subdivision property. He discussed the events of the afternoon site meeting on the application. (Refer to above site meeting minutes, which include a complete listing of application plans and materials.) Vlastic advised that the preliminary review should continue at the regular evening ASCC meeting and that project consideration should then be continued to the regular September 10, 2012 ASCC meeting.

Anne and Scott Davison and project architect Glenda Flaim were present to discuss the proposal further with ASCC members. They offered the following additional clarifications to those presented at the site meeting:

- Complete grading calculations will be developed and the trees of concern will be subjected to further review by the project arborist to address comments offered at the site meeting. It was noted, however, that siting adjustments had been made already to ensure the trees would not be adversely impacted by the proposed construction.
- While the grading data will be clarified, their objective is to not remove any materials from the site.
- Concerns over the irrigation plans, retaining walls, copper roofing, etc., will be addressed in development of plan clarifications and revisions.

Public comments were requested and the following offered.

**David Pejcha, 270 Mapache Drive**, stated support for the plans, but was concerned over the screening for views between properties, particularly to the proposed garage access retaining walls.

**Rusty Day, WASC**, reviewed the concerns in the 8/8/12 letter from his committee. He stressed concerns over grading and off-haul of materials and also potential for impacts on

the significant Blue Oaks adjacent to the garage access. He added that the WASC would oppose any grading that included significant off-haul of materials over Westridge streets.

**Marianne Plunder, conservation committee member,** expressed concern over the planting proposed under the 24-inch oak and potential impacts of vehicles driving over the oak roots to access the proposed lower level garage.

The following comments are offered to assist the ASCC conduct the site meeting and preliminary review of the application. Following the August 13<sup>th</sup> preliminary review, including both the afternoon and evening sessions, project consideration should be continued to the next regular ASCC meeting.

While ASCC members concluded that the general approach to site development and architectural design were appropriate, it was agreed that more data was needed to clarify the plans and that some adjustments should be considered to address the following specific preliminary review comments.

- Grading calculations need to be complete and include all dirt to be left on site. They need to be clear as to any off haul of materials and specifically show where all fill is to be placed, including that to raise the existing house pad.
- The basement area calculations need to be revisited, as necessary, based on the fill clarifications. Specifically, the zoning ordinance states that the "underside of the floor joists of the floor above are not more than eighteen inches above the adjoining natural or finished grade at any point, whichever is lower." So the final 18 inch calculations for basement area need to account for any fill that has been added over natural grade.
- \* The landscape comments in the July 25, 2012 preliminary review memo from the conservation committee need to be addressed.
- The scope of grading and of retaining wall use needs to be reconsidered. It is noted that the low wall along the east side of the driveway can likely be eliminated. Further, it is recommended that the walls at the pool and for access to the lower, rear garden area be re-evaluated, hopefully, with the reduction of fill. It is suggested that if the fill were not used, then there would not be the need for all of the walls.
- In addition to the above retaining wall comments, there is significant concern over the walls used to achieve access to the lower level garage. Specifically, this focuses on the excavation for the walls and basement adjacent to the 60-inch oak and also the 24-inch oak. The design team is encouraged consider providing more separation from the oaks if possible. In any case, the project arborist should further review the basement excavation relative to the 60-inch oak roots. Also, the arborist should comment on the plans for planting and irrigation within the oak canopies.
- The plans need to clarify the materials, finishes, landscaping, etc, for all retaining walls
- Consideration should be given to removal of one of the three rear yard stone pines. Also, the eucalyptus tree should be removed with the acacias.
- The landscape plan needs to be revised to limit the scope of planting in the front yard area. New oaks don't appear to be needed and overall, the approach should be restoration of the oak grassland.

- The irrigation plans are excessive and need to be scaled back. The proposed system will require significant water usage.
- Locations, size, etc. for new utility meters/boxes need to be identified.
- The scope of exterior lighting needs to be reduced, and this includes lighting in the pool/spa areas.
- Use of the copper roof should be at least reconsidered due to environmental concerns.
- The other plaster color issue noted in the staff report should be reviewed and addressed as appropriate.
- Correct the rear yard fencing plans to be consistent with the six-foot height limit
- Correct the plans to show the pool equipment out of the side yard setback area.
- The upper parking area needs to be revised to accommodate the turning around of vehicles so they can head out of the site.

Following sharing of comments, project consideration was continued to the regular September 10, 2012 ASCC meeting.





# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO:** ASCC  
**FROM:** Tom Vlastic, Town Planner  
**DATE:** August 9, 2012  
**RE:** Agenda for August 13, 2012 ASCC Meeting

**NOTE:** The August 13<sup>th</sup> meeting will include a special afternoon session for field review of two separate proposals. The afternoon session will start at 4:00 p.m. at 260 Mapache Drive for preliminary consideration of plans for residential redevelopment of this 2.5 acre, Westridge Subdivision property. Review of the proposal is presented below under *item 5a., Davison*. Following this site visit, the special field meeting will continue at 25 Kiowa Court for consideration of a fencing permit proposal that requires special ASCC considerations due to slope. This request is discussed below under *item 4a., Lin*. Consideration of both requests is scheduled to continue at the regular evening 8/13 ASCC meeting.

The following comments are offered on the items listed on the August 13, 2012 ASCC agenda.

**5a. PRELIMINARY REVIEW, ARCHITECTURAL REVIEW FOR RESIDENTIAL REDEVELOPMENT, AND SITE DEVELOPMENT PERMIT X9H-640, 260 MAPACHE DRIVE, DAVISON**

This is a preliminary review of this application for residential redevelopment of the subject 2.5-acre Westridge Subdivision property. Site and area conditions are generally depicted on the attached vicinity map. The proposal is to replace existing site improvements with new residential development in much the same location as the existing house and accessory facilities. Further, while the existing driveway access will be slightly realigned, the driveway intersection at Mapache Drive will not change and the general driveway location and alignment will be very similar to existing conditions.

The project includes elimination of some existing fencing and also removal of non-native plantings. In particular, three larger redwoods would be replaced with oaks more in keeping the native setting of the site. Other changes include restoration of the meadow area over the northern portion of the site and removal of several ornamental trees and plantings. In addition, the southern slopes of the site currently contain a vineyard that is to be replaced with a vegetable garden.

The proposed new, 5,668 sf residence would replace the existing 4,235 sf house. Like the existing house, the new residence would have a single story profile, but some cutting is proposed on the north side of the established building site to access a lower level garage and basement area. Two existing detached accessory structures would be eliminated and these total 792 sf. Three new detached sheds are planned, and these total 286 sf. Two of these are associated with the proposed swimming pool and one with the planned vegetable garden.

The plans comply with all floor area limits, and no special floor area findings are needed relative to zoning ordinance standards. To accommodate, particularly, the planned driveway modifications and lower level garage access, as well as restoration of slopes under the rear yard accessory building to be removed, 185 cubic yards of grading are proposed. This level of grading requires the subject site development permit and the ASCC is the approval authority for such permits where grading volumes fall between 100 and 1,000 cubic yards. The site development permit plans have been circulated for town staff and committee review pursuant to the requirements of the site development ordinance. Comments received to date are discussed later in this report.

The project is shown on the following enclosed plans, unless otherwise noted, dated July 6, 2012 and prepared by Butler Armsden Architects:

- Sheet A0.0, Title Sheet & Proposed Site Plan
- Sheet A0.1, Area Calculations
- Sheet A0.2, Story Pole Plan & LEED Checklist
- Sheet A1.1, Existing/Demo Site Plan
- Sheet A2.1, Basement Proposed Plan
- Sheet A2.2, First Floor Proposed Plan
- Sheet A2.3, Roof Proposed Plan
- Sheet A3.1, Exterior Elevations (North & East)
- Sheet A3.2, Exterior Elevations (West & South)
- Sheet A3.3, Proposed Sections (North/South, Pool & Pool Shed)
- Sheet A3.4, Proposed Sections (North & South courtyards)
- Sheet A3.5, Renderings and Materials
  
- Sheet L-1.0, Tree Protection and Removal Plan, Lutsko Associates Landscape, 7/5/12
- Sheet L-1.1, Landscape Plan, Lutsko Associates Landscape, 7/5/12
- Sheet L-1.2, Planting Plan, Lutsko Associates Landscape, 7/5/12
- Sheet L-1.3, Exterior Lighting Plan, Lutsko Associates Landscape, 7/5/12
- Sheet L-2.1, Irrigation Plan, Lutsko Associates Landscape & DVID, 7/5/12
- Sheet L-2.2, Irrigation legend & Notes, Lutsko Associates Landscape & DVID, 7/5/12
- Sheet L-2.3, Irrigation Details, Lutsko Associates Landscape & DVID, 7/5/12
- Sheet L-2.4, Irrigation Details, Lutsko Associates Landscape & DVID, 7/5/12
- Sheet L-2.5, Irrigation Details, Lutsko Associates Landscape & DVID, 7/5/12
  
- Sheet C-1, Title Sheet (Civil Plans), Lea & Braze Engineering, Inc., 7/2/12
- Sheet C-2, "Preliminary" Grading and Drainage Plan, Lea & Braze Engineering, Inc., 7/2/12
- Sheet C-3, "Preliminary" Grading and Drainage Plan, Lea & Braze Engineering, Inc., 7/2/12
- Sheet C-4, Grading Specifications, Lea & Braze Engineering, Inc., 7/2/12

Sheet ER-1, Erosion Control Plan, Lea & Braze Engineering, Inc., 7/2/12  
Sheet ER-2, Erosion Control Details, Lea & Braze Engineering, Inc., 7/2/12  
Sheet SS-1, Preliminary Septic System Plan, Lea & Braze Engineering, Inc.,  
7/2/12  
Sheet SU-1, Topographic Survey, Lea & Braze Engineering, Inc., 10/31/11,  
updated 7/3/12

In addition to these plans, the project submittal includes the information listed below. Copies of all, except for the two materials samples, are attached:

- Samples for proposed Exterior plaster siding color and texture and copper roofing, received June 7, 2012
- Cut sheets for the proposed yard lighting fixtures identified on plan Sheet L-1.3. Note, Sheet L-1.3 also identifies locations for wall-mounted fixtures, but proposed fixtures have yet to be determined.
- Urban Tree Management, Inc., arborist report dated June 27, 2012
- Application for tree removal received June 9, 2012 (three redwood trees proposed for removal as identified on plan Sheet L-1.0)
- Completed *Outdoor Water Use Efficiency Checklist*, 7/5/12
- LEED for Homes Simplified Project Checklist

As noted at the head of this memorandum, the preliminary review of this project will start with a 4:00 p.m. site meeting on Monday, August 13<sup>th</sup>. To facilitate the site meeting, story poles have been placed at the site as indicated on site sheet A0.2.

The following comments are offered to assist the ASCC conduct the site meeting and preliminary review of the application. Following the August 13<sup>th</sup> preliminary review, including both the afternoon and evening sessions, project consideration should be continued to the next regular ASCC meeting.

1. **Site and Project description, grading and vegetation impacts.** The subject 2.5-acre parcel is located on the south side of Mapache Drive. It has a rectangular shape with the short side of the parcel fronting on Mapache Drive. The property has gentle to moderate slopes, but the existing/proposed building pad was graded for original residential development and only minor grading is needed to accommodate this redevelopment proposal, at least in terms of the earthwork counted pursuant to site development ordinance provisions. Further, most of the existing significant tree cover would be preserved, except for removal of the three redwood trees located at the southwest edge of the building pad. These are to be removed and replaced with "native oaks," although the landscape plan does not specifically identify the proposed new trees.

The established building site is within the southern third of the parcel. This house "pad" is roughly 40 feet higher than the elevation of Mapache Drive, and the slopes from the street to the pad are, for the most part, gently sloping oak and grassland. A few fruit trees in this area are to be removed as part of the site restoration effort.

South from the building pad there is a steeper slope that descends approximately 20-25 feet to the southerly, rear parcel line. Much of this slope is currently covered with a vineyard that will be removed and replaced with a new, smaller vegetable garden. The garden is located out of yard setback areas and would be developed

with some grading and retaining walls. The walls on the north side of the garden would be as high as six feet, with the downhill wall roughly 1-2 feet in height. Low retaining walls at the top of the building pad slope are being employed to facilitate the pathway transition from the house pad to the lower garden area. Some new fencing and existing fencing is planned for the garden.

Also along the easterly top of the slope between the building pad and vineyard area, minor grading will be used to restore the contours where the existing 365 sf accessory structure is to be "deconstructed." This grading would also repair areas that have been paved around the accessory structure.

Along the west side of the pad there is an increase in ground elevation of roughly 15-17 feet from the pad to the adjacent property line. This area is part of the knoll top that extends from the building side on the parcel to the west. In this "knoll" area there is significant tree and shrub cover, but it also includes the three redwoods to be removed. Restoration planting is also proposed in this area, but it will also accommodate the proposed swimming pool, hot tub and 172 sf pool storage building.

The proposed new house will, for the most part, have a single story profile and, as shown on Sheet A0.2, be within the existing graded house pad. The southerly side of the new house will be largely over the footprint of the existing house, although the overall length will be at least 25-30 feet less, thus increasing the house setbacks from the side property boundaries, i.e., relative to existing conditions. Distances to side parcel lines would be 45 feet on the east side and 56 feet on the west side, whereas a minimum side yard of 20 feet is required.

The new house will have a "U" shaped footprint with the open end of the "U" to the west. This is the "courtyard" area referenced on the plans. The house wings and west side planting and topography screen the courtyard area from off site views and create onsite privacy for the space.

Relative to the existing house, the new house would extend approximately 50-55 feet further north toward Mapache Drive, but would still be over 240 feet from the front property line, whereas a minimum 50-foot setback is required. The distance would also increase somewhat in terms of rear property line relationships. The new house will maintain at least a 100-foot setback from the rear parcel line and only a 20-foot setback is required.

The most significant area of site grading work will be for construction of the north side access to the lower level garage. This grading would cut into the previously graded house pad and create a driveway garage access between two significant oaks. Retaining walls will be used to limit the grading and create the access to the garage. The easterly side wall would be no more than 3-4 feet in height, but the west side wall would be as high as 9.5 feet, but tapering to the north in concert with the slope.

The taller garage access wall and associated grading are well setback from any parcel boundary, i.e., over 60 feet. They are, however, partially within the dripline of the adjacent significant 60 and 24-inch oaks. The potential impacts of the walls and grading work on the trees are discussed in detail in the attached arborist report.

The report concludes that no structural roots would be impacted and that with conformity to the report recommendations these two trees, and the other oaks on the site would not be adversely impacted by the project.

Overall, the approach to proposed site development appears appropriate and makes use of the grading and development associated with the original site improvements. Initially, however, with removal of the redwoods and other ornamental trees and plantings and the two existing accessory structures, there will be more open views to the site. The general approach to landscaping will in time provide some replacement screening, particularly on the rear slope, but the intent of the landscape plan concepts appears to be to restore more of an open, oak grassland condition and not over plant the site. These concepts can be appreciated in the views presented on the rendering Sheet A3.5 of the plans. The final details for the landscaping will need to be defined for consistency with what is suggested on the rendering sheet.

2. **Westridge Architectural Supervising Committee (WASC) Review.** The attached August 8, 2012 letter from the WASC provides preliminary comments and states several questions that need to be addressed before the committee will take final action on the proposal. The letter also indicates that representatives will attend the 8/13 site meeting to better understand the project.

Relative to the grading volume question in the letter, it is noted that pursuant to site development ordinance standards, excavation for a pool or basement under the house need not be included in the calculations. If, however, any of the excavation material were used for fill on the property, it would count. In this case, we assume that the cut materials would be exported from the site, but this is not specifically stated on the grading plans. It is also noted that the plans call for importing 105 cubic yards of materials. Off-haul of cut materials should be clarified, as should the reason why site excavation cannot be used for the planned 105 cubic yards of imported fill.

We do note that the town geologist has pointed out (attached 7/25/12 report) that the condition of the existing site fill is "undocumented" and this may be the reason it is not to be used. In any case, the grading calculations relative to off-haul and importing of fill should be clarified.

The WASC comments also raise concerns over lighting, the proposed west side fire pit, roofing materials, fencing and site lines. We share concerns relative to lighting and the clarification of landscaping proposals, as we discussed elsewhere in this report. Hopefully, most of these can be addressed at the 8/13 preliminary review sessions or in clarifying submittals provided after the preliminary review.

3. **Site Development Committee review comments.** The following site development committee reports are attached:

Public Works Director, July 24, 2012. The report provides for approval subject to standard conditions.

Town Geologist, July 25, 2012. The report recommends conditional approval. It references a geotechnical investigation prepared for the applicant by Murray

Engineers, identifies certain site constraints, but concludes that with the recommended conditions the site development permit is acceptable.

Fire Marshal, August 8, 2012. The report finds the plans generally acceptable subject to, more or less, standard fire district conditions. It does, however, identify needed additional data relative to fire hydrant location and on-site fire truck turnaround. We believe that the hashed line area shown on the site plan at the intersection of the main driveway and access to the lower level garage is intended to be the required turnaround and this area is not associated with any parking spaces. This also can be clarified at the site meeting.

Health Department, July 20, 2012. This report requests additional data that is to be provided to the health officer for compliance with septic system requirements, including results from soils percolation tests. The proposed new septic system layout is shown on Sheet SS-1 and appears to at least meet the design standards of the project arborist relative to avoiding oak dripline areas.

Comments from the Conservation Committee would be expected to be provided after the preliminary review site meeting and after the regular conservation committee meeting scheduled for later in August. Committee comments on the landscape plan will be particularly important.

4. **Floor Area (FA), Impervious Surface (IS) Area, height and setback limit compliance.** Plan Sheet A0.1 provides detailed FA and IS calculations. The FA calculations include those necessary to support exclusion of basement area as allowed for in the zoning ordinance.

Based on the detailed plan calculations, the total proposed floor area is 5,954 sf and this includes the countable lower level garage space, and space in the three proposed small detached accessory structures. This FA is well under the total limit of 7,307 sf. The area in the main house is 5,668 sf and also under the 85% FA limit of 6,211 sf.

Proposed impervious surface (IS) area is 11,879 sf. This is under the 12,427 sf limit for the site. The driveway materials include chip seal and Terra Pave for the upper guest parking area.

The maximum height of the proposed house above adjacent grade occurs along the easterly elevation at the roof peak over the two-story portion associated with the garage level that does not meet the basement standard. At this point the height is 22 feet, and under the 28-foot height limit relative to adjacent grade. Otherwise most heights relative to adjacent grade are less than 20 feet. The maximum height of the house from the highest roof ridge to the lowest point of contact with finished grade at the garage entry is just under 28 feet. This height complies with the 34-foot maximum limit.

House compliance with the required 50-foot front and 20-foot side and rear yard setbacks is demonstrated on project site plans and also discussed above under project description. Further, the proposed pool is no closer than 36 feet to the nearest side property line and over 98 feet from the rear parcel line. It, thus, is well beyond the 20 foot required yard areas. The pool storage shed and spa are over 32 feet from the nearest property line and conform to required setbacks.

The only setback question has to do with the pool equipment structure. It is shown to comply with required setbacks on Sheet A0.0 and the civil plans, but it is located within the west side yard setback on the landscape plans. It needs to be out of the setback and the landscape plans should be corrected to be consistent with the other plan sheets.

5. **Architectural design, exterior materials and finishes.** The proposed house architecture is of a contemporary Ranch or California style and can best be appreciated from the rendering plan sheet images. The design has very simple, low profile lines and forms and is consistent with the more Ranch style of architecture that is found in the Westridge area. Further, the form and mass of the proposed house design is not intended to dominate the site or call undue visual attention to the structure. Clarification of the siding color and roof materials will be important and it will also be important to ensure that the design details for the six proposed chimney elements are not as visually significant as suggested on the renderings. Color control should help to mitigate potential visual impacts.

Proposed exterior materials and finishes include plaster siding in a medium gray/tan finish that has a light reflectivity value (LRV) of 40%, i.e., just at the maximum policy limit. The western end of the house and pool shed would be finished with stained board and batten siding stained in a color similar to the proposed plaster color.

The windows would be steel with a very dark gray natural finish well under the 50% LRV policy limit for trim elements. The roof is to be standing seam copper. The WASC has raised concern with the potential reflectivity of the roof material and if any treatments are to be made to mitigate for this. Several copper roofs have been used in town, and if allowed to weather naturally, have developed a patina that effectively controls reflections, and this does happen relatively quickly, roughly 1-3 years. During the early stages, however, reflection and glare can be significant issues and cause periodic problems for neighbors. This should be considered during the preliminary review process and clarifications provided by the design team.

With respect to the stucco siding, the sample material/color is not fully consistent with what is suggested on the rendering and materials sheet of the plans. The sample appears more "muddy" and gray while the rendering images suggest a somewhat earthier, less gray finish. It is likely that a larger sample should be considered and evaluated at the site.

6. **Fencing and landscaping.** Sheet A1.1 identifies fencing to be removed, including the fencing along the front property line and in the northerly meadow area. No new fencing is proposed in this northerly area of the site. Sheet A1.1, identifies rear yard vineyard area fencing to remain and to be removed. The landscape plan identifies new fencing to extend from the "fencing to remain" that would connect to the upper garden area retaining wall. A detail for this fencing should be provided and should not exceed 6 feet in height in the yard setback areas. A note on the landscape plan suggests a fence height of 8 feet. The WASC letter states that any fencing should not exceed 6 feet in height to satisfy Westridge standards.

As mentioned above, the landscape concepts suggested on the renderings appear to be consistent with town guidelines. We, however, have concerns that some of the design objectives suggested on Sheet L1.2, particularly the apparent linear plantings along the western property line, might be more than the ASCC would typically encourage. In any case, we look forward to Conservation Committee input and also clarifications of the plans by the project landscape architect at the site and regular 8/13 ASCC meetings.

7. **Exterior lighting.** Proposed exterior lighting is shown on Sheet L1.3 and cut sheets for the yard, step and pool/spa fixtures are attached. Cut sheets for wall-mounted fixtures have yet to be selected. The scope of pathway and trellis lighting appears significantly greater than would be encouraged by town design standards or the ASCC. Of particular concern is the lighting planned around the 60-inch oak, in the trellis features and along the pathway to the gas fire pit terrace. In any case, the design team should explain the plans to the ASCC and receive input and direction from ASCC members.
8. **Construction staging.** Sheet L1.0, provides tree protection fencing details. A final construction staging plan, incorporating all of the arborist recommendations, needs to be prepared and provided with the building permit plans. The staging plan should include normal data relative to location of construction parking, storage of materials, portable bathroom, etc. It also needs to provide for protection of the trail along Mapache Drive.
9. **"Sustainability" aspects of project, Proposed LEED Certification.** The applicant and project design team are proposing to achieve LEED for homes certification rather than GreenPoint rating. This approach is allowed under the town's green building ordinance. The required LEED certification level is silver and the applicant is aware of this threshold.

The ASCC should consider the above comments, conduct the preliminary project review, including the afternoon site meeting, and offer comments to assist the applicant and staff in assembling the application in form for eventual ASCC action. Project review should then be continued to the September 10, 2012 regular ASCC meeting.



**TOWN OF PORTOLA VALLEY**

RECEIVED

**APPLICATION FOR SITE DEVELOPMENT PERMIT**

JUL 11 2012

**FOR REMOVAL OF SIGNIFICANT TREE(S)**

JUL 09 2012

SPANGLE ASSOC.

**REQUIRES \$70.00 APPLICATION PROCESSING FEE**

A "Significant Tree" means: a tree listed in the Historic Element of the General Plan; or a tree native to the Portola Valley area which is listed below having a trunk or multiple trunks with a total circumference or diameter greater than the sized indicated below, measured fifty-four inches above means natural grade.

	Circumference	Diameter
Coast Live Oak ( <i>Quercus agrifolia</i> )	36"	11.5"
Black Oak ( <i>Quercus kelloggii</i> )	36"	11.5"
Valley Oak ( <i>Quercus lobata</i> )	36"	11.5"
Blue Oak ( <i>Quercus douglasii</i> )	16"	5.0"
Coast Redwood ( <i>Sequoia sempervirens</i> )	54"	17.2"
Douglas Fir ( <i>Pseudotsuga menziesii</i> )	54"	17.2"
California Bay Laurel ( <i>Umbrellularia californica</i> )	36"	11.5"
(If multiple trunk, measurements pertain to largest trunk)		
Big Leaf Maple ( <i>Acer macrophyllum</i> )	24"	7.6"
Madrone ( <i>Arbutus menziesii</i> )	24"	7.6"

NAME OF APPLICANT: Scott Pavison

PROPERTY OWNER (If Different): \_\_\_\_\_

PROPERTY ADDRESS: 260 Mapache Dr. Portola Valley, Ca

TELEPHONE: Work: 415 920 2800 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

Is Property located within Home Owner's Association: Westridge HOA

SPECIFY SPECIES REQUESTED FOR REMOVAL: (3) Coast Redwood (Sequoia sempervirens)

CIRCUMFERENCE OR DIAMETER (measured fifty-four inches above means natural grade):

Diameters: (1) 19" ; (2) 24" ; (3) 24"

**LOCATION OF TREE REQUESTED TO BE REMOVED:** Located on the  
southwest corner of the property within  
35' of each other

**REASON FOR TREE REMOVAL REQUEST: (Provide copy of Arborist Report)**  
The current approach is to remove the non-native  
redwoods replacing them with native oak trees.  
This will aid in the restoration and establishment  
of the native landscape.

**FOR TOWN USE ONLY**

Application Received on \_\_\_\_\_, Receipt # \_\_\_\_\_

Staff Inspection conducted on \_\_\_\_\_

Referred to Conservation Committee for review of request for tree removal on \_\_\_\_\_

Action taken by Conservation Committee: \_\_\_\_\_

Property Owner Notified \_\_\_\_\_

Date: \_\_\_\_\_

Signed: \_\_\_\_\_



urbantree management inc.

6/27/12

Scott & Anne Davison  
260 Mapache Dr.  
Portola Valley, CA 94028

Re: Tree Protection Plan

To Whom It May Concern:

### **Assignment**

It was my assignment to review the proposed development plans for this project, assess the potential impacts to the trees and make mitigation/protection recommendations.

The plan referenced for this evaluation is a Site Plan provided by Lutsko Associates, Landscape Architecture.

### **Summary**

There are two Blue Oaks of concern on site (see Tree Protection Map, A & B), with more on the property that will be unaffected.

There is a proposed soil excavation near Tree A. I have air-excavated this trench to assess the pending root loss. It appears that the root loss is acceptable and within Industry Standards. We are making every precaution to prepare the tree for this root loss and mitigate as needed.

Blue Oak B will have some soil added to the uphill side of the tree with retainer walls installed. The proposed work is not very different than the existing contours of the land. Some precautions must be taken during the installation of the retainer walls, but this project is acceptable.

### **The Oaks**

I was asked by the Architects to assess the feasibility of locating an underground structure under part of the canopy of Blue Oak Tree A. The first thing we did was air-excavate the root collar (see image to right) to assess its stability and health at ground level. This tree is in excellent health and has a good structure.



Part two of the air-excitation process was to determine the location of the proposed underground work and see what the root system looked like (see images below). The exposed roots will need to be cut for the proposed development to occur. The trench was then re-filled with sand so the roots would be accessible at a later date.



While it is never good to cut tree roots they do adapt and can tolerate a certain amount of root loss. The Industry Standard for an acceptable level of root loss is 25% - 30%. The best time to cut roots is in the winter.

The roots that need to be cut comprise 21% of the overall root system (see attached diagram by Architect). These specific roots are considered *lateral* roots as opposed to *structural* roots or the smaller *feeder* roots.

Our plan is to mitigate the root loss by:

1. Cutting the roots in winter by hand and covering them immediately so they do not desiccate.
2. Spraying the tree canopy and trunk 2X/year for the next 3 – 5 years to keep all insects/fungi off the tree.
3. Mulching all of the soil area under the tree with 6" of wood mulch.
4. Installing a temporary irrigation system to be able to water the tree thoroughly once every 2 – 4 weeks to mitigate the water uptake loss.
5. Apply a soil drench of *Cambistat* to encourage new root growth and invigorate the tree.
6. Applying several doses of Compost Tea to increase beneficial soil micro-biology.
7. Regularly monitor the tree.
8. Expose the root collar (completed) and leave it exposed).

I believe these mitigation measures and our Best Practices approach of tree care will allow this tree to tolerate the root loss and for this beautiful specimen tree to continue to grow and thrive for years to come, to continue to be an asset to the property.

Tree B will have the natural slope uphill of its trunk contoured and retained. This is an area of approximately 18% under the canopy that does not represent an area of total root loss.

The mitigation measures needed for this tree are:

1. All excavation work must be done from outside the drip-line of the tree and under my supervision.
2. No roots over 2" in diameter may be cut without my knowledge and approval.
3. The trenches for the retainer wall footings must be hand dug closest to the tree trunk. Alternative footings may be suggested depending upon how big the roots are in this area.

I do not expect to find large anchorage roots in this area, but we will be on the lookout and ready to alter the plans if necessary to accommodate the roots.

#### ***Risks to Trees by Proposed Construction***

The trees at this site could be at risk of damage by construction or construction procedures that are common to most sites. These procedures may include the dumping or the stockpiling of materials over root systems, may include the trenching across the root zones for utilities or for landscape irrigation, or may include construction traffic across the root system resulting in soil compaction and root die back.

It is therefore mandatory that Tree Protection Fencing be used.

If any underground utilities would be constructed, it will be essential that the location of trenches be done outside the drip lines of trees.

#### ***Tree Protection Plan***

I recommend that protective fencing be provided during the construction period to protect those trees that are planned to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. In my experience, the protective fencing must:

- a. Consist of chain link fencing and having a minimum height of 6 feet.
- b. Be mounted on steel posts driven approximately 2 feet into the soil.

- c. Fencing posts must be located a maximum of 10 feet on center.
- d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
- e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a certified arborist.

There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a certified arborist.

Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a certified arborist. Alternative methods of installation may be suggested.

Mulch should be spread under the drip-lines of the trees. This material must be 6 inches in depth after spreading, which must be done by hand, not to bury the root collars. I prefer coarse wood chips because it is organic, and degrades naturally over time.

Loose soil must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.

Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.

Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.

Any pruning must be done by a Company with an arborist certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.

Landscape irrigation trenches must be a minimum distance of 10 times the trunk diameter from the trunks of protected trees.

The sprinkler irrigation must not be designed to strike the trunks of trees, especially oak trees.

Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.

The plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication about plants compatible with California native oaks can be obtained from the California Oak Foundation, 1212 Broadway, Suite 810, Oakland, CA 94612.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael P. Young". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael P. Young

McC. PLANNER  
APPLICANT



# MEMORANDUM

## TOWN OF PORTOLA VALLEY

---

TO: Carol Borck, Planning Tech  
FROM: Howard Young, Public Works  
DATE: 7/24/12  
RE: 260 Mapache Road

Site Development Grading, Drainage, and erosion Control plan comments:

1. All items listed in the most current "Public Works Site Development Standard Guidelines and Checklist" shall be reviewed and met. Completed checklist shall be submitted with building plans. Document is available on Town website.
2. All items listed in the most current "Public Works Pre-Construction Meeting for Site Development" shall be reviewed and understood. Document is available on Town website.



VC Planner  
Davison  
P1011



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

July 25, 2012  
V5162

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

SUBJECT: **Geotechnical Peer Review**  
RE: Davison, Proposed New Residence  
SDP# X9H-640  
260 Mapache Drive

At your request, we have completed a geotechnical peer review of the Site Development Permit application for the proposed new residence using:

- Geotechnical Investigation (report) prepared by Murray Engineers Inc., dated April 19, 2012;
- Architectural Plans (12 sheets, various scales) prepared by Butler Armsden, dated July 6, 2012;
- Landscape Plans (9 sheets, various scales) prepared by Lutsko Associates, dated July 5, 2012; and
- Grading, Topographic, Erosion Control, and Septic Plans (7 sheets, various scales) prepared by Lea and Braze Engineering Inc., dated July 2, 2012.

In addition, we have reviewed pertinent technical documents from our office files and completed a recent site inspection.

DISCUSSION

The applicant proposes to construct a new residence with partial basement, attached garage and swimming pool in the same general vicinity as the existing residence. Other proposed site improvements include water features, a new septic leachfield system and various retaining walls. Provided earthwork quantities include approximately 40 cubic yards of cut and 145 cubic yards of fill. Access to the site is provided by a private driveway extending from Mapache Drive.

D E C I S I O N  
JUL 27 2012

TOWN OF PORTOLA VALLEY

Northern California Office  
330 Village Lane  
Los Gatos, CA 95030-7218  
(408) 354-5542 • Fax (408) 354-1852

Central California Office  
6417 Dogtown Road  
San Andreas, CA 95249-9640  
(209) 736-4252 • Fax (209) 736-1212

Southern California Office  
550 St. Charles Drive, Suite 108  
Thousand Oaks, CA 91360-3995  
(805) 497-7999 • Fax (805) 497-7933

[www.cottonshires.com](http://www.cottonshires.com)

### SITE CONDITIONS

The subject property is located along a saddle of a northeast to southwest trending ridgeline with gentle to steep (approximately 8 to 40 percent inclination) north-, east- and south-facing hillside topography. Previous grading for the existing residence has resulted in a cut-fill pad in the southern portion of the property, which includes the existing residence and the proposed location for construction of the new residence. Associated fill prisms have moderately steep to steep (approximately 25 to 50 percent inclination) slopes. Cuts along the western portion of the existing building pad contain steep (approximately 50 percent inclination) slopes. Drainage at the site is generally characterized by sheet flow to the east, north and south.

The subject property is underlain, at depth, by sedimentary bedrock materials of the Whiskey Hill Formation (i.e., interbedded siltstone, claystone, and sandstone) and bedrock materials of Santa Clara Formation (i.e., interbedded conglomerate, sandstone, siltstone and claystone). These bedrock materials are locally overlain by colluvial soil and artificial fill materials. Indications of potentially expansive soils were noted during our recent site reconnaissance. According to the Town Ground Movement Potential Map, the eastern portion of the property is situated within an "Sbr" zone, which is defined as *"Level ground to moderately steep slopes underlain by bedrock within approximately three feet of the ground surface or less; relatively thin soil mantle may be subject to shallow landsliding, settlement, and soil creep."* The northern portion of the property is classified as a "Sun" zone, which is defined as *"Unconsolidated granular material (alluvium, slope wash, and thick soil) on level ground and gentle slopes; subject to settlement and soil creep; liquefaction possible at valley floor sites during strong earthquakes."* The southern portion of the property is classified as a "Sex" zone, which is defined as *"Unstable, unconsolidated material, commonly more than 10 feet in thickness, on moderate to steep slopes; subject to deep landsliding."* A small portion in the western property is classified as a "Ps" zone which is classified as *"Unstable, unconsolidated material, commonly less than 10 feet in thickness, on gentle to moderately steep slopes subject to shallow landsliding, slumping, settlement and soil creep."* The proposed location for the new residence is located approximately 1/2 mile northeast of the mapped active trace of the San Andreas fault zone.

### CONCLUSIONS AND RECOMMENDED ACTION

The proposed new residential is potentially constrained by undocumented fill materials, surficial soil creep, potentially expansive surficial soil and bedrock materials, and very strong seismic ground shaking. The Project Geotechnical Consultant has performed an investigation of the site and has provided geotechnical design

recommendations that are in general conformance with prevailing standards. The consultant has provided recommendations for supporting the new residence on a pier and grade beam foundation system and a mat slab foundation for the basement. We recommend approval of the Site Development Permit application from a geotechnical standpoint. The following should be performed prior to Building Permit approval:

1. Construction Development Plans - Swimming pool and residence structural plans should be submitted to the Town for peer review.
2. Geotechnical Plan Review - The applicant's geotechnical consultant should review and approve all geotechnical aspects of the development plans (i.e., site preparation and grading, site drainage improvements and design parameters for the swimming pool, foundations, and retaining walls) to ensure that their recommendations have been properly incorporated.

The Geotechnical Plan Review should be submitted to the Town for review and approval by the Town Staff prior to approval of building permits. The following should be performed prior to final (as-built) project approval:

3. Geotechnical Construction Inspections - The geotechnical consultant should inspect, test and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations prior to placement of steel and concrete.
  - The Geotechnical Consultant should inspect all basement excavations and pool shell excavations to assure that piers, footings, proposed swimming pool walls and retaining walls will bear on competent native materials.

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

LIMITATIONS

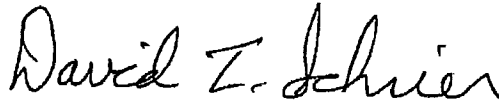
This geotechnical peer review has been performed to provide technical advice to assist the Town with discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance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

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.  
TOWN GEOTECHNICAL CONSULTANT



Ted Sayre  
Principal Engineering Geologist  
CEG 1795



David T. Schrier  
Principal Geotechnical Engineer  
GE 2334

TS:DTS;JN:kd

# WOODSIDE FIRE PROTECTION DISTRICT

## Prevention Division

4091 Jefferson Ave, Redwood City CA 94062 ~ [www.woodsidefire.org](http://www.woodsidefire.org) ~ Fire Marshal Denise Enea 650-851-6206

ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS - go to [www.woodsidefire.org](http://www.woodsidefire.org) for more info

### BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION: 260 Mapache	Jurisdiction: PV	
Owner/Architect/Project Manager: Davison	Permit#: x9h-640	
PROJECT DESCRIPTION: new house		
Fees Paid: <input type="checkbox"/> \$YES <input checked="" type="checkbox"/> See Fee Comments Date:		
Fee Comments: Pd Ck# 2355 \$60.00 for ASRB 8/9/12		
<b>BUILDING PLAN CHECK COMMENTS/CONDITIONS:</b> 1. Must comply to Portola Valley Muni Code 15.04.020E for ignition resistant construction & materials Chapter 7 2010 CBC 2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background. 3. Approved spark arrestor on all chimneys. 4. Install Smoke and CO2 detectors per code. 5. NFPA 13D Fire Sprinkler System to be installed. 6. 100' defensible space around proposed new structure prior to start of construction. 7. Upon final inspection 30' perimeter defensible space will need to be completed. 8. Fire truck turnaround must be included. *Resubmit under building dept. showing WFPD approved turnaround. Off street parking can not be designated in proposed turnaround. 9. Fire hydrant must be within 500' of structure measured on approved roadway route. *Resubmit under building department showing location and measured distance of nearest fire hydrant.		
Reviewed by: D. Enea	Date: 8/8/12	
<input checked="" type="checkbox"/> Resubmit	<input type="checkbox"/> Approved with Conditions	<input type="checkbox"/> Approved without conditions
Sprinkler Plans Approved: NO	Date:	Fees Paid: <input type="checkbox"/> \$350 <input type="checkbox"/> See Fee Comments
As Builts Submitted: -----	Date:	As Builts Approved Date:
Fee Comments:		
<b>Rough/Hydro Sprinkler Inspection By: -----</b>		
Date:		
Sprinkler Inspection Comments:		
<b>Final Bldg and/or Sprinkler Insp By: -----</b>		
Date:		



# LAND USE FIELD & DATA REPORT

455 County Center, Redwood City, CA 94063 • (650) 363-4305 • Fax (650) 363-7882  
www.smhealth.org/environ

APN #	077-040-110	Record ID	SR10341	Date	7/20/12
Site Address	260 MAPACHE			Owner	
City	PV	ZIP		Contractor	
<p>Preliminary septic plans dated 7/2/12 from Lea &amp; Brage Engineering is inadequate. - Need revised septic plans with soil percolation test results affixed onto plans. Additional review required when new plans are submitted.</p> <p>Please place application on hold.</p>					

*Alan Ross*

REHB

RECEIVED BY

CONSERVATION COMMITTEE COMMENTS – Preliminary, Revised

ADDRESS: 260 Mapache

DATE: September 29, 2012

Planting plan:

We appreciate the potential of this landscaping plan for preserving a natural and satisfying view from the street. Preserving an oak woodland and planting only appropriate vegetation under these trees is excellent. No fence and a visible meadow will be a generous esthetic gift to the town.

Trees:

There is a spectacular very old blue oak in excellent condition - (A) on the arborist report - that requires more than the usual protection from construction abuse. The construction of the home looks perilously close to this tree for its long health, especially because a basement will be excavated only 15 feet from its trunk and well within its canopy. The arborist report assures us the tree should not be damaged and lists in excellent detail the steps that must be taken to minimize damage to this tree. We especially emphasize that the cutting of the roots be done only in winter.

The other important Blue Oak (B) has proposed contouring adding soil above the root level and controlled by a retaining wall. The limited size of this root burial make this acceptable if the careful mitigation procedures specified are carefully followed. The recently submitted additional arborist report reassures us that the driveway outlined on the Impervious surface plan sheet (A0.1) that will cover 15% of the root zone and not threaten the tree. The currently specified chipseal is not permeable. Permeable pavement is always preferable under and near trees.

The requested removal of fruit trees, acacia and liquid amber is approved. We appreciate that the madrone among the acacias will be protected and preserved. In addition there is a eucalyptus on the west side among the acacia that would ideally come out; unfortunately, this turns out to be on neighboring property.

Redwoods are not protected in this non riparian zone and so may be removed.

We were concerned about the number of additional oak trees that were planned for the street side. We appreciate that there will now be only one Valley Oak.

Reportedly not on this property: There is a tightly spaced cluster or 6"-9" oaks close to the street that should be largely or entirely removed. There is a very stunted and misshapen redwood east of the entry drive that should be removed to preserve the health of an adjacent oak tree. There is another existing cluster of smaller oaks at the east entrance that needs thinning and a cluster of younger

piners among the oaks to the east of the entrance that should be removed. Some of these are on a neighbor's property. Those that are on the Town right of way should be removed.

The LEED checklist gives a Y for the prerequisite of Non Invasive plants, but Stone Pines are highly flammable. Because the large old existing Stone Pines are such a feature of the property, we would not urge their removal, but we recommended that no new ones be planted, and appreciate the substitution of Valley Oak at the SW corner instead of another Pine.

We recommend removal of the linear row of pines along the south fence line.

Olive trees can be invasive and are on the Discouraged list. We appreciate plans specifying the fruitless, sterile variety.

#### Irrigation

The number of emitters on irrigation plan that extend far from the house has been appropriately reduced. We urge attention to greater water conservation measures. Care must be taken that the native trees on the property do not receive too much summer water to maintain their health.

#### Impermeable Surfaces

We recommend that impermeable surfaces be kept to a minimum. Crushed gravel paths should not have the binder that renders them impermeable.

#### Lighting

Exterior lights are now more appropriate in number.

***Conservation would like to attend site visit with ASCC after story poles are in place to more effectively evaluate the risks to the heritage tree and site disturbance from the large excavation.***

Judith Murphy, Chair, Conservation Committee



**Subject: FW: Davison Project, 260 Mapache**

**Date:** Tuesday, October 2, 2012 9:24 AM

**From:** Carol Borck <cborck@portolavalley.net>

**To:** "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>

**Conversation:** Davison Project, 260 Mapache

**From:** rusty day [mailto:dukeandbarney@gmail.com]

**Sent:** Tuesday, October 02, 2012 9:14 AM

**To:** flaim@butlerarmsden.com

**Cc:** Carol Borck; Bev Lipman; Dave Strohm

**Subject:** Davison Project, 260 Mapache

Glenda,

Thank you for providing the Westridge Committee a copy of the revised plans for the Davison's project at 260 Mapache. You are certainly making substantial progress, and have addressed several of our earlier concerns. We still have some unresolved concerns and questions we would like to discuss with you regarding the latest revision:

1. Excavations. While the revised plans appear to provide totals for cut, fill and off-haul of excavated soils, they do not show how these figures were calculated, nor do they tie the total figures back to the proposed dimensions of the excavated spaces (pool, basement and garage). Please provide site maps showing the perimeter and depth of soils to be excavated, and the perimeter and depth of soils to be filled. Given the amounts you propose for excavation, we believe an additional review by and permit from the Town's Planning Commission may be required, but the Town will surely advise you about that.

In addition, the Westridge Committee would like a fuller description of the plan for staging and managing the off-haul of soils from the site. For example, how many truckloads over what period of time do you plan to use to off-haul soils? How will loading of soils and staging of trucks be managed and confined to the Davison's site so that trucks are not staged or parked along Mapache or any of the adjoining roadways?

2. Irrigation. The plans still appear to call for excessive irrigation of the site, particularly given the lot size and open space/native vegetation predominant in Westridge. The proposed irrigation pipe sizes and flow capacities of the current plans prompt us to ask what total water flow capacity you propose to install for irrigation of the site, and what volume of water/week or month do you propose to devote to irrigation? As the entire Westridge community is dependent on a finite, locally fixed storage capacity of water for fire prevention, we encourage residents to minimize irrigation, both to preserve the native character of the open space landscape and to ensure adequate supplies to fight wildland fire.

3. Exterior Lighting. We note and appreciate the reductions in exterior lighting made from the original plans but would still ask you to consider further reducing the exterior lighting in the covered parking area, southern porch and pool. Also, please specify what light fixtures are proposed above the exterior doorways. They do not appear to be listed in the schedule provided.

Please let me know whether you would like to meet or discuss any of this by phone.

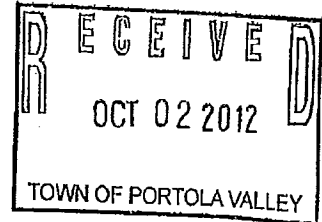
Best regards,

Rusty Day

Chairman, WASC

XC: planner  
BA arch

David & Jane Pejcha  
270 Mapache Drive  
Portola Valley, CA 94028  
(650) 799-1999  
pejcha@gmail.com



September 30, 2012

Portola Valley Planning Commission  
765 Portola Road  
Portola Valley, California

Dear Portola Valley Planning Commission:

We are writing a brief letter of support for the house plans for 260 Mapache Drive, as shared with us by Scott and Anne Davidson.

Based on the plans shared with us by the Davidsons on a number of occasions this summer, we believe their project shows respect for the natural look and feel of our area. Further, they and their advisors have made efforts to think about the potential impacts on our property and day-to-day experience, such as our views, exposure to noise, etc. – we appreciate their thoughtfulness.

We are available for any questions or further feedback on this topic at the above address or phone.

Best regards,

Two handwritten signatures in black ink. The first signature is cursive and appears to read "David Pejcha". The second signature is also cursive and appears to read "Jane Pejcha".

David & Jane Pejcha

**Subject: Re: 260 mapache**

**Date:** Tuesday, October 2, 2012 12:24 PM

**From:** Glenda Flaim <flaim@butlerarmsden.com>

**To:** Carol Borck <cborck@portolavalley.net>

**Cc:** "Tom Vlastic (vlastic@spangleassociates.com)" <vlastic@spangleassociates.com>

**Conversation:** 260 mapache

Thank you Carol.

I have also attached another letter from the neighbors to the south at 15 Zapata Way.

Thank you,

Glenda Flaim, AIA, LEED AP Homes

Senior Associate

**Butler Armsden Architects**

2849 California Street

San Francisco, CA 94115

t 415.674.5554

f 415.674.5558

flaim@butlerarmsden.com

www.butlerarmsden.com <<http://www.butlerarmsden.com>>

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prohibited. If you are not the intended recipient, please contact the sender by reply and destroy all copies of the original message. Thank you.

On Oct 2, 2012, at 12:16 PM, Carol Borck wrote:

Neighbor letter received today –

Carol

<davispn.pdf>

-----Original Message-----

From: Kristi Patterson <kristi\_patterson@yahoo.com>

To: Anne Davison <adavison1@aol.com>

Sent: Sun, Sep 30, 2012 8:26 pm

Subject: Note supporting your project

Dear Anne and Scott,

First of all we want to say thank you for including us in the very thoughtful planning exercise you have gone through for your new home and landscaping. We want you to know that we are completely comfortable, in fact, enthusiastic about the vision you have for your property. We have been fortunate to have worked with your landscape architect and have a high degree of confidence in his sensibility and believe that what you have in mind will be in keeping with the rural character we so love about Westridge.

Knowing that we are likely to be one of the neighbors most effected by your renovation, we want the town to know of our support for the plan you have shown us and are happy to convey that to them as needed.

Regards,

Kristi and Tom Patterson

15 Zapata Way

851-2475



# MEMORANDUM

## TOWN OF PORTOLA VALLEY

---

**TO:** Planning Commission  
**FROM:** Tom Vlastic, Town Planner  
**DATE:** November 1, 2012  
**RE:** Proposed Amendment to Blue Oaks PUD X7D-137,  
Lots 23-26, 3 & 5 Buck Meadow Drive, and  
Lot Line Adjustment X6D-214, Town of Portola Valley

### **Request, Background, Alternatives for PUD Amendment**

On November 7, 2012 the planning commission will conduct a public hearing on the subject proposed applications for amendments to the Blue Oaks Planned Unit Development (PUD) and Lot Line Adjustment (LLA) to confirm PUD amendments. The applications are being processed at the direction of the town council to assist in implementing the provisions of the town's State certified housing element of the general plan.

The requests are presented in detail in the attached September 27, 2012 town planner report prepared for the October 3, 2012 planning commission meeting. At the 10/3 meeting the commission conducted a preliminary review of the applications and, following the preliminary review, the proposals were considered at the October 8 and October 22, 2012 ASCC meetings. The October 22<sup>nd</sup> meeting included an afternoon site session. Based on this consideration and interaction with representatives of the Blue Oaks homeowner association, as committed to at the 10/3 commission meeting, possible alternatives to the applications have been identified and found acceptable by town representatives with the understanding that certain actions would be completed before the PUD amendments would become effective or the lot line adjustment recorded.

Based on the foregoing, and as further discussed under the evaluation section of this report, at the conclusion of the November 7<sup>th</sup> public hearing, the planning commission is being asked to approve two alternative PUD amendments. Only one would become effective and the alternative that would be implemented would be based on the contract(s) between the Town and a buyer or buyers. The two alternatives are:

**ALTERNATIVE 1.** Two market rate lots with the PUD changes as presented on Exhibits A and B of the attached September 27, 2012 report to the planning commission. This alternative would become effective if Alternative 2 is not completed *and* then only upon close of escrow for the sale of both the two new Blue Oaks market rate lots.

**ALTERNATIVE 2.** This alternative is composed of an option that has been presented to the town by representatives of the Blue Oaks HOA. The option would include Lot A in open space and Lot B retained for market rate residential development. The option was presented with some understanding that the HOA intends to pursue purchase of one or both lots. With the HOA proposals, the lot lines and building envelope for Lot B would be modified pursuant to the HOA proposal and PUD development provisions as presented on the attached "**SINGLE LOT ALTERNATIVE,**" Blue Oaks Homeowners Association, October 19, 2012, and described in the attached "*Single Lot Configuration Notes for Lots 23-26,*" also dated October 19, 2012. The PUD options under this alternative and recording of the LLA would be effective only upon close of escrow for the sale of the Blue Oaks properties. (Note: The attached single market lot *Alternative 2* plan was prepared from HOA data by the town planner for ease of comparison to *Alternative 1.*)

The HOA proposals reflect the member concerns articulated in their attached October 3, 2012 letter to the planning commission and October 5, 2012 letter to the ASCC. The alternative proposals, including potential HOA purchase, were conceptually shared with town representatives at an October 19, 2012 site meeting and then presented to the ASCC at the October 22<sup>nd</sup> site and evening sessions. Both ASCC sessions were attended by a number of community members including Blue Oaks and other interested town residents.

### **Framework for Planning Commission Action**

As explained in the materials for the October 3, 2012 preliminary review, to grant the PUD amendment, the planning commission must consider and make findings under the provisions of Section 18.22.030 C. of the zoning ordinance (copy attached). All of the findings were considered when the Blue Oaks project was evaluated and were made with the original PUD and subdivision approvals. The density allowed for under the zoning and PUD was higher than eventually approved and the parcel consolidation now planned would be less density and intensity of use than allowed for in the current PUD. The density and location of development, relative to physical impacts, including traffic, visual impacts, etc., were all considered in the certified EIR for the Blue Oaks development.

Pursuant to Section 17.12.020 of the subdivision ordinance and State law, a lot line adjustment can be processed as an exception to the normal subdivision procedures. The main elements of processing are that the planning commission hold a noticed public hearing and that review and actions be confined to the commission's determination that the adjustment is in compliance with the zoning and building regulations, no easements or utilities are adversely impacted, and that the change would not result in a greater number of parcels than originally existed. Further, when approved by the commission, the adjustment must be reflected in a recorded deed or record of survey.

### **Evaluation**

The attached September 27, 2012 report to the planning commission evaluates Alternative 1 and the October 18, 2012 report to the ASCC provides responses and evaluations relative to the one lot option and other concerns of the HOA and ASCC as discussed at the 10/8 evening ASCC meeting. The 10/18 report to the ASCC includes background on the existing PUD provisions, including EIR alternative considerations, and compares the proposed two-

lot alternative to the PUD standards as they apply to all other lots in the PUD. (*Minutes from the October 3<sup>rd</sup> planning commission meeting and October 8, 2012 ASCC meeting are available online at the town's web site. Minutes from the 10/22 ASCC meeting are not yet available, but ASCC input from that meeting is summarized below.*)

Based on the above referenced evaluations, it is demonstrated that two lots in the area of the four subject lots were considered with the EIR alternatives for the original project and that whether the land is developed for four lots with 8 affordable housing units, two lots with two market rate units, one open space lot and one market rate lot, or the lots retained for all open space there would not be a density issue or other environmental constraints. Further, the subject lots do have significant presence on open space areas including Buck Meadow Preserve and the town owned Redberry Preserve. Clearly, the sites contain a number of trees and any development would likely impact some, but this would occur also with current PUD provisions for four lots and eight units with associated driveways, parking areas and accessory uses.

The site was originally found acceptable for development as it conforms to general plan land use designations and zoning provisions for residential development and is not constrained by geologic limitations like those that exist on the slopes of Coal Mine Ridge and within the Los Trancos Road corridor. Access to the site is readily provided by both Buck Meadow Drive and Redberry Ridge, and utilities are also present to serve the properties.

In summary, we conclude that a two market rate lot adjustment (*Alternative A*), or a two lot plan with one lot in open space (*Alternative 2*), would be consistent with the established PUD framework and town general plan and zoning provisions. Also, as noted above and in the materials for the ASCC meetings, an open space option for the entire 2.47-acre area would be consistent with the PUD framework and evaluations.

The lot line adjustment would not increase the potential number of lots or density, as both would be reduced under either of the alternatives. Further, the scope of permitted development, i.e., number units, floor area and impervious surface area, off street parking, etc., would all be reduced from current conditions that were found acceptable with original PUD and subdivision approvals.

The lot line adjustment would not adversely impact easements, and the only easement in question, i.e., the joint access easement from Buck Meadow Drive, would be eliminated with the recording of the lot line adjustment. It is noted that if Alternative 2 is pursued the existing dividing line between 3 and 5 Buck Meadow Drive would be shifted 20 feet to the north and this would be part of the final, recorded LLA.

At the October 22, 2012 ASCC meeting, ASCC members found Alternative 1 acceptable and discussed the one lot alternative suggested by the HOA. Members noted that if the HOA could only purchase proposed Lot A for open space, that the building envelope on proposed Lot B may need to be changed from what is shown on the HOA plan to meet the Town's marketing requirements for sale of the lot. Further, the ASCC suggested that if the town were left to market Lot B and not the HOA, then driveway access to the building envelope would likely be preferred from Redberry Ridge and not Buck Meadow Drive. These variations are, however, not being pursued or proposed at this time.



### **Environmental Impact Review, CEQA compliance**

The development of the area of Lots 23 through 26 was confirmed with the certified Blue Oaks EIR. As explained above and in the attached referenced materials, the changes reduce the scope of possible development but allow for residential uses of the parcels within the standards required for all Blue Oaks lots based on EIR findings. Thus, and given the provisions of the general plan's State certified housing element, and discussions with the town attorney, we have concluded that the subject PUD amendments are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305, minor alternations to land use limitations. In this case, the density and intensity of land use is being reduced, but would be fully within the findings made for the Blue Oaks PUD.

A lot line adjustment project is also categorically exempt from CEQA. Section 15305 of the CEQA guidelines specifically states a lot line adjustment is exempt when it does not result in creating any new additional parcels.

### **Recommendations for Action**

Based on the foregoing and unless information at the public hearing leads to other determinations, the following actions are recommended:

#### *Proposed PUD Amendments*

Move to find the proposed PUD amendments categorically exempt from the CEQA pursuant to Section 15305, minor alternations to land use limitations, and to approve Alternatives A and B with the alternative actually to be implemented based on the final purchase agreement for sale of the lots as needed to allow the town council to complete actions consistent with the provisions of the state certified housing element.

#### *Proposed Lot Line Adjustment*

Move to find the proposed lot line adjustment categorically exempt from the CEQA pursuant to Section 15305, minor alternations to land use limitations, and approve the lot line adjustments with the condition that the actual adjustment would correspond to the final form of the PUD amendments as completed with the purchase agreement for the sale of the Blue Oaks lots.

TCV 

Attach:

- cc. Nick Pegueros, Town Manager
- Sandy Sloan, Town Attorney
- Steve Padovan, Interim Planning Manager
- Maryann Derwin, Mayor
- John Richards, Town Council Liaison
- Blue Oaks Homeowners Association



**Vicinity Map**

Scale: 1" = 200 feet

**Blue Oaks PUD Amendment – LLA X6D-214**

Lots 23 through 26, Blue Oaks, Town of Portola Valley

September 2012



# MEMORANDUM

## TOWN OF PORTOLA VALLEY

---

**TO:** Planning Commission  
**FROM:** Tom Vlastic, Town Planner  
**DATE:** September 27, 2012  
**RE:** Preliminary Review, Amendment to Blue Oaks PUD X7D-137,  
Lots 23-26, 3 & 5 Buck Meadow Drive, and  
Lot Line Adjustment X6D-214

### Request and Background

This is a preliminary review of the subject conditional use permit/planned unit development (PUD) amendment and Lot Line Adjustment (LLA) applications for Lots 23 through 26 of the Blue Oaks development (refer to attached vicinity map). The applications are being processed at the direction of the town council to assist in implementing the provisions of the town's State certified housing element. The attached vicinity map shows the locations of the four lots that would be subject to the PUD amendment and LLA. The lots have the following addresses, assessor's parcels numbers and areas:

3 Buck Meadow Drive (combined area of 1.34 Acres):

Lot 23 – 26,627 sf

Lot 24 – 31,640 sf

(APNs: 080-241-230 & 240)

5 Buck Meadow Drive (Combined area of 1.13 Acres):

Lot 25 – 22,607 sf

Lot 26 – 26,760 sf

(APNs: 080-241-250 & 260)

The purpose of the PUD amendment and LLA is to merge the four lots identified in the existing Blue Oaks PUD for below market rate housing into two parcels to be sold for market rate housing development. The new parcels would be Lot A (5 Buck Meadow Drive) and Lot B (3 Buck Meadow Drive) as shown on the attached PUD amendment **Exhibit A**, dated September 2012, prepared by NV5 Engineering. The proposed PUD statement changes to support the modified lots are identified in attached **Exhibit B**.

Background to the request is presented on the town's website which includes a question and answer section explaining the problems the town has had in attempting to identify an entity to construct affordable housing in Blue Oaks on the subject four parcels. The matter is further considered in the town's State certified housing element where programs now

support town efforts to find an alternative site to accommodate the eight (8) moderate rate, affordable housing units that were to be built on the four Blue Oaks lots. The town council is now pursuing an alternative site and the proceeds from the sale of the two modified Blue Oaks parcels would be used to fund acquisition and, to the extent possible, development of affordable housing on the alternative site, as provided for in the town's housing element. Again, much of the background to this effort is set forth on the town's website under the link: <http://www.portolavalley.net/index.aspx?page=492>.

### **Preliminary Evaluation**

To grant the PUD amendment, the planning commission must consider and make findings under the provisions of Section 18.22.030 C. of the zoning ordinance (copy attached). All of the findings were considered when the Blue Oaks project was evaluated and were made with the original PUD and subdivision approvals. The density allowed for under the zoning and PUD was higher than eventually approved and the parcel consolidation now planned would be less density and intensity of use than allowed for in the current PUD. The density and location of development, relative to physical impacts, including traffic, visual impacts, etc., were all considered in the certified EIR for the Blue Oaks development.

Pursuant to Section 17.12.020 of the subdivision ordinance and State law, a lot line adjustment can be processed as an exception to the normal subdivision procedures. The main elements of processing are that the planning commission hold a noticed public hearing and that review and actions be confined to the commission's determination that the adjustment is in compliance with the zoning and building regulations, no easements or utilities are adversely impacted, and that the change would not result in a greater number of parcels than originally existed. Further, when approved by the commission, the adjustment must be reflected in a recorded deed or record of survey.

The following preliminary review comments are offered for planning commission consideration:

- The proposed changes would modify the four existing Blue Oaks lots identified for affordable housing to two lots that would then be sold and available for development for market rate use. The number of total residential lots in Blue Oaks would be reduced from 36 to 34 and the number of potential housing units from 40 to 34.
- The four subject parcels are located roughly in the center of the developable area identified for Blue Oaks, just to the southeast of the intersection of Buck Meadow Drive and Redberry Ridge. Currently, the total development potential on the four lots is 15,200 sf of floor area (FA) and 24,000 sf of impervious surface (IS) area. The proposed modifications would reduce the potential FA by 3,800 sf and IS area by 4,000 sf (reductions of 25% and 20% respectively). The proposed FA and IS for the two modified parcels would be the same for each parcel as follows and these numbers are consistent with the minimum FA and IS standards set for lots in Blue Oaks:

Maximum FA = 5,700 sf per lot

Maximum IS = 10,000 sf per lot

- The proposed building envelopes for the modified parcels are shown on attached Exhibit A. The building envelopes reduce the possible building area for the lots from what was shown for the four affordable parcels. The existing building envelope configuration is

shown on the attached vicinity map. The building envelopes for the two modified lots as shown on Exhibit A are:

**Lot A** (5 Buck Meadow Drive) = 16,841 sf

**Lot B** (3 Buck Meadow Drive) = 18,639 sf

The total existing building envelope area is 55,100 sf. The proposed area for the two lots is 35,480 sf. This is a reduction of 19,620 sf, i.e., 36%.

In addition to reducing permitted FA and IS and the size of the building envelope area, the proposed changes also include more generous setbacks, particularly for Lot A for more separation from the residentially developed parcel to the east and from Buck Meadow Drive and Redberry Ridge. The setbacks also ensure protection of the significant grove of Blue Oaks to the southeast of the intersection of Buck Meadow Drive and Redberry Ridge. The modifications, however, preserve the Private Open Space (POSE) and storm drainage easement on the southeast side of Lot B and the slope easement along the street frontages of both parcels.

- The existing PUD assigns a two-story height limit for the four affordable lots and this height limit would also apply to the two proposed lots, with reduced building area. The other design provisions of the PUD would apply to the parcels as they apply to all other market rate lots in Blue Oaks. As a reminder, while pools are permitted on the parcels, the permitted floor area is reduced when a pool is included with a project.
- The four affordable housing parcels were not included with the Blue Oaks Homeowners Association (HOA) with the PUD and acquisition of the lots by the town. If the modifications are approved and recorded, the lots could be annexed to the HOA and the HOA CC&Rs modified to accommodate the added parcels. According to information provided by the town attorney, this would be a town council decision.
- The only easements potentially impacted by the project would be the recorded "proposed" 20 foot joint access and utility easements that extend from Buck Meadow Drive along the common boundary between the proposed two modified lots as shown on Exhibit A. The existing east to west dividing line would not be changed, but there no longer would be the need for the easements, as they were to serve development of the two existing lots that don't currently have frontage on Buck Meadow Drive. These easements would be removed with the lot line adjustment application.
- Driveway access to Lot B would be from Buck Meadow Drive as anticipated with the existing PUD provisions. Some utility boxes may have to be moved to accommodate access, but this would be the case with either the proposed modified or existing PUD. Driveway access to Lot A would preferably be from Redberry Ridge, but if a design with access from Buck Meadow Drive were found to allow a plan with less overall site a tree impacts, this would also be possible with the proposed PUD modifications.
- The proposed modified lots, as indicated by the comments offered above, would be developable within the zoning provisions set forth in the Blue Oaks PUD. The zoning standards would ensure conformity with the development permitted on the other market rate parcels in Blue Oaks. All utilities are available to the parcels, and normal requirements for final utility connections would be as for any other residential lot in Blue Oaks.

### **Environmental Impact Review, CEQA compliance**

The development of the area of Lots 23 through 26 was confirmed with the certified Blue Oaks EIR. As explained above, the changes reduce the scope of possible development but allow for residential uses of the parcels within the standards required for all Blue Oaks lots based on EIR findings. Thus, and given the provisions of the general plan's State certified housing element, and discussions with the town attorney, we have concluded that the subject PUD amendments are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305, minor alternations to land use limitations. In this case, the density and intensity of land use is being reduced, but would be fully within the findings made for the Blue Oaks PUD.

A lot line adjustment project is also categorically exempt from CEQA. Section 15305 of the CEQA guidelines specifically states a lot line adjustment is exempt when it does not result in creating any new additional parcels.

### **Next Steps**

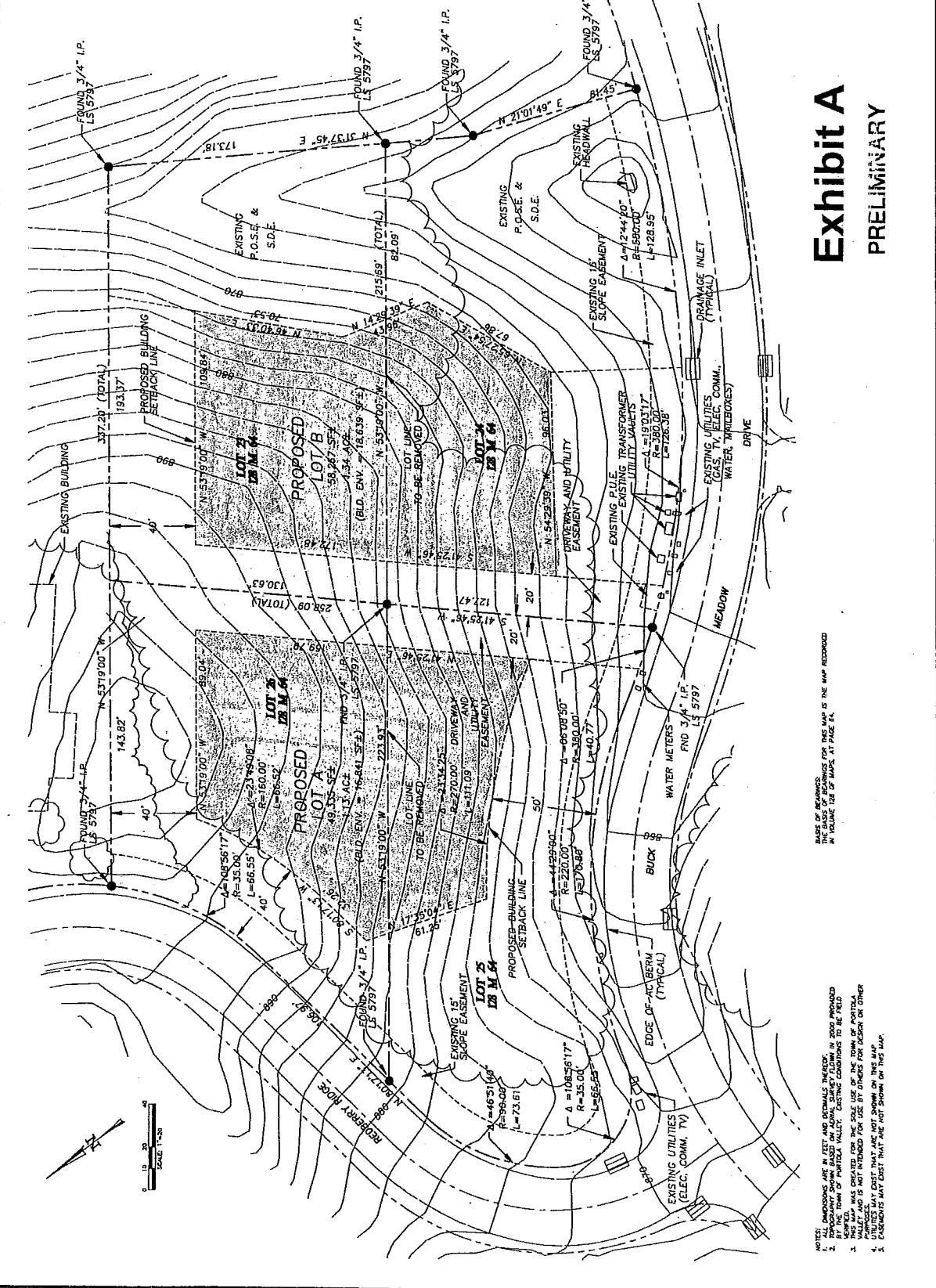
The planning commission should conduct the October 3 preliminary review and offer any comments and reactions for consideration by staff in process of the normal use permit/PUD and LLA application review. Thereafter, the application would be circulated for consideration by the ASCC, now scheduled for the 10/8 regular ASCC meeting, and other staff members and committees. Depending on the preliminary planning commission review, and further consideration by town staff and committees, it appears that the formal commission hearing on the request would likely be set for the first planning commission meeting in November.

TCV

Attach:

cc. Nick Pegueros, Town Manager  
Sandy Sloan, Town Attorney  
Steve Padovan, Interim Planning Manager  
Maryann Derwin, Mayor  
John Richards, Town Council Liaison  
Blue Oaks Homeowners Association

NO.	DATE	DESCRIPTION
1	09/11/12	PRELIMINARY
2		
3		
4		
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6		
7		
8		
9		
10		



**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 2. THE BASIS OF DIMENSIONS ON THIS MAP IS THE MAP RECORDED IN VOLUME 128 OF MAPS, PAGE 04.  
 3. THIS MAP WAS CREATED FOR THE SOLE USE OF THE TOWN OF PORTOLA VALLEY. NO OTHER USE IS INTENDED FOR USE BY OTHERS FOR DESIGN OR CONSTRUCTION.  
 4. DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS SHOWN ON THIS MAP.

# Exhibit A

## PRELIMINARY

SHEET NUMBER: 1  
 SCALE: AS SHOWN  
 DATE: 09/11/12  
 PROJECT: PROPOSED LOT LINE ADJUSTMENT

J000717-18-21

**Exhibit B**  
**Proposed Amendments to CUP/PUD X7D-137**  
**Blue Oaks Planned Unit Development Statement**  
**Lots 23, 24, 25 and 26**  
**(3 and 5 Buck Meadow Drive)**

*September 27, 2012*

The following changes to the Blue Oaks PUD Statement, as approved January 14, 1998, are proposed to merge existing lots 23, 24, 25 and 26 to create two market rate lots. The background to the proposed changes is as set forth in the September 27, 2012 report to the planning commission from the town planner.

Only those PUD sections where changes are proposed are identified below. Anyone wishing to review the full PUD statement may do so in the Planning Department at Portola Valley town hall, 765 Portola Road.

The following changes are proposed with wording to be added in *italics with underlining* and wording to be deleted shown with ~~strikethrough~~:

Section I. Definitions

- C. Members of the Association. All lot owners in the development including the ~~Below Market Rate (BMR) Lots.~~
- L. BE. Building Envelope as conceptually shown on the Amended PUD Plan, including the September 2012 plan for combined Lots 25&26 (Lot A) and Lots 23&24 (Lot B) and described in Appendix C of this PUD Statement.

Section II. Development Requirements

- B. **General Description of Development.** The parcels of land to be established pursuant to this permit are identified on the PUD plan which is Sheet T12, Amended Conceptual Subdivision Map Enlargement, as modified by the September 2012 plan for combined Lots 25&26 (Lot A) and Lots 23&24 (Lot B). The residential PUD includes ~~32~~ 34 "market rate parcels" to accommodate conventional single family housing development, ~~and 4 BMR parcels to accommodate below market rate housing in conformity with the Housing Element of the Portola Valley General Plan.~~

	Acres
Residential Lots:	
Building Envelopes	47.96 <u>17.51</u>

- B2. **Private Open Space and Common & Public Open Space Areas.** These areas will be preserved in essentially their natural condition. . . . Such open space easements will be placed over all areas on residential parcels that are generally beyond the limits of the building envelopes as shown on the PUD Plan Map T 12, the September 2012 plan for combined Lots 25&26 (Lot A) and Lots 23&24 (Lot B), and in Appendix C . . .



Section II. Development Requirements

C. **Tentative Map and Planned Unit Development.** The Tentative Subdivision Map for Blue Oaks is composed of . . . The planned unit development (conditional use permit) pertains to all land in the subdivision boundaries as well as the lands known as Upper Portola Glen Estates and shown on the PUD Plan, . . . However, ~~a separate PUD plan may be established for the BMR parcels 23, 24, 25, and 26 under the authority and direction of the Town of Portola Valley. The Developer may or may not participate in any separate PUD and/or development process for the BMR parcels. However, prior to recording of the final subdivision map, or such other time schedule allowed by the town Council, the develop shall submit to the Town Council a comprehensive evaluation of the requirements for construction and sales of the BMR units with an indication of whether or not the developer believes he can construct the BMR units. The town shall take title to the BMR parcels at the time of recording of the final map.~~

D. **Subdivision Units.** Only one final map will be prepared for the Blue Oaks properties . . . ~~Phasing of the project, however, may be allowed by the Town Council but only if determined necessary to accommodate development of the BMR parcels.~~

E. **Streets and Emergency Access easements.**

1. **Private Streets and Common Driveway.** All streets will be held in common by all residents of the Blue Oaks project, ~~including the owners of the BMR parcels. . . .~~

All common driveways will be pursuant to private easements and agreements for maintenance affecting all the parcels that are served by the common driveway. . . . As part of the subdivision improvements, the developer will be responsible for installation of all common driveways serving more than two lots, ~~except for the BMR parcels,~~ in conformity with the final map and subdivision agreement.

I. **Zoning and Site Development Standards.**

1. **Designation of Homesites, and Summary of Development Criteria.** The primary homesites and Building Envelopes (BE) for all residential parcels are shown on the PUD Plan Map Not. T 12, and the September 2012 plan for combined Lots 25&26 (Lot A) and Lots 23&24 (Lot B).

. . . .  
All lots can be developed for single family ~~or BMR~~ use subject to Town zoning restrictions as modified by the PUD Statement. Single family dwellings ~~or BMR~~ structures, pools, and other accessory structures as provided for herein can be built only within that portion of the lot which is defined as a BE.

Table 1. Blue Oaks Site Development Criteria (a) for Individual Home Sites

Make the following changes to Table 1 and Table notes:

Modify Table 1. to combine Lots 23&24 and Lots 25&26 for conformity with the September 2012 plan for combined Lots 25&26 (Lot A) and Lots 23&24 (Lot B) with the development criteria:

**Lots 23&24 (Lot B):**

Area = 1.34 Acres

Maximum Floor Area = 5,700 sf

Maximum Impervious Surface Area = 10,000 sf

**Lots 25&26 (Lot A):**

Area = 1.13 Acres

Maximum Floor Area = 5,700 sf

Maximum Impervious Surface Area = 10,000 sf

Identify Pools as "conditional"

Delete Table 1. Note (p) relative to swimming pool provisions for the BMR parcels.

K. Lot Description by "Architectural Zone of Habitation."

4. **Combination.**

Lots 23, 24, 25 and 26. Replace the existing provisions for BMR use with the following:

Lot 23&24 (Lot B as shown on the September 2012 plan for combined Lot 25&26-Lot A, and Lots 23&24 - Lot B). This lot is east of Buck Meadow Drive and bordered on the south by a POSE and drainage easement. The BE would be accessed by a driveway off of Buck Meadow Drive and some grading, and possibly utility box adjustment would be needed for driveway construction. The BE has a number of oaks and some will need to be removed to accommodate residential development. Primary views are to the south and southeast and the residence should be located lower in the BE to minimize the apparent height when viewed from below and also relative to views from Lot 22.

Lot 25&26 (Lot A as shown on the September 2012 plan for combined Lots 25&26-Lot A, and Lots 23&24 - Lot B). This lot is located immediately east of the intersection of Buck Meadow Drive and Redberry Ridge. The BE has been identified to ensure protection of the Blue Oak trees that separate it from the street intersection. While BE access can easily be achieved from Redberry Ridge, and this would be the preferred access, if a driveway from Buck Meadow Drive allows for a development more in keeping with the design objectives for Blue Oaks, such access can be considered. As with Lot 23&24, the BE has a number of oaks and some will need to be removed to accommodate residential development. Primary views would be to the northwest, where there are some openings to the Spring Ridge portion of Windy Hill. As with Lot 23&24, any residence should be located mainly in the lower portion of the BE to minimize the apparent height when viewed from below and also relative to views from Lot 22. It is recognized, however, that to capture views to the northwest, a portion of the residence would likely be sited somewhat higher in the BE, but the profile should be kept low, perhaps using a stepped design in concert with site slopes.

PROPOSED LOT LINE ADJUSTMENT  
 BLUE OAKS LOTS 23, 24, 25, & 26  
 VOLUME 128 OF MAPS, PAGE 64  
 TOWN OF PORTOLA VALLEY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA  
 PREPARED FOR: TOWN OF PORTOLA VALLEY DATE SUBMITTED: SEPT. 2012

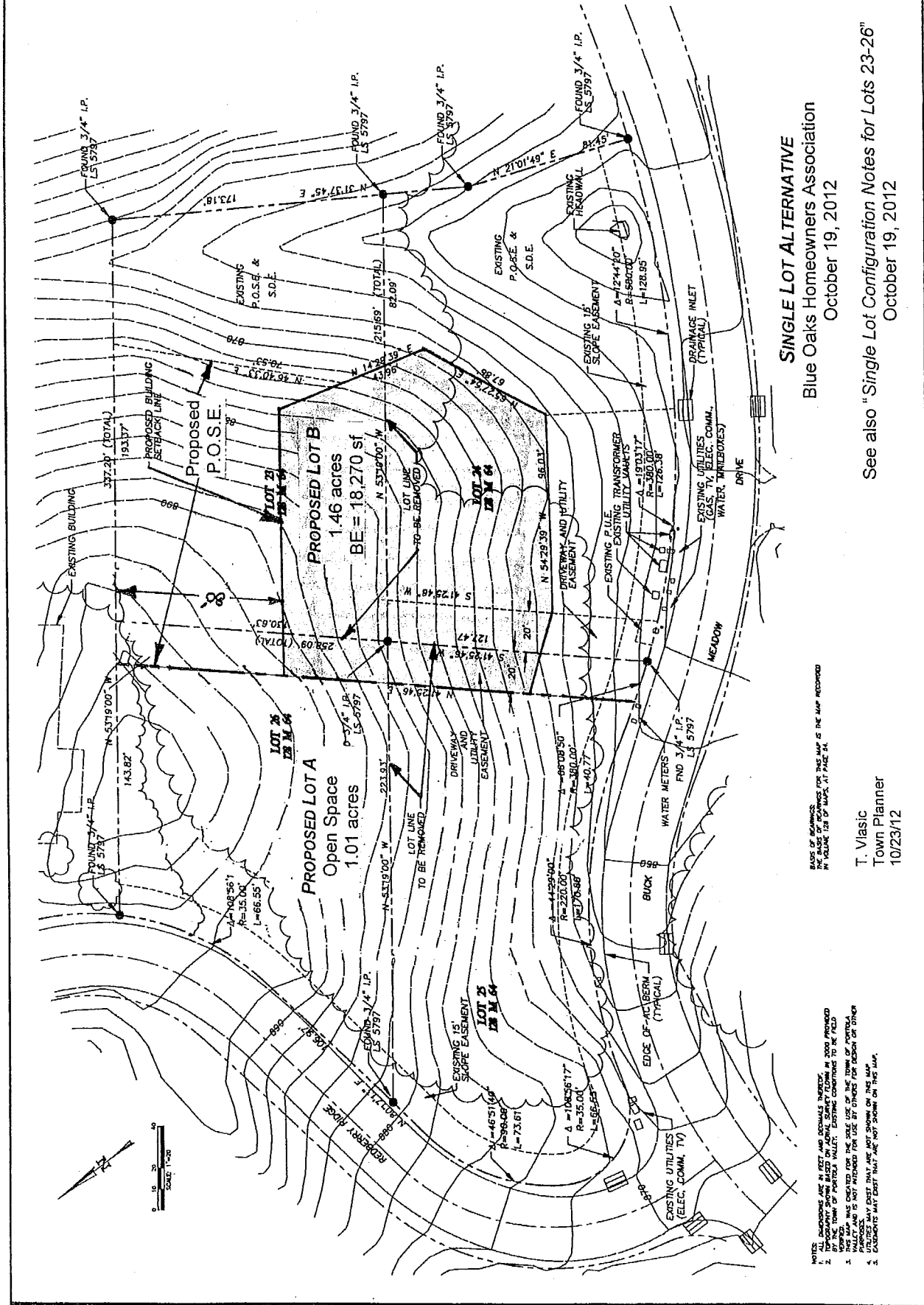
**NIVIS**

LAND SURVEYORS  
 1000 UNIVERSITY AVENUE, SUITE 100  
 BERKELEY, CALIFORNIA 94702  
 TEL: 415.863.1111 FAX: 415.863.1112  
 WWW.NIVISLANDSURVEYORS.COM

SCALE: 1" = 20'

DATE: OCTOBER 19, 2012

PROJECT: SINGLE LOT ALTERNATIVE



**SINGLE LOT ALTERNATIVE**  
 Blue Oaks Homeowners Association  
 October 19, 2012

T. Viasic  
 Town Planner  
 10/23/12

- NOTES:
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
  2. THE BASE OF MEASUREMENT FOR THIS MAP IS THE MAP RECORDED IN VOLUME 128 OF MAPS, PAGE 64.
  3. THIS MAP WAS PREPARED FOR THE SOLE USE OF THE TOWN OF PORTOLA VALLEY AND IS NOT INTENDED FOR USE BY OTHERS FOR REASON OR OTHER.
  4. UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
  5. DIMENSIONS MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

NO.	DATE	DESCRIPTION
1	10/19/12	ISSUED FOR REVIEW
2	10/23/12	ISSUED FOR REVIEW
3	10/23/12	ISSUED FOR REVIEW
4	10/23/12	ISSUED FOR REVIEW
5	10/23/12	ISSUED FOR REVIEW
6	10/23/12	ISSUED FOR REVIEW
7	10/23/12	ISSUED FOR REVIEW
8	10/23/12	ISSUED FOR REVIEW
9	10/23/12	ISSUED FOR REVIEW
10	10/23/12	ISSUED FOR REVIEW

## Single lot configurations notes for lots 23-26

Recommend building envelope (BE) to be ~19K SF

- Rationale: consistent for Buck Meadows corridor lots (Lot 36 BE =13.3K, Lot 35 BE =19.3K, Lot 34 BE=23K, Lot 28 BE=18K, Lot 21 BE=17K, Lot 22 BE = 20K, Lot 6 BE=18.8K SF)

Recommend single story home

Rationale:

- In keeping with stepping down concept. Note adjacent homes on other side of Mills home are single story.
- Tree canopy is lower here, single story would permit home to blend in more with trees.

Recommend: 5700 square foot home

- Rationale: in keeping with other Buck Meadows view corridor homes.

BE: centrally located, tilted closer to Buck Meadows on northern end, further away on southern end

- Rationale: sensitive to proximity to lot 22 home on northern end as in comments made for two separate building sites by Tom Vlasic.

BE shape/width: Recommend: Rectangular in shape with horizontal major axis / BE width ~100 Ft. to allow elongated BE

- Rationale: midrange of BE envelopes for other elongated narrow lots
- Rationale: Allows placement of the home site in area of preferred construction topology
- Rationale: Sensitive to BM view corridor in a manner consistent with other homes placed along BM
- Rationale: Sensitive to preserving greater quantity of grove trees on southern and northern ends of property.

Access easement: placed close to current location, offset slightly to avoid conflict with utilities

Areas of agreement for Table one of PUD/Blue Oaks Site Development Criteria:

- Max IS area: 10K
- Yard setback limitations: front, and rear—as before
- Pools “conditional”
- Accessory structures: yes

Recommended verbiage for lot description: This lot is east of Buck Meadow Drive and bordered on south by a POSE and drainage easement. The BE would be access by a driveway off of Buck Meadow Drive and some grading would be needed for driveway construction. The BE has a number of oaks and some will need to be removed to accommodate residential development. Attention will need to be given to preserving as many trees as possible (lot 28 verbiage). Primary views are to

the south and southeast. The residential design solution will need to be sensitive to views from the main roadway on Buck Meadow. This will require roof lines to blend with the existing tree canopy and not project above it (lot 36 verbiage).

Single lot configuration comparisons (further comparisons)

Lot number	Lot size	Street Address	Owner	Building Envelope (approx K sq ft)	Pool	Yard setback restrictions			Floor area FA	Impervious surface IS	Height limit
						Front	Rear	side			
	acres										
<b>Single lot</b>	<b>solution</b>										
TBD	1.34/2.47	3BM		~19K		(g)		(g)	5700	10000	1
<b>Town</b>	<b>Proposal</b>										
23/24 (n)	1.34	3 BM		18.6 exact	conditional	(g)			5700	10000	2
25/26 (n)	1.13	5 BM		16.8 exact	"	(g)		(g)	5700	10000	2
<b>Small lot</b>											
17	1.1	14 RR	Owen	18.4	conditional				6210	12000	1
15	1.25	21? RR	Douglas	20	"				"	"	1
22	1.3	1 RR	Mills/Ant	22	"			(g)	5700	10000	2
14	1.33	19 RR	Salah	22	"				6210	12000	1
<b>BM</b>	<b>Corridor</b>										
1(n)	2.77		Minor	19.7	"	(g)			6175	10000	2(e)
36(n)	3.08	2BM	Toors	13.2	"	(g)	(j)		5700	10000	2(e)
28	1.74	BM	Stritter	17.2	"	(g)		(g)	5225	10000	1
35 (n)	1.98	4 BM	Torgeson/Kr	19	"	(g)	(j)		5225	10000	2 (e)
34(n)	2.97	6BM	Strick	20.4	"	(g)	(j)		5700	10000	1
<b>Narrow</b>	<b>lots</b>				<b>Width</b>						
9	2.53	7RR	Slanina	16	70'				6175	10000	1
10 (n)	2.19	9RR	Srinivasan	17.5	50'				6175	10000	1
36(n)	3.08	2 BM	Toors	13.2	32' to 111'	(g)	(j)		5700	10000	2(e)
<b>Descending</b>	<b>height</b>				<b>Pool</b>						
7	2.62		Evans	17.8	"				5938	10000	1
8	2.19		McGraw	15.3 flag	"				5700	10000	1

(e) allowable second story maybe impacted if structure located within 125' of fault per PV Munic Code section 18.58.030. height limit shall meet requirements of table. For definition of single and two story heights see PUD statement text.

(g) Building envelope at front rear or side yard adjacent to Buck Meadow Preserve

(j) Building envelope may be constrained by 50' setback from center link of creek or edge of wetland

(p) Pool in common use for lots 23, 24, 25 and 26. Designated on lot 25 but may be relocate to another BMR parcel dependant on final building and site design solutions.

(n) Shares common driveway with maintenance agreement per PV Muni Code Section 17.32.060.

# Blue Oaks Homeowners' Association



October 5, 2012

Via E-Mail: [ascc@portolavalley.net](mailto:ascc@portolavalley.net)

Town of Portola Valley  
Architectural & Site Control Commission  
765 Portola Road  
Portola Valley, CA 94028  
Attn: Craig Hughes, Chair

**Re: Amendment to Blue Oaks PUD X7D-137 Lots 23-26, and Lot Line Adjustment S6D-214**

Dear Chairperson Hughes and Members of the ASCC:

The Blue Oaks Homeowners Association appreciates the opportunity to voice the concerns expressed by the members of the Association about the two lot design proposed by the Town for the re-configuration of the BMR lots in the Blue Oaks subdivision.

The Association wants to work cooperatively with the Town to achieve a common objective, which results in the development of the land previously designated for affordable housing in a manner which is consistent with the principles, policies and procedures applicable to the market rate housing within the Blue Oaks subdivision.

The property enclosing lots 23-26 is unique in the Blue Oaks community. Not only is it almost completely covered by a large grove of blue oaks, it occupies a prime position along the Buck Meadow view corridor through which all residents pass to enter or exit the community. It is estimated that a minimum of 60 blue oak trees are potentially impacted by the current two lot proposal. The southern portion of this property which does not contain oaks is currently zoned POSE due to the steep ravine area.

We feel the appropriate market rate definition and development of this site should consider the actual constraints inherent in this site which is why we are proposing a one lot solution. Public comments from the Town and its developers concerning the difficulties of development of this site as 4 BMR units also apply to the development of this site for two lots. We acknowledge and support the sale of this property, however, a poorly defined configuration simply passes the burden from the Town to the new homeowners and the architectural review processes of the Blue Oaks Community and the ASCC. We would very much like to get ahead of this issue before the

architectural review process becomes too difficult or cumbersome for the new homeowners. We look forward to the opportunity to work with the Town Planner to address these issues prior to sale of the lots.

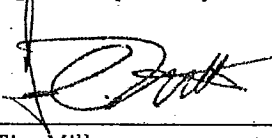
The Blue Oaks Homeowners Association Board of Directors, with the support of the membership of the Association, believes that we can provide within a reasonable period of time, a single lot configuration using the same criteria that were used in establishing the building envelopes for the market rate lots in the initial project approvals.

The concerns we have and the issues on which we would like to work with the town include, but are not limited to, the following::

1. The two lot configuration as currently proposed is problematic in:
  - a. The density of home sites
  - b. The impact on or removal of Blue Oaks signature trees
  - c. The ratio of Building Envelope / Lot size
2. The configuration of the additional driveway adds a public safety issue due to the steepness of the street and creation of a blind access.
3. The 2 lot configuration is inconsistent with other home sites along the Buck Meadow view corridors.
4. The reconfiguration of the property resulting from the lot line adjustment, and the configuration of the building envelope should be consistent with the PUD Statement, and consistent with other market rate lots in the subdivision.

The Planning Commission has authorized Town Planner, Tom Vlastic, to meet on site with representatives of the Association in order to come up with a single lot plan as a viable alternative to the Town's two (2) lot plan, and we look forward to this opportunity. We respectfully request that the ASCC defer its recommendations until the one (1) lot plan has been presented to and reviewed by the ASCC.

Signed respectfully,



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Tim Mills  
Blue Oaks Homeowners Association President

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Patricia Murray  
Blue Oaks Homeowners Association Vice President

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Joy Elliott  
Blue Oaks Homeowners Association Secretary



# Blue Oaks Homeowners Association



October 3, 2012

Town of Portola Valley  
Planning Commission  
765 Portola Road  
Portola Valley, CA 94028

**Re: Amendment to Blue Oaks PUD X7D-137 Lots 23-26, and Lot Line Adjustment S6D-214**

Dear Chairperson and Members of the Planning Commission:

The Blue Oaks Homeowners Association appreciates the opportunity to address the Planning Commission and to voice the concerns expressed by the members of the Association about the proposed amendment to the Blue Oaks PUD.

The original PUD Statement which was approved by the Planning Commission on November 10<sup>th</sup>, 1995 and by the Town Council on June 12<sup>th</sup>, 1996, and subsequently revised by the Town Planning Commission on November 5<sup>th</sup>, 1997 and by the Town Council on January 14<sup>th</sup>, 1998, contained within the PUD a significant affordable housing element. The general description of the Blue Oaks project contained within the PUD Statement included "32 market rate parcels to accommodate conventional single-family housing development, and 4 BMR parcels to accommodate 8 below market rate housing units in conformity with the Housing Element of the Portola Valley general plan." The Planned Unit Development Statement provided in Article I (Definitions) subparagraph D (Lot) that "all lots are subject to the Blue Oaks CC&Rs." The PUD Statement also included a statement that "all streets will be held in common by all residents of the Blue Oaks project, including the owners of the BMR parcels..." It appears that the original intent of the developer of the Blue Oaks project and the intent of the Town of Portola Valley was to have all of the property described in the Subdivision Map subject to the CC&Rs and under the jurisdiction of the Blue Oaks Homeowners Association. The original plan and intention of the Town was to meet the Town's obligations to provide the Town's share of affordable housing on a regional basis by developing eight below market rate homes within the subdivision. For many reasons it became obvious to all concerned that this was not a good choice for location of below market rate housing. The Town has implemented a plan to provide affordable housing at a more suitable location, and wants to be in a position to sell the below market rate lots so as to be able to use the sale proceeds to create affordable housing at a preferable location within the Town.

The Association wants to work cooperatively with the Town to achieve a common objective, which includes the implementation of the Town's plan to create affordable housing within its borders, and at the same time results in the development of the land previously designated for affordable housing in a manner which is consistent with the principles, policies and procedures applicable to the market rate housing within the Blue Oaks subdivision.

The problems that have arisen and will arise as a result of attempting to market the property prior to annexation need to be resolved, and the only effective way to do that is to annex the property so that the purpose and intent of the PUD Statement can be fulfilled, and so that marketing efforts with respect to the property can continue without the misleading and inaccurate statements that result from attempting to market lots which do not yet exist, and which are not yet subject to the CC&Rs.

While the Association and its members appreciate the fact that the Town is facing some time constraints in acquiring the ultimate site for location of the below market rate housing, there is also a great deal of concern about the lack of notice and the lack of time for consideration of the alternatives. The membership of the Association has had but a very short time to review the proposed amendment to the Blue Oaks PUD and the proposed lot line adjustment. A general membership meeting was held on Tuesday, October 2<sup>nd</sup>, to review the report from the Town Planner to the Planning Commission. The opposition expressed to the proposed 2 lot plan at that membership meeting was unanimous. The Board of Directors, with the support of the membership of the Association, believes that we can provide within a reasonable period of time a single lot configuration using the same criteria that were used in establishing the building envelopes for the market rate lots in the initial project approvals. We ask, therefore, that the Planning Commission continue the hearing for a month to allow time for the Association to work with the staff to come up with an acceptable single lot proposal.

The Staff Report to the Planning Commission appears to be based on the concept that the criteria which were applied to the 4 below market rate lots can and should be applied to the 2 proposed market rate lots. We believe this is an inappropriate approach. Once it is recognized and accepted that the plan to incorporate below market rate housing in the subdivision was a mistake, the policies, guidelines, and concepts that were applied to the market rate lots should be the same ones applied to the reconfiguration of the subdivision after the lot line adjustment. In order to be compatible with the other market rate lots in the subdivision, the reconfigured land should be subject to the same rules, concepts and guidelines as were applied to the other market rate lots. The Association strongly objects to the concept that because the area set aside for below market rate housing was subject to its own design and development, guidelines and requirements, that it is therefore appropriate to continue to apply design and development criteria which differ from the criteria applied to the other market rate lots.

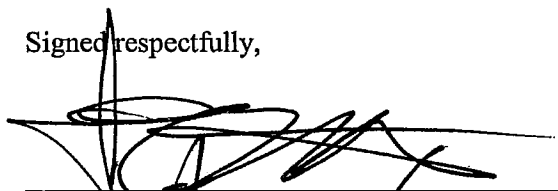
The Association is mindful of the admonition contained within the agenda for tonight's hearing which limits the Association and its members in the event of a legal challenge to the action which is proposed, to raising only those issues that were raised at the public hearing or in written correspondence delivered to the Planning Commission at or prior to the public hearing. In order to be as complete as possible in establishing a record of those issues raised, the Association submits the following:

1. The proposed 2 lot configuration results in the application of different standards with respect to lot configuration, architectural review and tree preservation. We understand that as many as 60 oak trees would be adversely impacted by the proposed 2 lot configuration.
2. We object to the inadequacy of time to study and to react to and comment upon the 2 lot proposal set forth in the September 27<sup>th</sup> report to the Planning Commission. We understand the Town is anxious to be able to sell the land in order to meet its requirements for purchase of the alternate site upon which to develop below market rate housing, but in pursuing that agenda, the Town is shortchanging the residents of the Blue Oaks community as well as other residents of the Town by not allowing sufficient time for public discussion and for detailed consideration of the proposed 2 lot plan.
3. There is of course an inherent conflict of interest due to the fact that the Town owns the property which it proposes to reconfigure by a lot line adjustment which the Town in turn will approve, and by the Town's proposal to modify the PUD Statement in a way which benefits the Town's immediate objective of selling the land as quickly as possible.

4. Presumably with the consent of the Town, the realtors with whom the land has been listed are already advertising 2 lots for sale, lots which do not at this time exist. Furthermore the sales materials represent that the "community amenities include an Olympic size pool..." Unless and until the property is annexed by recordation of a Declaration of Annexation, it is misleading, inaccurate, and in violation of the law to make such premature assertions.
5. The proposed 2 lot configuration and the Staff Report to the Planning Commission fails to completely address the elements contained within the PUD Statement in a manner consistent with the criteria applied to the other market rate lots in the subdivision.
6. The ratio of building envelope to lot size contained within the 2 lot proposal is inconsistent with the other market rate lots.
7. The 2 lot proposal does not adequately address the preservation of trees, particularly the blue oaks for which the subdivision is named. The number of trees proposed to be removed under the 2 lot proposal greatly exceeds the number of trees permitted to be removed from the other market rate lots.
8. The configuration of driveways and access points with respect to the lots is inconsistent with public safety and with criteria applied to other market rate lots.
9. The 2 lot configuration is inconsistent with other lots in similar Blue Oaks view corridors.
10. The reconfiguration of the property resulting from the lot line adjustment, and the configuration of the building envelope should be consistent with the PUD Statement, and consistent with other market rate lots in the subdivision.

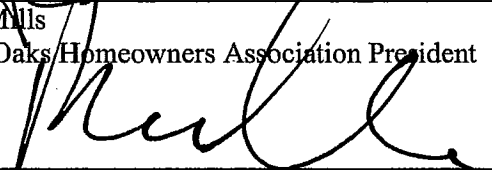
In summary, we respectfully request that this matter be continued, and that staff be directed to work with representatives of the Association to come up with a mutually acceptable single lot alternative, and that pending the outcome of such discussions, the realtors be directed to temporarily discontinue their marketing efforts which at this point are misleading and inaccurate.

Signed respectfully,



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Tim Mills  
Blue Oaks Homeowners Association President



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Patricia Murray  
Blue Oaks Homeowners Association Vice President



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Joy Elliott  
Blue Oaks Homeowners Association Secretary



# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO:** ASCC  
**FROM:** Tom Vlastic, Town Planner  
**DATE:** October 18, 2012  
**RE:** Agenda for October 22, 2012 ASCC Meeting

**NOTE:** The October 22<sup>nd</sup> meeting will include a special afternoon session for consideration the proposals for Blue Oaks PUD amendment and Lot Line adjustment as discussed in below under agenda item 4b. The site session will convene at 4:00 p.m. at the intersection of Buck Meadow Drive and Redberry Ridge in Blue Oaks.

The following comments are offered on the items listed on the October 22, 2012 ASCC agenda.

**4b. PROPOSED AMENDMENT TO BLUE OAKS PUD X7D-137, LOT LINE ADJUSTMENT X6D-214, LOTS 23-26, 3 & 5 BUCK MEADOW DRIVE, TOWN OF PORTOLA VALLEY**

The ASCC initiated review of these requests at the regular October 8, 2012 meeting. At the conclusion of discussion, it was agreed that a site meeting was appropriate and, as noted at the head of this memorandum, the site meeting has been set for 4:00 p.m. on Monday October 22, 2012. While the planning commission was informed of this meeting, a commission quorum was not possible, so the meeting will not be a joint planning commission and ASCC meeting.

Background to the issues to be considered at the October 22<sup>nd</sup> meeting is presented in the attached staff report prepared for the October 8<sup>th</sup> ASCC meeting and enclosed draft meeting minutes. Also, at the 10/8 meeting, the ASCC considered the issues presented in the attached October 3 and 5, 2012 letters from the Blue Oaks homeowners association (HOA). Since the last meeting, we have also received the attached October 15, 2012 email from John Toor, owner of Blue Oaks Lot 36 that is currently being developed with plans approved by the ASCC.

As noted in the materials prepared for the 10/8 ASCC meeting, the ASCC is to complete a report on the proposals to the planning commission and the commission is tentatively scheduled to conduct a public hearing on them at its November 7, 2012 meeting. The town council has asked that this scheduled hearing date be kept so that the process of lot sale and purchase of 900 Portola Road can proceed in a timely

manner. Thus, the objective would be for the ASCC to complete its report to the planning commission at the conclusion of the evening October 22<sup>nd</sup> meeting.

It is also noted that, as the ASCC was advised at the October 8th meeting, town staff and officials will be meeting with the Blue Oaks HOA representatives on October 19<sup>th</sup> to review their concerns and some of the history and background associated with the lots that are subject to the applications. That meeting will take place after the deadline for completion of this memorandum, thus we will report on the 10/19 meeting at Monday's ASCC meeting.

Comments provided below are offered to facilitate the 10/22 ASCC review. They provide responses to some of the concerns in the communications received from the HOA and Mr. Toor. They also provide information responding to ASCC comments offered at the October 8, 2012 ASCC meeting.

- 1. Lot and Building Envelope (BE) sizes and ratios and comparisons.** The attached table dated October 16, 2012 provides the comparisons requested by the ASCC. It should be emphasized as discussed further below, there was no standard for a ratio of BE to lot size applied in setting lots or BEs. As can be seen from the table, the average lot size is 2.10 acres and the average BE size is 22,134 sf. The average BE to lot size ratio is 24.18%, but the lot sizes and ratios vary greatly, and if a ratio standard had been applied there would not be such a variation. Further, BEs and limitations for their use were set based on geology, including fault setbacks, slope, potential visual impacts relative to views from lands surrounding the Blue Oaks site, and modifications to zoning setbacks to reflect the unique site conditions. Further, lots and BEs are clustered in the development envelope identified on the town's General Plan Land Use Diagram, and this diagram had a significant influence on the form of the final project building area.

As can be seen from the attached table, Lot 22, immediately east of the subject parcels, has an area of 1.30 acres reflecting its location in the center of the general plan identified acceptable building envelope. It has a BE of over 21,000 sf. These numbers are very similar to the subject proposed two lots with similar characteristics. At the same time, care has been taken to reduce the proposed BE areas and increase setbacks to be sensitive to the site oaks and also the relationships to Lot 22.

The table also shows that the smallest lot in Blue Oaks, i.e., Lot 17, with an area of 1.10 acres, has a BE of over 23,000 sf, or 49% of the lot area. Lot 18 has an area of 2 acres and a BE of over 43,000 sf, i.e., roughly 50% of the lot area. The BE on this lot has some drainage restrictions, and the PUD requires drainage solutions to allow for full use of the BE area. Several lots have qualifications for BE use.

It is also noted that a number of lots have very large BE ratios and many have very small ratios. The lots with larger BEs have fewer constraints (e.g., Lot 19 with an area of 1.66 acres and a BE of over 31,000 sf - 43%) and those with smaller BE, even with large lots, have more constraints including slope, geology and emergency access easement right of way (e.g., Lot 33 with an area of 2.79 acres and a BE of only 13,600 sf - 9%). Also, some lots with larger area include portions of the Buck Meadow preserve open space area that extends over lots 1, 21, 22, 27, 34, 35 and 36. The open spaces on these lots are part of the open space easement areas that

help to balance the developed areas on parcels in Blue Oaks. Further, the common open space easement areas over Coal Mine Ridge and along the Los Trancos Road corridor are part of the open space or "backyard" area for each lot in Blue Oaks that balances the site density as stated on the table.

The table shows the overall site density for the project, which takes into account zoning and general plan designations and adjustments to project design made through the EIR process. Currently, for the entire 285-acre project site the density is 7.91 acres per lot and 7.125 acres per dwelling unit, including the undeveloped 8 affordable housing units. With the proposed 34 lots, the density would be modified to 8.38 acres per lot/dwelling unit.

2. **Criteria used for definition of lots and BEs.** The attached materials listed below set the framework for definition of the lots and BEs. These are from the certified project EIR and PUD statement as modified in 1998 to include the upper Portola Glen Estates lots that are at the end of Redberry Ridge.

- Land use Diagram (from EIR)
- Site Geologic map (from EIR)
- Ground Movement Potential Map (from EIR)
- Zoning and Development Standards (pages 10 and 11 from PUD)
- Original Proposed Development Diagram (from EIR)
- Revised Project Diagram (from EIR)
- Separate Cluster Alternative Map (from EIR)
- General Plan Cluster Alternative Map (from EIR)
- Building envelope exhibits for Lots 21, 22, 33, 34, 35, and 36 (from PUD)

Review of these materials show that the lots are located for conformity with the general plan diagram. The alternatives for lots outside of the general plan cluster area were not found acceptable. After full EIR consideration of the proposed project, revised project and project alternatives it was concluded that the development had to be concentrated in the general plan recognized development area with only minor modifications around the edges of this area. Further, the lots and BEs are a reflection of this concentration in the area most suitable for development, and the subject lots are impacted less by slopes, geology, and access than other lots, thus allowing for a smaller area. Review of the building envelope exhibits makes it clear that some of the larger lots include the identified fault zone and common access easements. The documents make it clear that there was not any standard for BE to lot size ratio. Further, if such a standard had been applied than the net lot areas for lots like 33, 34 and 36 would, for example, have been modified to deduct access easements, and unstable geologic and fault setback areas.

In any case, the various project alternatives seriously evaluated in the EIR show at least two lots in the area of the subject properties. Early in the draft EIR process, open space and very large lot alternatives were referenced, but these were not consistent with density allowances or other factors that the town, developer, and EIR recognized would practically influence the project and its implementation.

3. **Relationship to open space areas.** The comments in the email from Mr. Toor suggest that the lots have limited, if any, relationship to large open space areas.

This is not the case. First, proposed lot 23&24 has a large POSE area on the south side similar to that over Lot 22, and this is not proposed to be changed. Also, the Buck Meadow Preserve over lots 21 and 34, and even over Lot 36, are open spaces that serve the lots as well as the entire central portion of Blue Oaks, and this is by PUD design. Also, immediately to the north of proposed Lot 25&26 is the town's Redberry open space neighborhood preserve. Further, as noted above, all lots share the open space over subdivision Lot A (169 acres) that includes Coal Mine Ridge and the Los Trancos Road corridor. Lastly, as noted above and in the materials for the 10/8 ASCC meeting, the proposed BEs have been reduced in size from the original four lot plan to protect more oaks, particularly around the intersection of Redberry Ridge and Buck Meadow Drive.

Other concerns noted in the attached communications can be considered at the 10/22 ASCC site and evening meetings. However, based on the above comments and attached reference materials, we conclude that the two-lot option is consistent with the criteria used to set the lot pattern density and BEs for Blue Oaks. As stated at previous meetings, if a buyer were willing to purchase "one lot" to meet the financial requirements the town council has concluded are necessary to help implement the provisions of the certified general plan housing element, then such an alternative could also be found consistent with the Blue Oaks project documents, including the PUD. This "lot" could be used for one BE, i.e., market rate residential use, or open space, with PUD adjustments/clarifications.

On Monday, ASCC members should consider the above comments and any new information developed at the site and evening ASCC meetings and complete comments that can be forwarded to the planning commission for consideration during the public hearing process on the subject applications.

### Blue Oaks PUD Lot Comparisons

T. Vlasic 10/16/12

Lot No.	Lot Size (Acres)	Building Envelope (Sq. Ft.)	Ratio BE to Lot Size (%)	Floor Area Limit (Sq. Ft.)	Impervious Surface Area Limit (Sq. Ft.)
1	2.77	21,200	17.57%	6,175	10,000
2	2.17	17,480	18.49%	5,700	10,000
3	2.30	14,400	14.37%	5,938	10,000
4	2.61	20,920	18.40%	6,032	10,000
5	2.57	24,800	22.15%	6,318	10,000
6	1.82	24,280	30.63%	6,175	10,000
7	2.62	16,520	14.48%	5,938	10,000
8	2.19	17,720	18.58%	5,700	10,000
9	2.53	19,320	17.53%	6,175	10,000
10	2.52	19,200	17.49%	6,175	10,000
11	2.13	19,320	20.82%	6,175	10,000
12	2.34	35,600	34.93%	6,175	10,000
13	1.65	20,000	27.83%	6,210	12,000
14	1.33	25,320	43.70%	6,210	12,000
15	1.25	23,320	42.83%	6,210	12,000
16	2.05	26,000	29.12%	6,210	12,000
17	1.10	23,320	48.67%	6,210	12,000
18	2.00	43,320	49.72%	6,210	12,000
19	1.66	31,200	43.15%	5,700	10,000
20	1.59	33,080	47.76%	5,700	10,000
21	2.56	18,520	16.61%	5,700	10,000
22	1.30	21,440	37.86%	5,700	10,000
23824	1.34	18,639	31.93%	5,700	10,000
25826	1.13	16,841	34.21%	5,700	10,000
27	1.77	16,800	21.79%	5,700	10,000
28	1.74	17,600	23.22%	5,225	10,000
29	1.84	38,400	47.91%	5,180	10,000
30	2.19	22,120	23.19%	6,240	10,000
31	2.61	21,720	19.10%	6,490	10,000
32	2.97	15,480	11.97%	5,700	10,000
33	2.76	13,600	11.31%	5,700	10,000
34	2.97	24,400	18.86%	5,700	10,000
35	1.98	18,680	21.66%	5,225	10,000
36	3.08	12,000	8.94%	5,700	10,000
Averages	2.10	22,134	24.18%	5,912	10,353

**Note:** Lot size data from Blue Oaks PUD statement. BE areas calculated from Blue Oaks subdivision map Sheet C-04, preped by BKF, dated 8/12/98. BE areas are only for comparison.

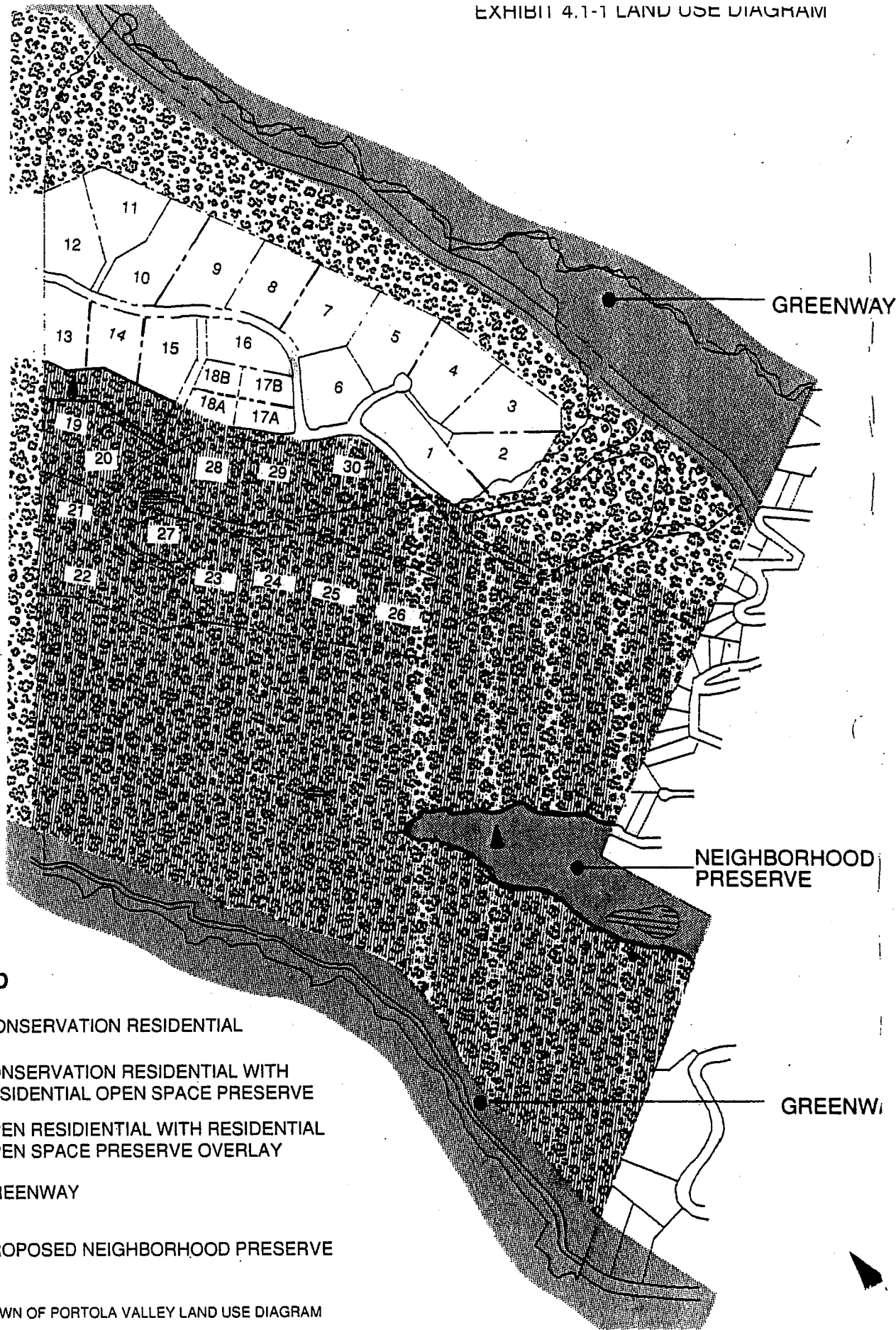
**Total Blue Oaks site acreage = 285 acres**

Average acreage per lot with 34 lots = 8.38 acres






Average acreage per lot with 36 lots = 7.91 acres

Average acreage per unit with 40 dwelling units = 7.125 acres

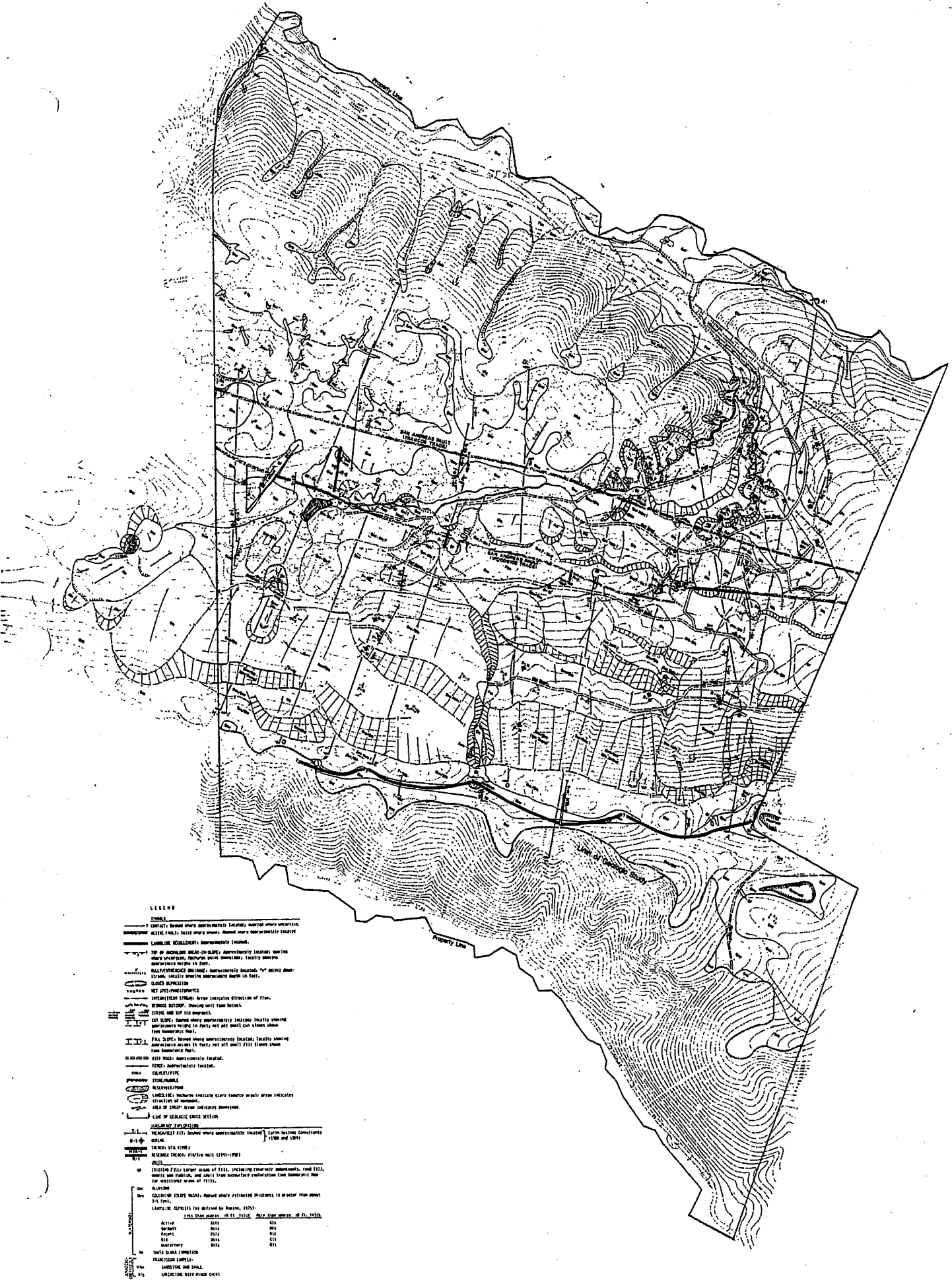




**LEGEND**

-  CONSERVATION RESIDENTIAL
-  CONSERVATION RESIDENTIAL WITH RESIDENTIAL OPEN SPACE PRESERVE
-  OPEN RESIDENTIAL WITH RESIDENTIAL OPEN SPACE PRESERVE OVERLAY
-  GREENWAY
-  PROPOSED NEIGHBORHOOD PRESERVE

SOURCE: TOWN OF PORTOLA VALLEY LAND USE DIAGRAM



**LEGEND**

**BOUNDARIES**

- CONTACT: Dashed where approximately located, solid where accurate.
- ALIEN FACIES: Solid where shown, dashed where approximately located.
- LANDLINE, BOUNDARY: Approximately located.

**TOPOGRAPHY**

- TOP OF HORIZONTAL BEACON-TO-SLOPE: Approximately located, bearing other symbols, otherwise solid.
- QUASISYNCLINAL BEACON: Approximately located, bearing other symbols, (locally showing approximately 30° in the).
- SLOPE INDICATION
- NET CUMULATIVE DEPRESSION
- INTERMITTENT STREAM: Arrows indicate direction of flow.
- STREAM BEDROCK: Shading with fine lines.
- STONE AND TOP TO BEACON.
- NET SLOPE: Dashed where approximately located, locally showing approximately 30° in the, not all small cut shows same same same same.
- FILL SLOPE: Dashed where approximately located, locally showing approximately 30° in the, not all small cut shows same same same same.
- FILL ROAD: Approximately located.
- FENCE: Approximately located.
- CULVERT/SPIRE
- STONE WALL
- BOUNDARY: Dashed where approximately located, locally showing approximately 30° in the, not all small cut shows same same same same.
- AREA OF CONCRETE CONCRETE DOWN.
- LINE OF GEOLOGIC CROSS SECTION

**PROPERTY LINES**

- TRACTS: Dashed where approximately located, solid where accurate.
- TRACTS: Dashed where approximately located, solid where accurate.

**WATER**

- WELLS: (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) 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# EXHIBIT 4.2-3 GROUND MOVEMENT POTENTIAL MAP



and/or HOA permitting ingress and egress, installation of private and emergency access road systems, utility facilities, e.g., water lines, tanks, pumps, power facilities, reservation of water rights, and the right to renew, install, repair, maintain and enlarge, pursuant to Town approval, any of those facilities whether existing or hereafter created. Any conveyances made to the Town shall be subject to the foregoing, easements and restrictions of record, and any and all prescriptive rights, including but not limited to the rights of the public and/or private individuals to pass over and use portions of the property. The provisions of all easements shall be to the satisfaction of the Town and consistent with the General Development Schedule of the Blue Oaks PUD.

I. **Zoning and Site Development Standards.** The zoning and site development standards set forth herein are in addition to, or, where appropriate, supersede or modify the provisions contained in *Portola Valley Municipal Code Chapter 15.12, Site Development and Tree Protection*, and *Title 18 Zoning*. These zoning and site development standards and procedures establish the basic framework for development and use of all Blue Oaks residential parcels.

1. **Designation of Homesites, and Summary of Development Criteria.** The primary homesites and Building Envelopes (BE) for all residential parcels are shown on PUD Plan Map No. T 12. The development criteria for each of the homesites is summarized in Table No. 1. The homesites and development criteria were established by a combination of on-site investigation and detailed analysis of aerial and topographic maps of the existing conditions. The buildable area is further defined by known fault setbacks, environmental zones, and in some areas, by steep slopes. All lot lines and BE setback lines have been defined to ensure each lot has an appropriate homesite which takes into account views, both from the site and off-site back to it, convenient driveway access, swimming pool location, tree preservation and privacy.

All lots can be developed for single family dwelling or BMR use subject to Town zoning restrictions as modified by this PUD Statement. Single family dwelling or BMR structures, pools, and other accessory structures as provided for herein can be built only within that portion of a lot which is defined as the BE. All site improvements will be subject to prior review and approval as set forth herein.

2. **Building Envelopes.** Building Envelopes (BEs) for each residential parcel are described in Appendix C. This Appendix contains the detailed survey data defining the required BEs as generally designated on PUD Plan Map T 12. BEs are those areas on individual parcels to which residential development shall be restricted. While landscaping, including related irrigation systems, may take place beyond the boundaries of BEs, within the limits of this PUD Statement, no structures will be permitted beyond the BE limit lines. However, subject to ASCC approval, a swimming pool may extend beyond the building envelope limits on Lot 33. Further, fences, entry features and paving, as otherwise permitted herein, may extend beyond the BE subject to ASCC review and approval. Yard setback averaging provisions contained in Sections 18.52.040 and 18.52.050 of the zoning ordinance may be applied to BE lines that do not abut an open space easement.

The uses permitted in BEs typically will include the primary residence, swimming pool, and other accessory structures. The range of primary and accessory structures to be allowed in each BE are listed in Table No. 1.

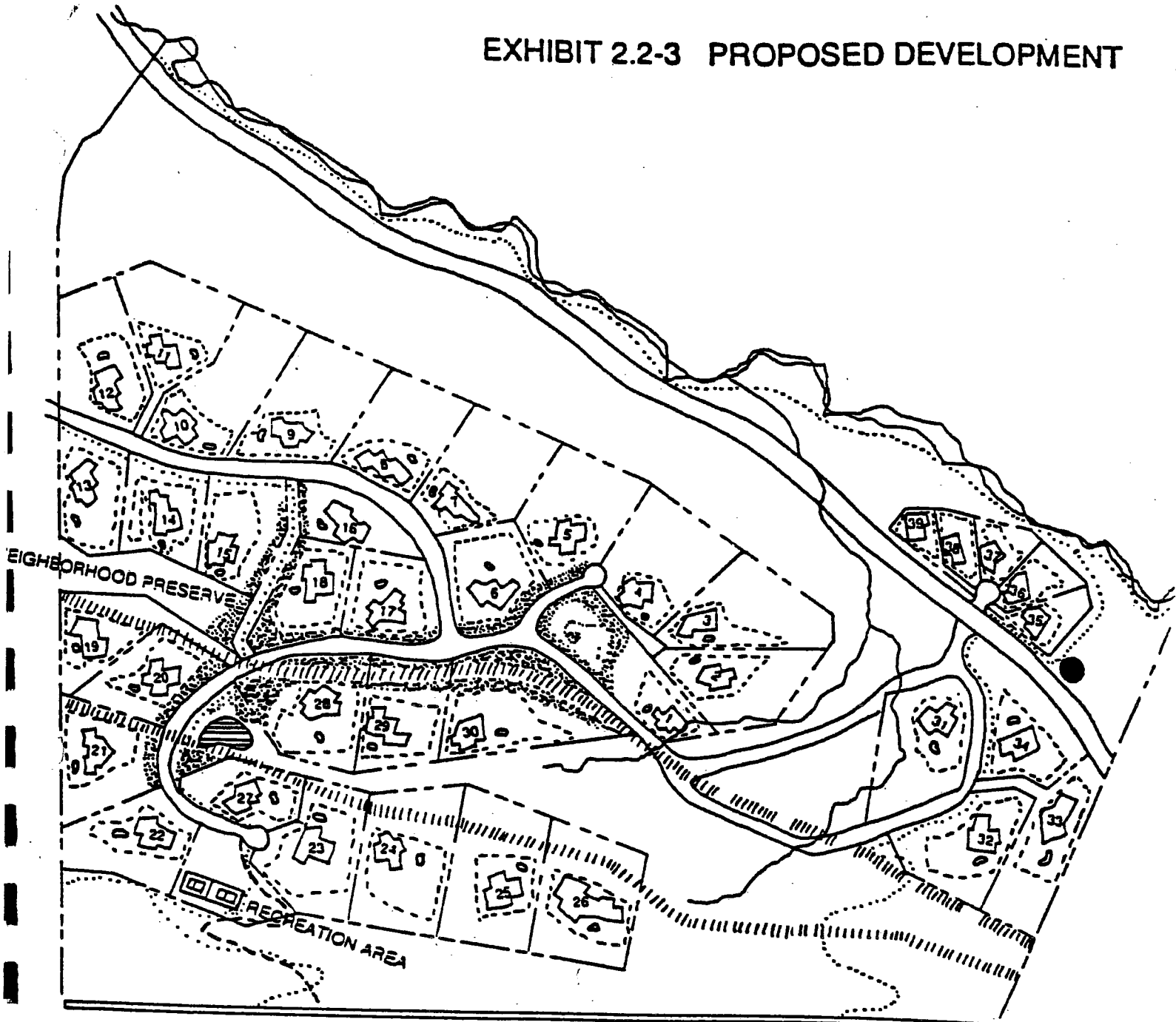
At the time of subdivision improvement, the building envelopes described in Appendix C shall be monumented by the Developer to the satisfaction of the Town Engineer. Whenever building on a parcel is undertaken, the parcel owner shall be responsible for demonstrating that all proposed development is within the established BE as described herein. Prior to construction, the monuments set by the developer at the time of subdivision improvement shall be verified to the satisfaction of the town and proposed development shall be shown to be within the BE. At the conclusion of improvements and before a building permit is declared final by the town, the homeowner shall reset all disturbed building envelope monuments in conformity with in Appendix C to the satisfaction of the town building inspector.

3. **Development Concepts Plan Review and Minimum and Maximum Requirements.** Appendix C shows each BE. The BEs have been carefully evaluated and found of sufficient size and condition to accommodate the range of uses allowed for in Table No. 1. The final layout for development will be based on the individual desires and needs of the property owner, the development limits set forth in Table No. 1, and the other provisions of this PUD Statement. Further, all proposals for development within BEs shall be subject to the prior review and approval of the BODC and the ASCC. The ASCC may allow minor adjustments of the BE lines in order to deal with more detailed and accurate data that is available with final subdivision improvement plans or developed at the time of planning for individual lot development. Procedures for review and approval by the BODC shall be contained in the CC&Rs. Procedures for ASCC review and approval are set forth in Title 18 of the Town Municipal Code. Any adjustments to BE lines approved by the ASCC shall be documented in a revised parcel Exhibit in Appendix C. Responsibility for revision to the exhibit shall rest with the residential parcel owner and the revision shall be completed to the satisfaction of the town prior to issuance of any building permit submitted in conjunction with the approved BE line adjustment.










In their interpretation and application, provisions of this PUD shall be held to be the minimum requirements, except where they are expressly stated to be maximum permitted conditions. However, more restrictive requirements may be imposed by the ASCC or other approving authority when determined necessary to meet the criteria for approving any specific application or proposal. The ASCC or other approving authority shall evaluate any proposal against conditions on the site for which an application is proposed and conditions on surrounding sites to help ensure the project is compatible with the natural and man-made environment, and the purposes and objectives of this PUD. Such evaluation may result in more restrictive requirements.

4. **Floor Area (FA), and Impervious Surface (IS) Area Limitations, and Basements.** Table No. 1 includes Floor Area (FA) and Impervious Surface (IS) area numbers for each residential parcel. These numbers are the maximum limits for floor area and impervious surface area that are permitted on each parcel. For the purposes of these limits, FA and IS area and basement area are defined as follows:
  - a. **FA.** The total floor area, measured from the outside walls of all buildings, including all floors, except basements as defined herein. Floor area specifically includes the floor area of the primary residence and all accessory buildings. Further, floor area includes the water surface area of any swimming pool that is not enclosed in a building or structure and otherwise defined as floor area subject to the following limitations:

# EXHIBIT 2.2-3 PROPOSED DEVELOPMENT



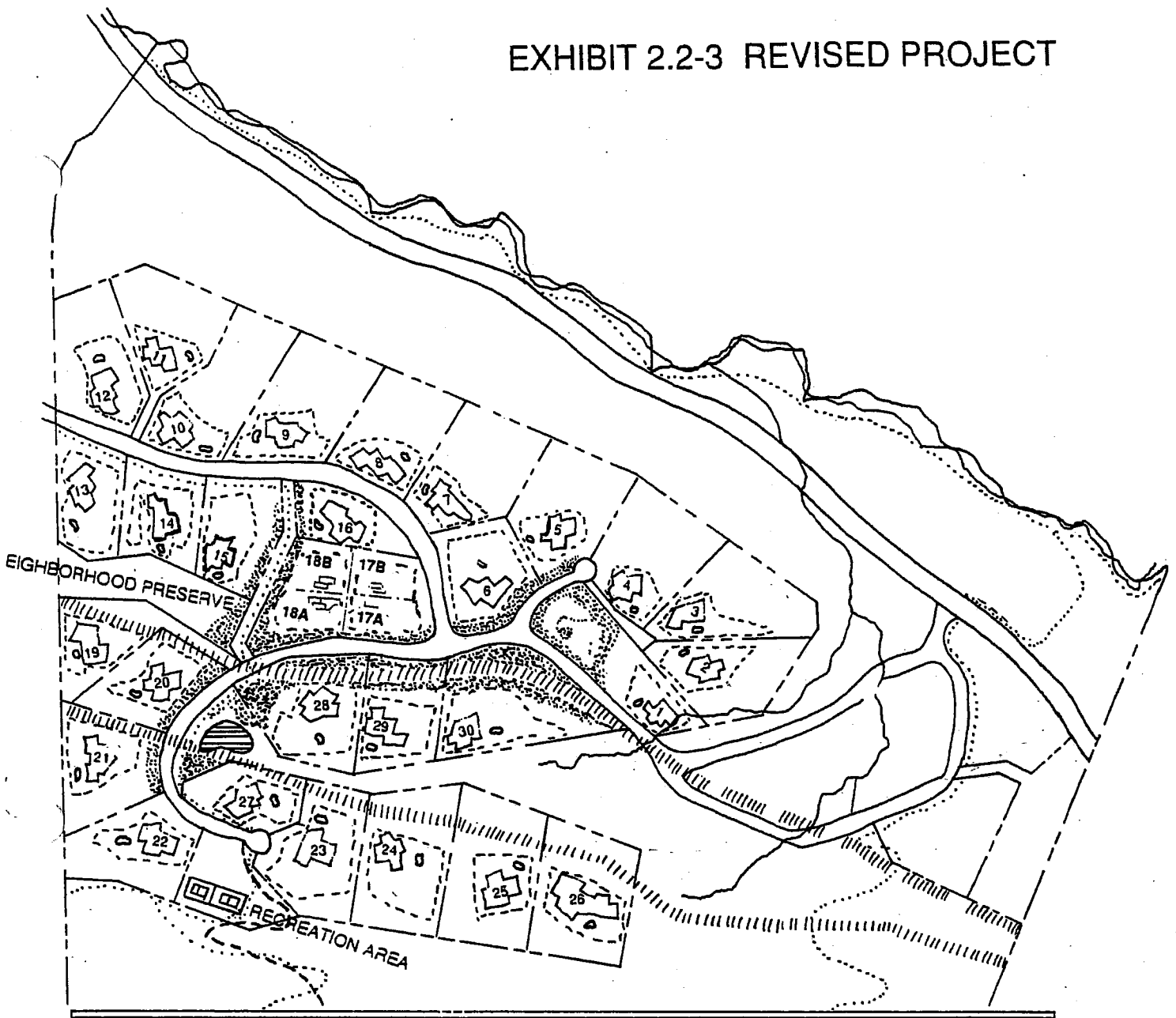
## LEGEND

-  LOT LINE
-  BUILDING ENVELOPE
-  PROPOSED HOME LOCATION
-  PUBLIC TRAILS
-  EMERGENCY ACCESS
-  EXISTING POND
-  BUCK MEADOW
-  SAN ANDREAS FAULT ZONE
-  WATER TANK

000 1,600 FEET



# EXHIBIT 2.2-3 REVISED PROJECT



## LEGEND









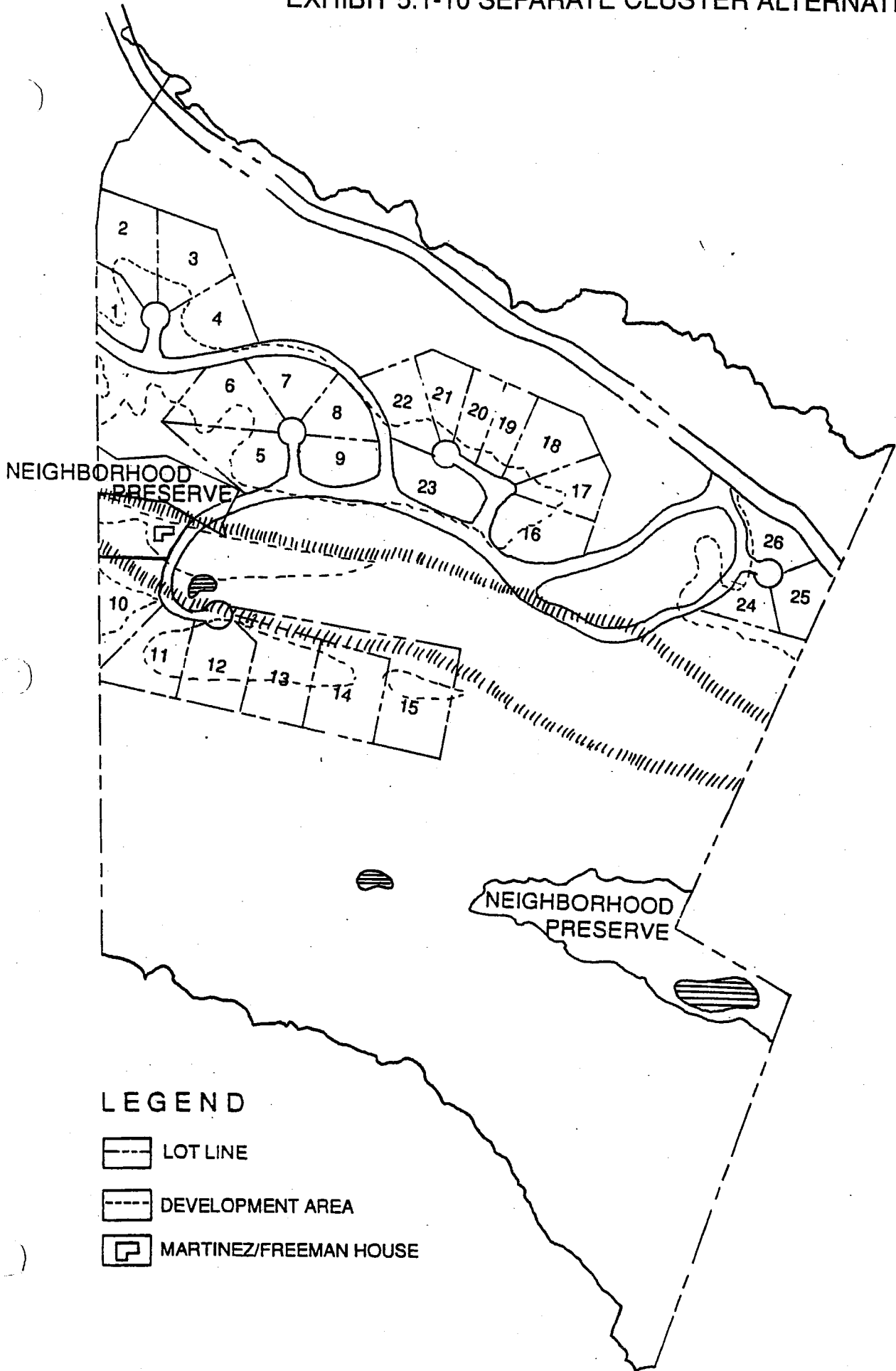
-  LOT LINE
-  BUILDING ENVELOPE
-  PROPOSED HOME LOCATION
-  PUBLIC TRAILS
-  EMERGENCY ACCESS
-  EXISTING POND
-  BUCK MEADOW
-  SAN ANDREAS FAULT ZONE



EXHIBIT 5.1-10 SEPARATE CLUSTER ALTERNATIVE MAP



LEGEND




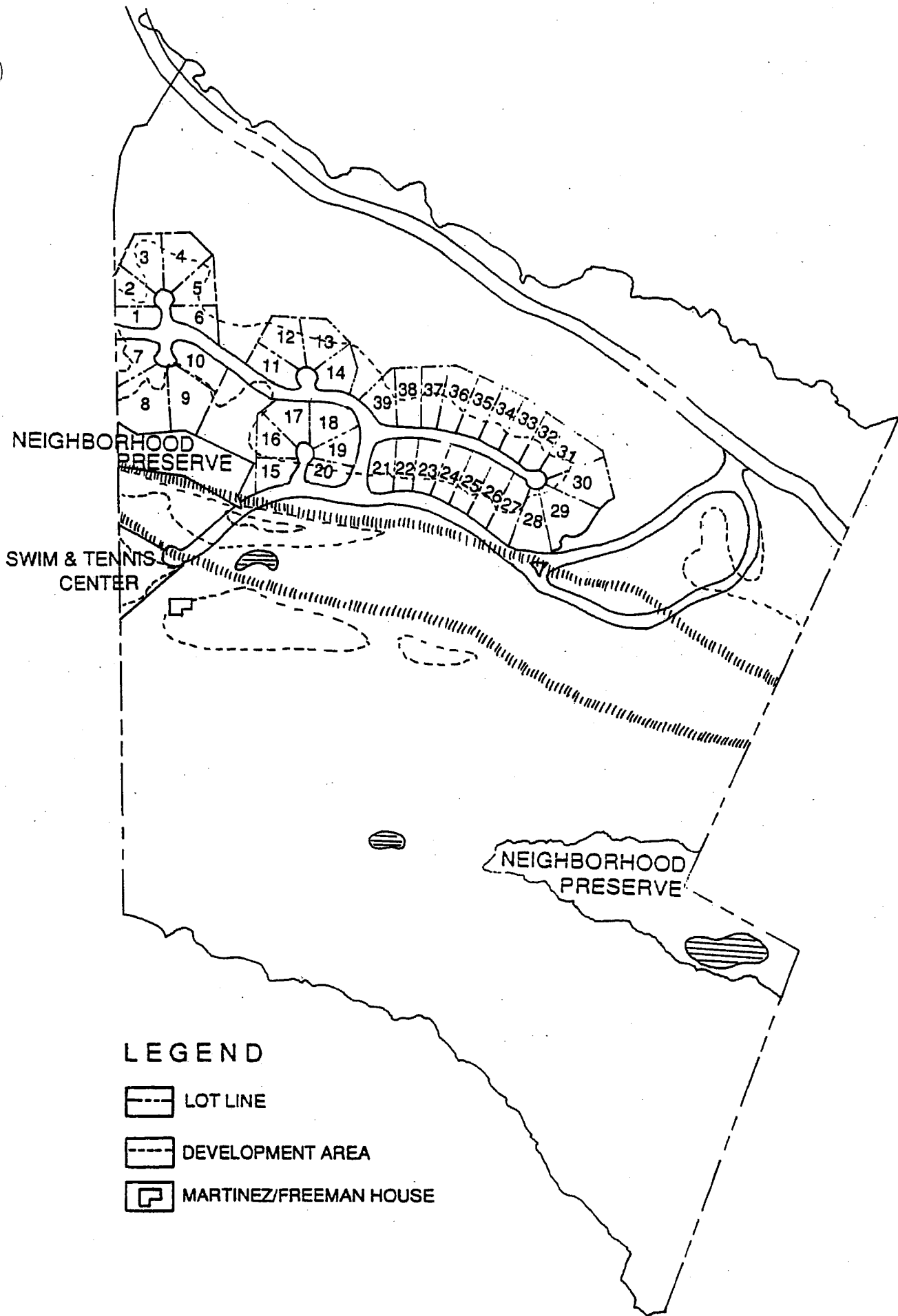
-  LOT LINE
-  DEVELOPMENT AREA
-  MARTINEZ/FREEMAN HOUSE








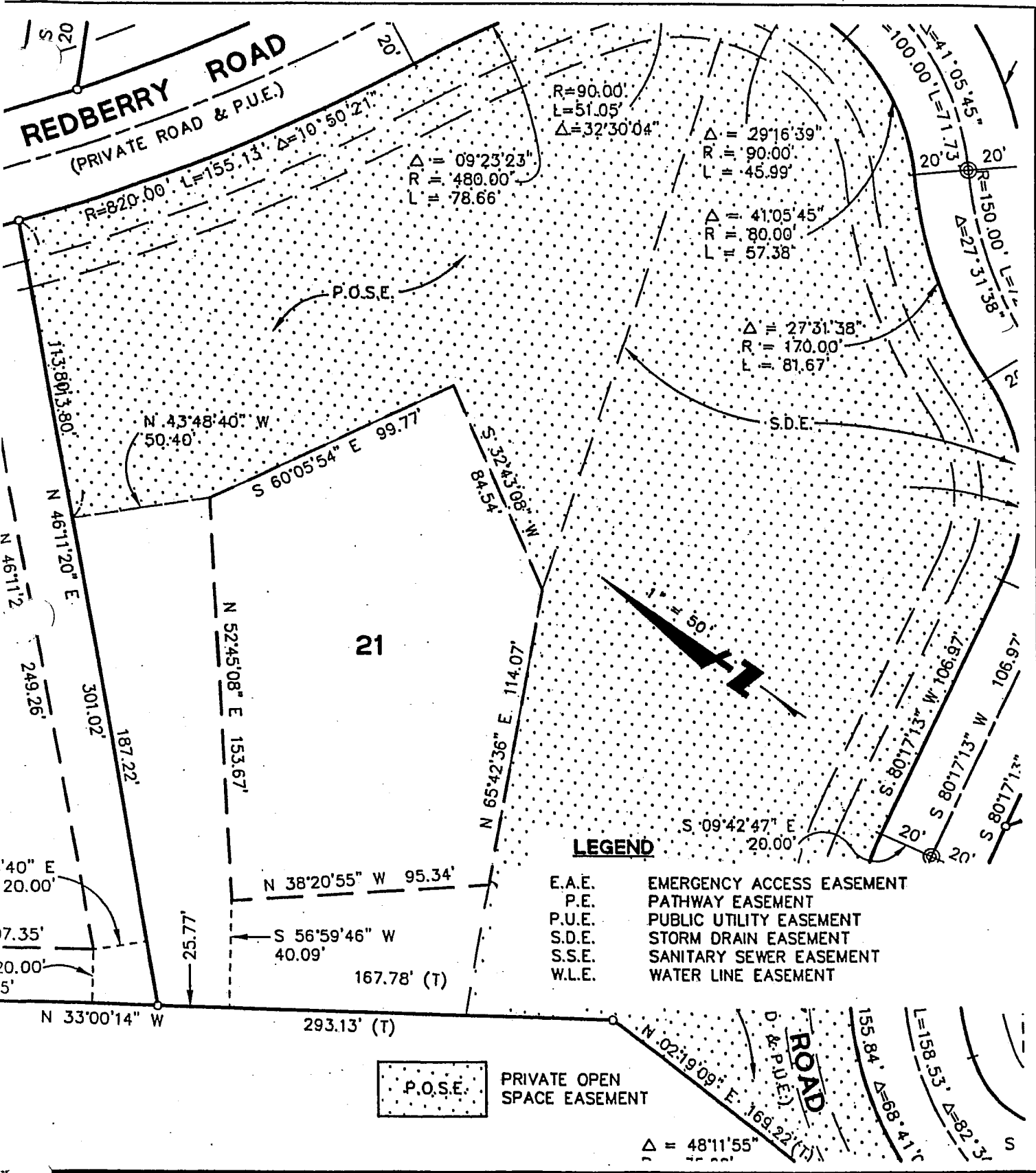
EXHIBIT 5.1-7 GENERAL PLAN CLUSTER ALTERNATIVE MAP



LEGEND

-  LOT LINE
-  DEVELOPMENT AREA
-  MARTINEZ/FREEMAN HOUSE

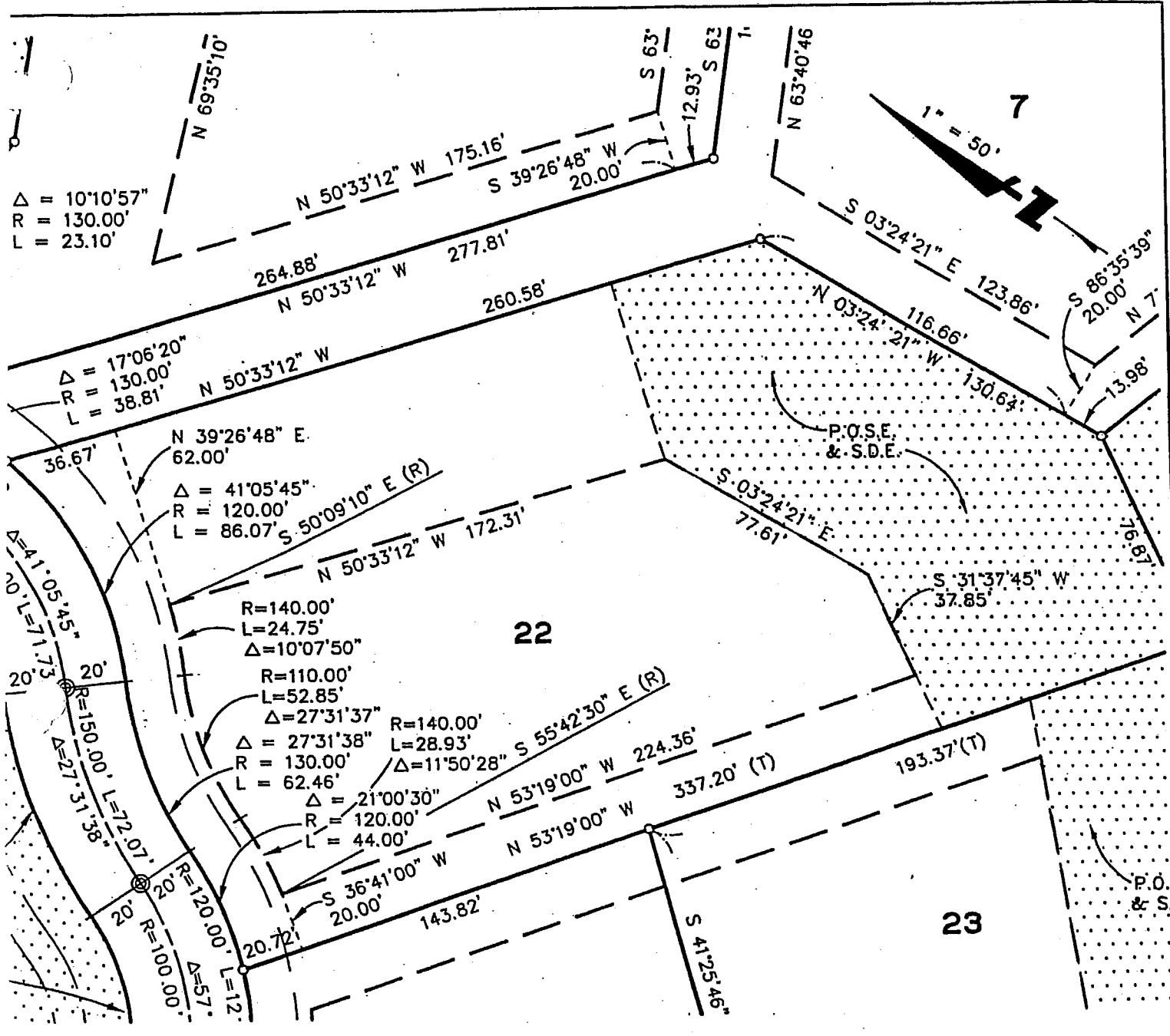




**Brian Kangas Fouk**  
Engineers • Surveyors • Planners

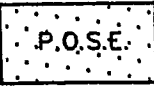
540 Price Avenue  
Redwood City, CA 94063  
650/482-6300  
650/482-6399 (FAX)

Subject BLUE OAKS - LOT 21  
BUILDING ENVELOPE EXHIBIT  
Job No. 9700161C  
By AJ Date 07-15-98 Chkd. CB  
SHEET 1 OF 1



**LEGEND**

- E.A.E. EMERGENCY ACCESS EASEMENT
- P.E. PATHWAY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT

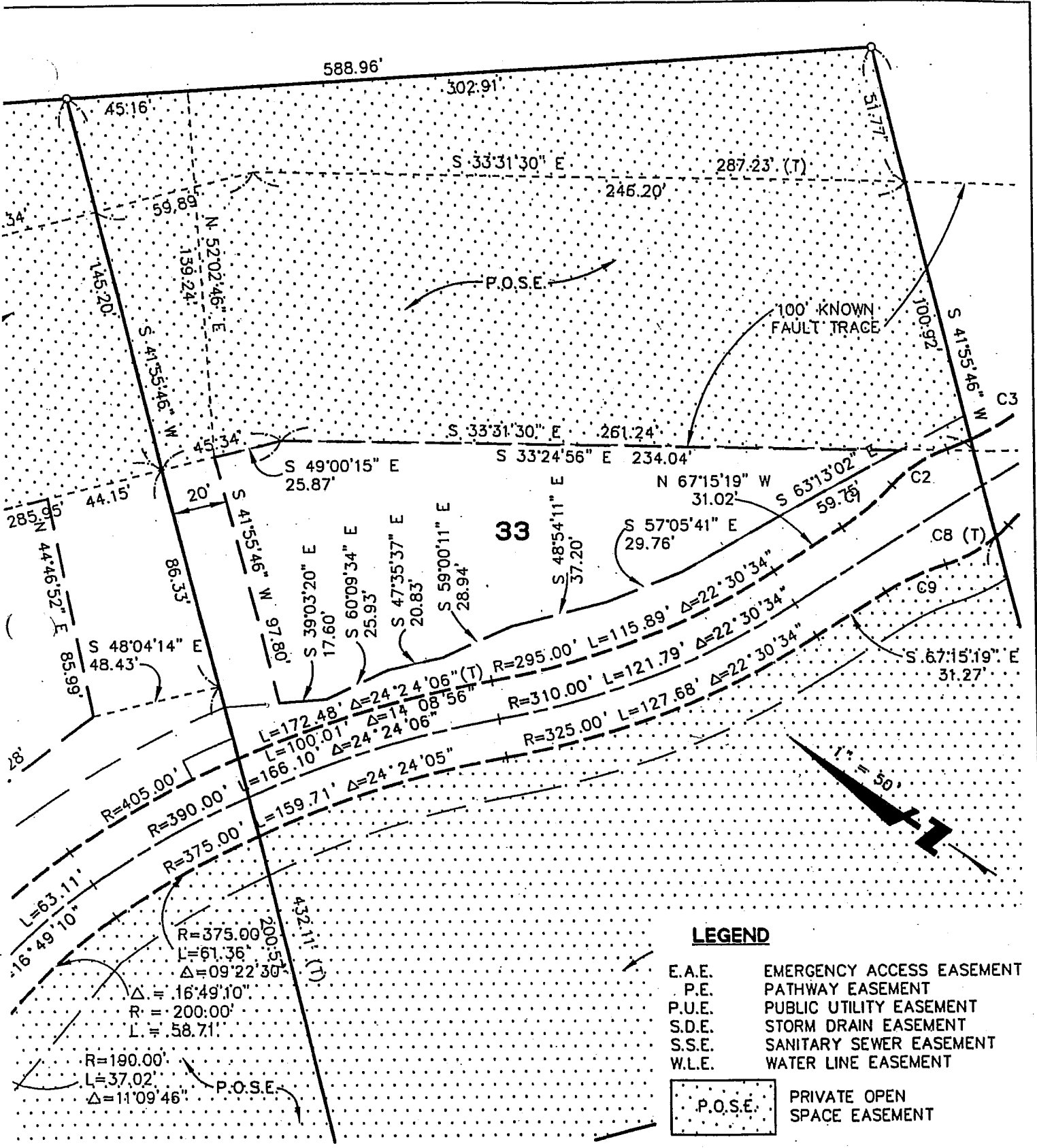


P.O.S.E. PRIVATE OPEN SPACE EASEMENT

**Brian Kangas Foulk**  
 Engineers • Surveyors • Planners

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 650/482-6300  
 650/482-6399 (FAX)

Subject BLUE OAKS - LOT 22  
BUILDING ENVELOPE EXHIBIT  
 Job No. 9700161C  
 By AJ Date 07-15-98 Chkd. CB  
 SHEET 1 OF 1



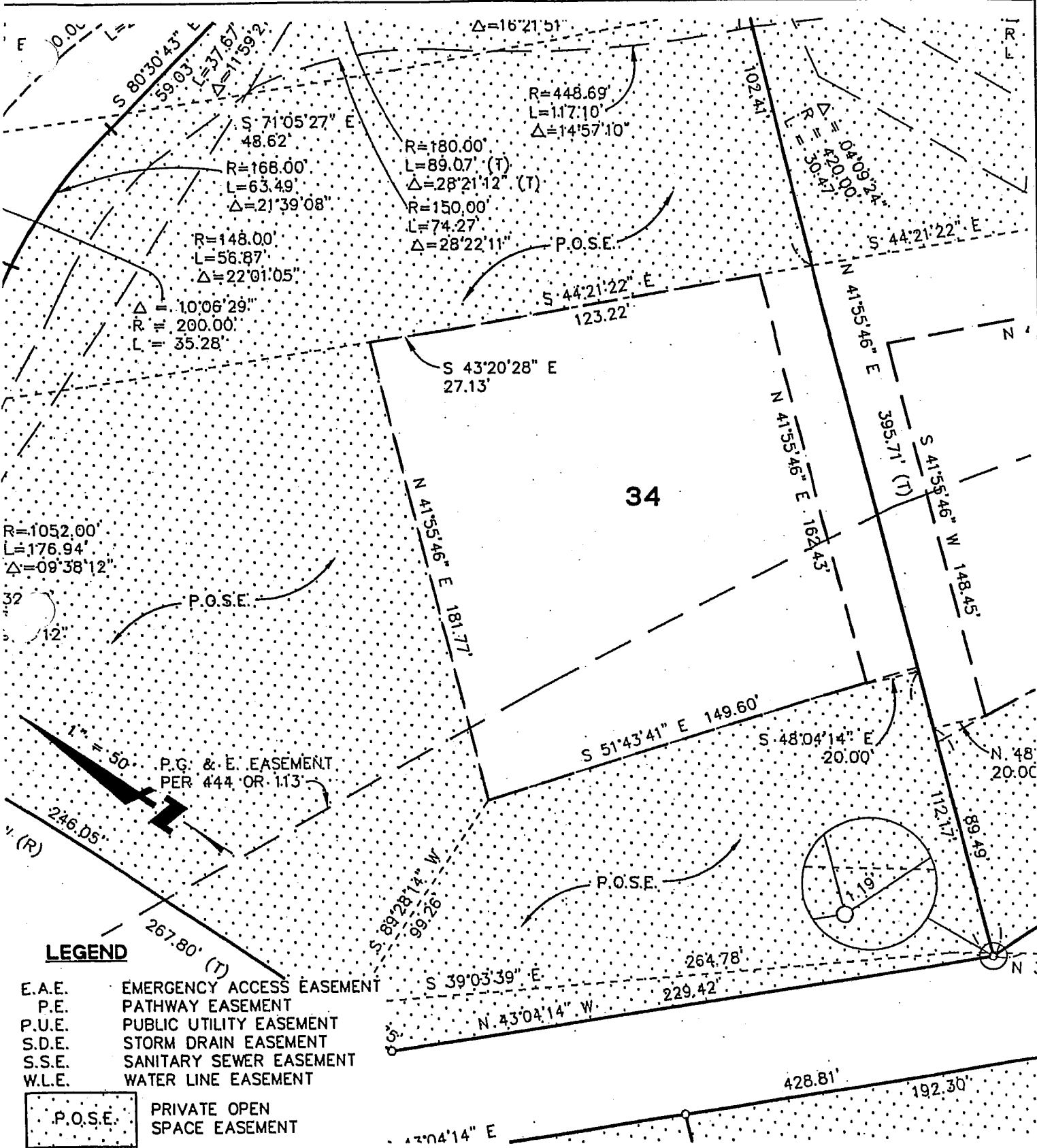
**LEGEND**

- E.A.E. EMERGENCY ACCESS EASEMENT
- P.E. PATHWAY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- P.O.S.E. PRIVATE OPEN SPACE EASEMENT

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 650/482-6399 (FAX)

Subject BLUE OAKS - LOT 33  
BUILDING ENVELOPE EXHIBIT  
 Job No. 9700161C  
 By AJ Date 07-15-98 Chkd. CB  
 SHEET 1 OF 1



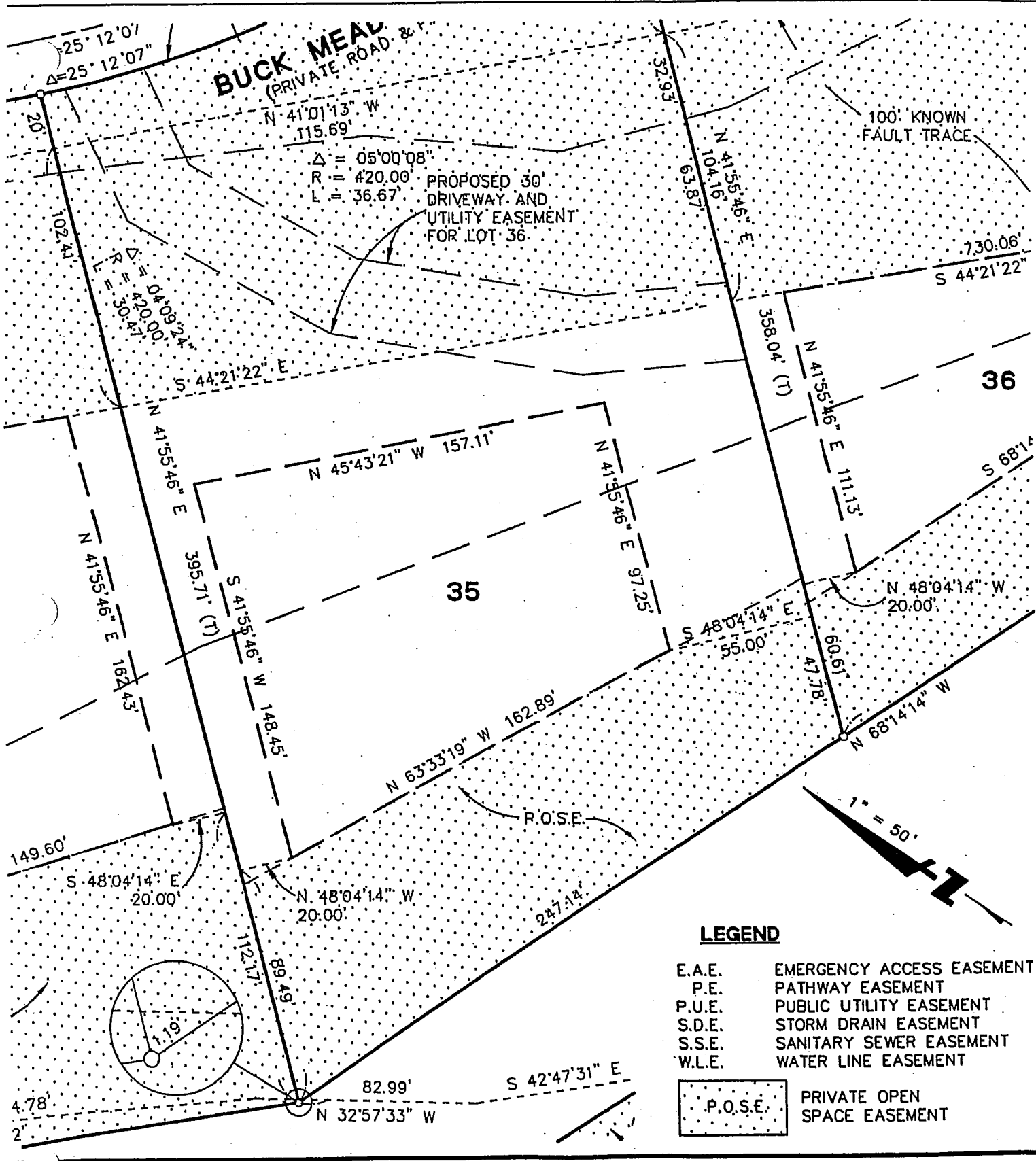
**LEGEND**

- E.A.E. EMERGENCY ACCESS EASEMENT
- P.E. PATHWAY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- P.O.S.E. PRIVATE OPEN SPACE EASEMENT

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 650/482-6399 (FAX)

Subject BLUE OAKS - LOT 34  
BUILDING ENVELOPE EXHIBIT  
 Job No. 9700161C  
 By AJ Date 07-15-98 Chkd. CB  
 SHEET 1 OF 1



**LEGEND**

- E.A.E. EMERGENCY ACCESS EASEMENT
- P.E. PATHWAY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- P.O.S.E. PRIVATE OPEN SPACE EASEMENT

Subject BLUE OAKS - LOT 35  
BUILDING ENVELOPE EXHIBIT

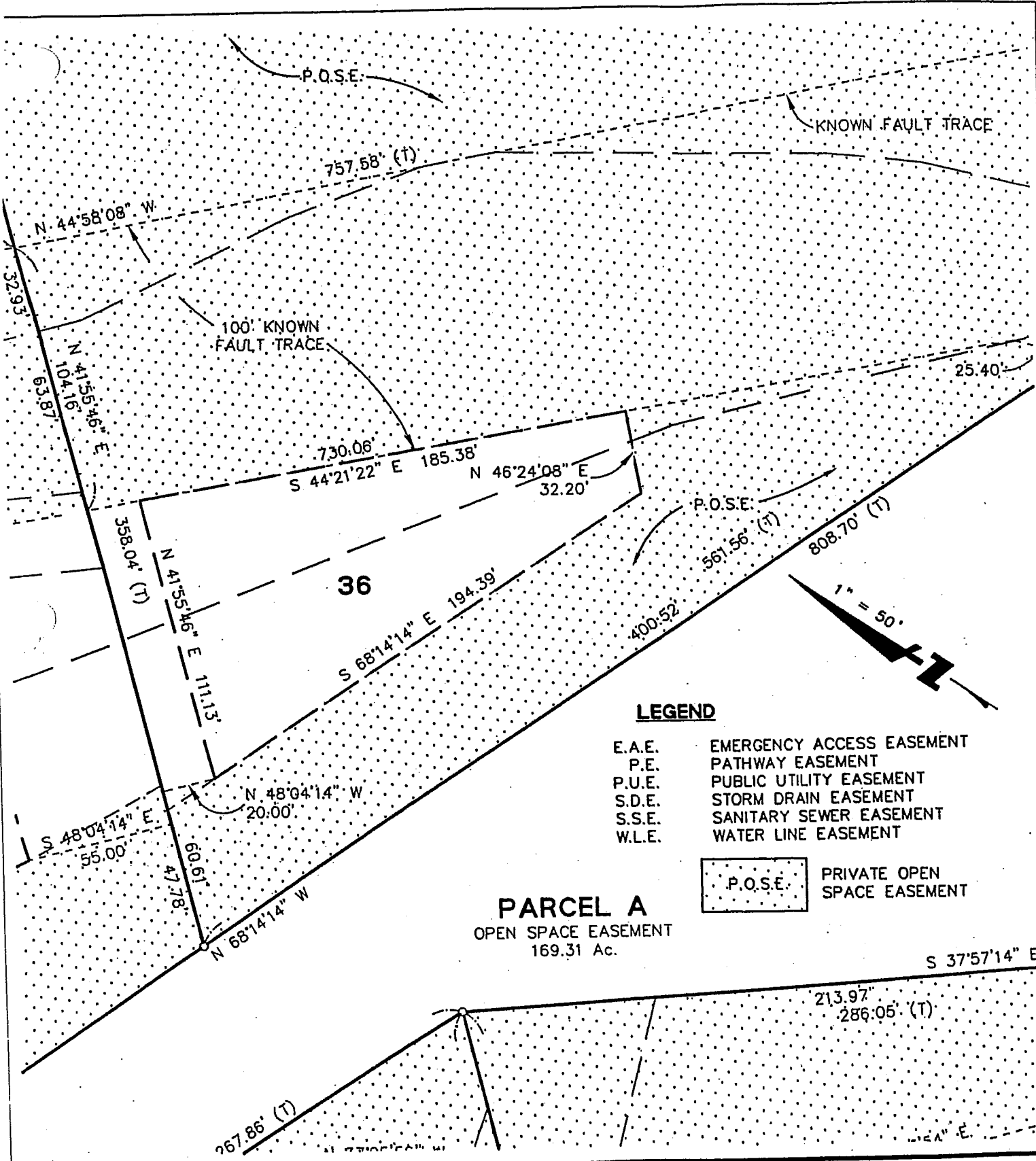
Job No. 9700161C

By AJ Date 07-15-98 Chkd. CB

SHEET 1 OF 1

**Brian Kangas Foulk**  
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650/482-6399 (FAX)

Subject BLUE OAKS - LOT 36  
BUILDING ENVELOPE EXHIBIT  
Job No. 9700161C  
By AJ Date 07-15-98 Chkd. CB  
SHEET 1 OF 1

**Subject: FW: Comment re: Oct 3rd Preliminary Review--Amendment of Blue Oaks PUD re 3 & 5 Buck Meadow Dr**

**Date:** Monday, October 15, 2012 10:40 AM

**From:** Carol Borck <cborck@portolavalley.net>

**To:** "Tom Vlastic (vlastic@spangleassociates.com)" <vlastic@spangleassociates.com>

**Conversation:** Comment re: Oct 3rd Preliminary Review--Amendment of Blue Oaks PUD re 3 & 5 Buck Meadow Dr

I will also cc the PC

Carol

**From:** John Toor [mailto:john@2or.net]

**Sent:** Monday, October 15, 2012 10:24 AM

**To:** TownCenter

**Subject:** Comment re: Oct 3rd Preliminary Review--Amendment of Blue Oaks PUD re 3 & 5 Buck Meadow Dr

Portola Valley Planning Commission

Oct 15, 2012

I am writing to respond to a comment made by the town planner at the October 3rd Planning Commission meeting regarding the proposed lot-line adjustments of the BMR parcels in the Blue Oaks development. In response to a question that evening the planner noted that the proposed two-parcel design was in keeping with the rest of Blue Oaks, since there are other lots within the development of a similar size. This comment did not feel right and gnawed at me for a few days, so I decided to dig out and review the parcel map for the development. A reduced copy of this is enclosed. My observations follow:

- The average lot size of the 32 non-BMR lots in Blue Oaks is approximately double the size of the proposed parcels. If all the BMR lots were combined into one parcel, that parcel would just match the average lot size within the development.
- Nearly all of the Blue Oaks lots are contiguous to dedicated private open space easement (POSE) that was established as part of the founding of Blue Oaks, so all parcels feel much larger than their native size. If an observer didn't know of the distinction between the lots and the POSE, they would think that the typical lot was probably 4-5 acres in size.
- There are 3 relatively small lots within Blue Oaks that are similar in size to the proposed parcels. But two of these lots are contiguous to dozens of acres of



POSE, so their lot size feels much larger than their own acreage.

- The BMR lots are in the only area of Blue Oaks that is not adjacent to any POSE space. As such those lots are much more constrained than the rest of Blue Oaks. Those two 1-acre parcels will definitely look and feel their size. Those constraints will make these lots seem quite small compared to the vast majority of the development and certainly will not match the rural feel of the place.
- Creating a higher density core right in the middle of Blue Oaks, in the most visible location in the development, is not in keeping with the spirit or feel of the place and will have a negative effect on all the neighbors.

So while the town planner's words may be technically correct, I think they fail to take into account the overall nature of the development. If a private developer were presenting such an out-of-character proposal to the town it seems inconceivable that there would be a positive response. But with the altruism surrounding BMR development, and the town in the conflicted position as both the applicant and the approver it seems that corners are being cut. I believe that finally creating BMR housing is a laudable goal, but I don't think that the town should relax its normal standards simply to maximize the money available for this.

-- John Toor  
2 Buck Meadow Dr

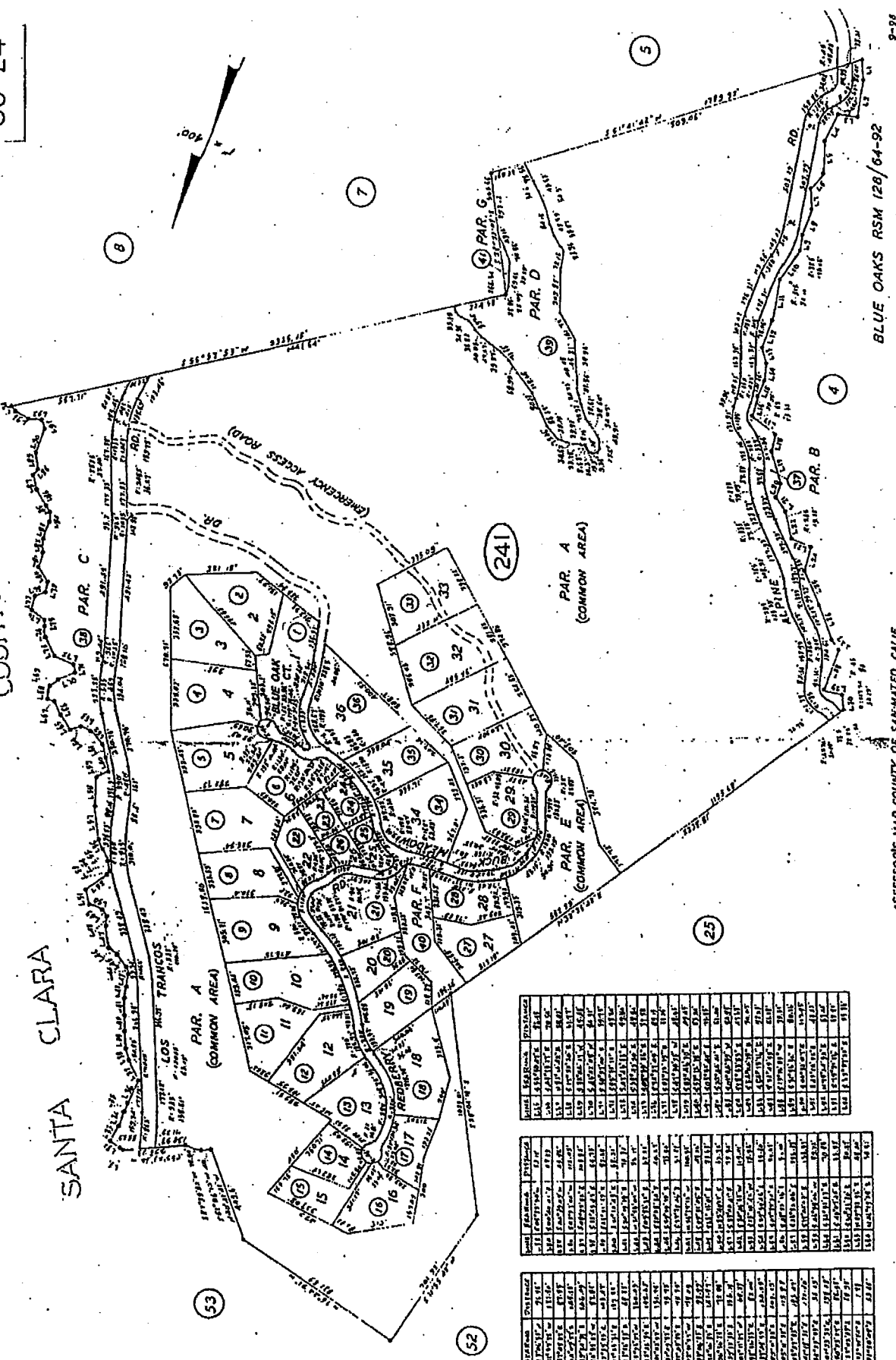
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80-24

TAX CODE AREA

COUNTY

SANTA CLARA



BLUE OAKS RSM 128/64-92

ASSESSOR'S MAP COUNTY OF SANTA CLARA, CALIF.

9-95

Parcel	Area	Distance	Area	Distance
1	PAR. A	1.2	1	1.2
2	PAR. A	1.2	2	1.2
3	PAR. A	1.2	3	1.2
4	PAR. A	1.2	4	1.2
5	PAR. A	1.2	5	1.2
6	PAR. A	1.2	6	1.2
7	PAR. A	1.2	7	1.2
8	PAR. A	1.2	8	1.2
9	PAR. A	1.2	9	1.2
10	PAR. A	1.2	10	1.2
11	PAR. A	1.2	11	1.2
12	PAR. A	1.2	12	1.2
13	PAR. A	1.2	13	1.2
14	PAR. A	1.2	14	1.2
15	PAR. A	1.2	15	1.2
16	PAR. A	1.2	16	1.2
17	PAR. A	1.2	17	1.2
18	PAR. A	1.2	18	1.2
19	PAR. A	1.2	19	1.2
20	PAR. A	1.2	20	1.2
21	PAR. A	1.2	21	1.2
22	PAR. A	1.2	22	1.2
23	PAR. A	1.2	23	1.2
24	PAR. A	1.2	24	1.2
25	PAR. A	1.2	25	1.2
26	PAR. A	1.2	26	1.2
27	PAR. A	1.2	27	1.2
28	PAR. A	1.2	28	1.2
29	PAR. A	1.2	29	1.2
30	PAR. A	1.2	30	1.2
31	PAR. A	1.2	31	1.2
32	PAR. A	1.2	32	1.2
33	PAR. A	1.2	33	1.2
34	PAR. A	1.2	34	1.2
35	PAR. A	1.2	35	1.2
36	PAR. A	1.2	36	1.2
37	PAR. A	1.2	37	1.2
38	PAR. A	1.2	38	1.2
39	PAR. A	1.2	39	1.2
40	PAR. A	1.2	40	1.2