TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, November 12, 2012
Special Field Meeting (time and place as listed herein)
7:30 PM – Regular ASCC Meeting
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028

SPECIAL FIELD MEETING*

4:00 p.m.,55 Stonegate Road Afternoon session for consideration of house addition and guest house proposals. (ASCC review to continue at Regular Meeting)

7:30 PM - REGULAR AGENDA*

1. Call to Order:

2. Roll Call: Breen, Clark, Hughes, Koch, Warr

3. Oral Communications:

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

4. Old Business:

   a. Continued Review – Architectural Review And Site Development Permit X9H-642, House Additions, Remodeling And Guest House, 55 Stonegate Road, Hughes

   b. Continued Review – Architectural Review, Deviation and Variance X7E-134 Applications, 169 Wayside Road, Rollefson

5. New Business:

   a. Architectural Review for Conformity with Provisions of Conditional Use Permit (CUP) X7D-30, Garden Entry Pavilion and Garden, 302 Portola Road, The Priory School *Continued to November 26, 2012 Meeting*

6. Approval of Minutes: October 22, 2012

7. Adjournment:

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

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

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

ASSISTANCE FOR PERSONS WITH DISABILITIES

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

PUBLIC HEARINGS

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

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

Date: November 9, 2012

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: November 8, 2012

RE: Agenda for November 12, 2012 ASCC Meeting

NOTE: The November 12th meeting will include a special afternoon session for consideration of house addition and guest house proposals for 55 Stonegate Road. Review of this matter was continued from the October 22nd ASCC meeting. The site session will convene at 4:00 p.m. at 55 Stonegate Road. The project is discussed below under agenda item ***4a. Hughes***.

The following comments are offered on the items listed on the November 12, 2012 ASCC agenda.

4a. CONTINUED REVIEW -- ARCHITECTURAL REVIEW AND SITE DEVELOPMENT PERMIT X9H-642, HOUSE ADDITONS, REMODELING AND GUEST HOUSE, 55 STONEGATE ROAD, *HUGHES*

On October 22, 2012 the ASCC initiated review of these requests for approval of plans for additions to and substantial remodeling of the existing single level, 2,698 sf traditional Ranch style residence, with attached garage, located on the subject 1-acre, Stonegate Road property. The project also proposes a detached guest house. At the October 22nd meeting, ASCC members considered the October 18, 2012 staff report (copy attached) and the enclosed project plans as listed in the staff report. Also considered were neighbor concerns presented in written and oral communications during the 10/22 meeting. The draft minutes from the meeting are enclosed and include the oral comments and a list of the written communications. Copies of these communications are attached for reference.

Based on the neighbor input and discussions with the applicant, it was agreed that an ASCC site meeting should be conducted and, as noted at the head of this report, the site meeting has been scheduled for 4:00 p.m. on November 12th. Story poles have been in place at the site and will be available for ASCC consideration at the site meeting. In addition, the materials board and project plans will be available for ASCC and neighbor review during the site meeting.

It is also noted that while the ASCC determined that the site meeting was in order, members also tentatively supported the general design direction of the project. In any case, the ASCC should consider the attached materials referenced above and conduct the site meeting. After the meeting, the ASCC should continue project discussion and, if possible, act on it at the regular evening 11/12 meeting.

4b. CONTINUED REVIEW -- ARCHITECTURAL REVIEW, DEVIATION AND VARIANCE X7E-134 APPLICATIONS, 169 WAYSIDE ROAD, *ROLLEFSON*

The ASCC considered these applications on October 8, 2012 and, while generally supporting them, asked for some plan modifications and construction staging considerations. The plans have been modified to address most of the ASCC comments. Revised plans, and supporting materials are listed below. For background and reference, attached are the October 4, 2012 staff report prepared for the October 8, 2012 ASCC meeting and the minutes of the 10/8 meeting.

As a reminder, the ASCC is the approving authority on the architectural review application and the planning commission acts on the deviation and variance requests. At the 10/8 meeting, the ASCC found the setback variance requests generally acceptable, but requested more data on landscaping and a few other matters discussed below. Some concern was expressed over the requested height variance. Plans have been modified to reduce the scope of height variance request and two options provided for ASCC reaction.

In response to ASCC comments, the following enclosed revised plan sheets have been submitted and, unless otherwise noted, are dated 10/29/12 and have been prepared by Banuazizi Associates Architects:

Sheet A-1, Proposed Partial Site Plan
Sheet A-1A, Proposed Partial Site Plan with Construction Staging Areas
Sheet A-2, Existing Floor Plans Demolition Plans
Sheet A-4, Proposed Garage Level Floor Plan
Alt.-1 and Alt.-2, (height reduction options – undated)
Sheet A-5, Exterior Elevations
Sheet LA1, Proposed Landscape Plan

In support of the revised application, the following attached materials have been submitted:

- October 29, 2012 transmittal letter
- October 16, 2012 Letter from BAGG Engineers relative to the revised stitch pier locations

The following information submitted in support of the original architectural review request is still part of the application, but not enclosed. Copies of the materials will be available for reference as needed at the 11/12 ASCC meeting:

- Plan sheets, unless otherwise noted, dated 9/4/12 prepared by the project architect:

Sheet A-0, Cover Sheet
Sheet C-1, Topographic Survey Plan, McCloud and Associates, 7/8/11
Sheet A-3, Proposed Floor Plan
Sheet A-6, Sections
Septic System Repair Plan, S.R. Hartsell, REHS

- Materials and Colors Sheet, received March 21, 2012
- Cut sheets for wall mounted and pendant lights received March 21, 2012 (copies attached)
- Completed Build It Green Existing Home Checklist, March 21, 2012. The checklist targets 75 points for the project.

Also attached for reference is a November 6, 2012 email from neighbors Andrew Zolopa and Annie Talbot, generally supporting the request.

The following comments, 1-5, are offered on the specific items that needed to be addressed based on the specific bullet point items in the attached minutes from the October 8, 2012 ASCC meeting. Item 6 is relative to the ASCC suggestion that options for lowering height be considered.

1. **Color and materials concerns noted in the staff report**. Members concurred that the project should adhere to town policies regarding limits on color reflectivity. The applicants have advised that they fully intend to meet all town policies relative to color and color reflectivity standards. They, however, have focused attention on the other issues, particularly the stitch pier locations, landscaping and decommissioning of lower level basement space and have asked that a condition of approval be that final colors be identified to the satisfaction of a designated ASCC member prior to issuance of a building permit. Staff concurs with this request.

2. **Consideration of moving the stitch pier row upslope of the redwood trees to minimize construction impacts**. The plans have been modified to move the location of the proposed stitch piers uphill as explained in the attached October 16, 2012 letter from BAGG Engineering. The town geologist has advised that he has no issue with the adjustments subject to his review of final details for construction staging. The BAGG letter, however, does set forth directions for drill rig location and also notes that some minor field adjustments may be needed to ensure piers are located to minimize potential tree impacts. The site map with the BAGG letter and the revised site plans show the new proposal for pier locations.

3. **Development of detailed construction staging plan, with particular attention to work needed for and impacts of the stitch piers installation**. Sheet A-1A identifies contractor staging areas. While the areas can be easily accessed, a final comprehensive staging plan will be needed with the building permit to ensure that the staging and stitch pier work are fully coordinated, including the first step which would be removal of the existing garage structure and securing of the area around the trees to the extent possible to protect them from the pier drilling operations. In addition, an arborist should be involved to ensure any tree mitigation measures that may be needed can be implemented.

4. **Development of a front yard landscape plan**. The landscape plan is presented on Sheet LA1. It is intended to fill in gaps in existing landscaping and replace non-

native materials along the parcel frontage. All planting is shown on the parcel and not in the public right of way. There is also considerable tree cover that would remain.

5. **Revision of the exterior lighting plan to, in particular, reduce and clarify the scope of proposed front yard lighting**. The proposed lighting is shown on plan Sheet A-1. Cut sheets for the wall mounted and pathway lights are attached. The previously proposed driveway entry columns with lights have been eliminated and only five path lights are proposed in addition to the five wall mounted lights. The wall-mounted fixtures would have "sand blasted" glass and can each accommodate three light bulbs. The maximum wattage should be identified and consideration should be given to dark-sky or other more sustainable light fixtures. Otherwise, the scope of lighting does not seem excessive considering the dark conditions along this Wayside Road parcel.

6. **Options for lowering of proposed building height**. The options for height adjustment are shown on an untitled sheet in the plan set. Alternative 1 shifts the ridge to the west to allow for a one foot lowering of the height and Alternative 2 not only shifts the ridge to the west, but the entire upper level moving the upper level three feet closer to the street frontage. The original proposal and two alternatives all conform to the 34-foot maximum height limit. The original variance request was to exceed the 28 foot limit on the down hill side by roughly 3.5 feet. Alternative 1 would exceed the limit by two feet and Alternative 2 by one foot. Since all would still need a variance, we believe that Alternative 1 addresses the 10/8 ASCC suggestions in a positive manner. We do not support moving the upper portion of the building closer to Wayside Road as this would increase the front yard encroachment while not substantially changing the views from the down hill side. Further, given the site limitations and constraints, we conclude that Alternative 1 is a minor encroachment above the height limilt.

In addition to the above, we have inspected the 'basement" area with the project architect and the proposed "decommissioning" of floor area. The area will be returned to "crawl space" storage and mechanical areas with no internal access or heating and has ceiling heights of 7.5 feet or less. Thus, it would not be considered as floor area and we will do a final planning inspection to ensure the decommissioning is completed as committed to with the plans.

Prior to acting on the architectural review request or forwarding any comments to the planning commission on the variance application, ASCC members should consider the above comments and any new information that may be provided at the November 12, 2012 meeting.

5a. ARCHITECTURAL REVIEW FOR CONFORMITY WITH PROVISIONS OF CONDITIONAL USE PERMIT (CUP) X7D-30, GARDEN ENTRY PAVILION AND GARDEN, 302 PORTOLA ROAD, *THE PRIORY SCHOOL*

ASCC consideration of this proposal for approval of plans for the addition a new fenced vegetable and fruit garden on the Priory campus was noticed for the November 12, 2012 meeting. The applicant and staff have, however, agreed that project review

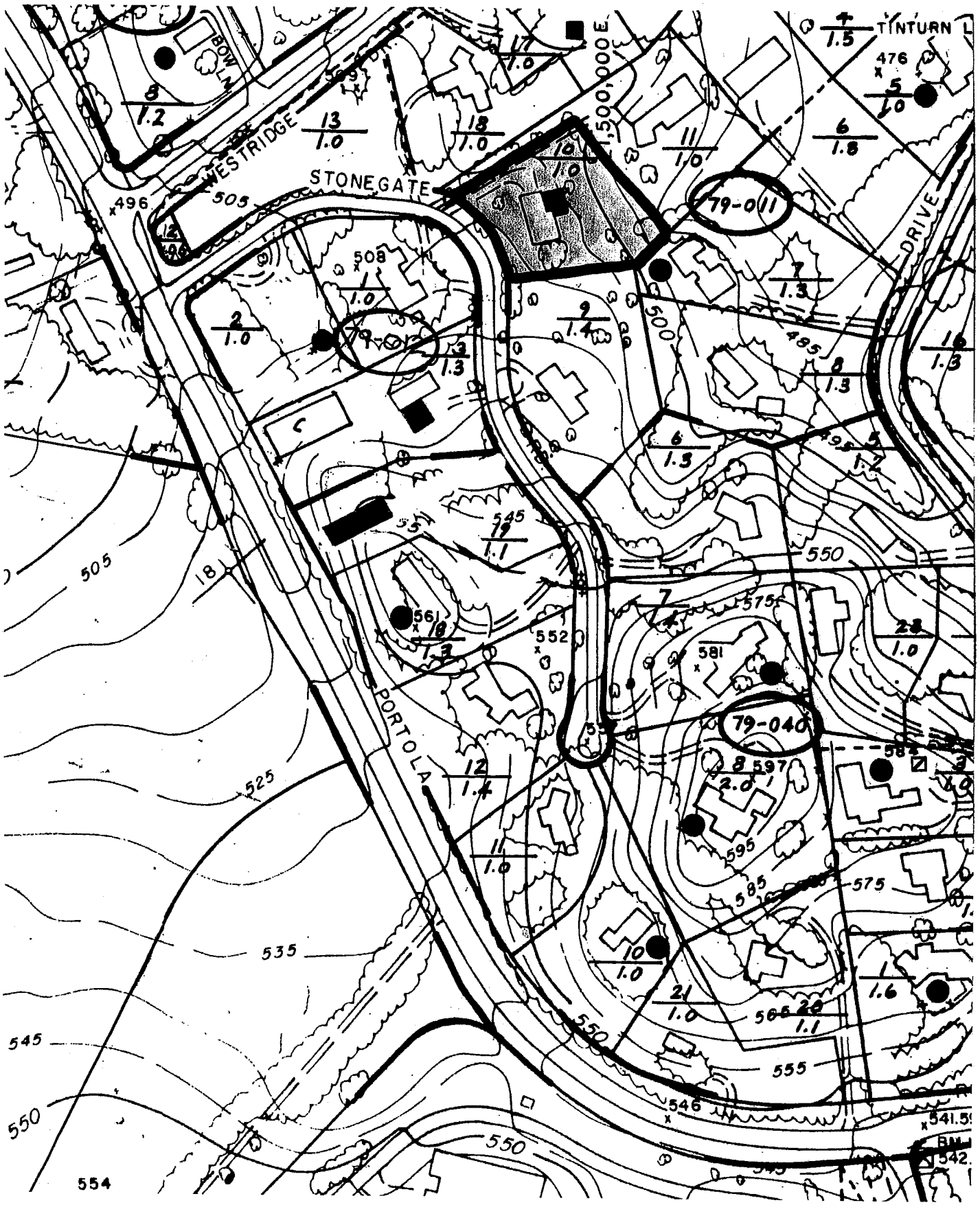
should be continued to the November 26, 2012 regular ASCC meeting. This will allow time for Priory representatives to consider and respond to staff concerns relative to the proposed garden location and adjustments that appear possible to resolve staff concerns. As a result, it is recommended that on Monday night the ASCC receive any public input and then continue project review to the November 26, 2012 ASCC meeting. Depending on the review of the any revised plans, we may also suggest a site meeting, but this will be clarified after further interaction with the project design team and in the report o the ASCC for the 11/26 meeting.

TCV

encl.
attach.

cc. Planning Commission Liaison
Town Council Liaison
Town Manager
Mayor
Applicants
Planning Technician
Interim Planning Manager

Architectural Review for Additions, Remodeling & Guest House and X9H-642, 55 Stonegate Road, Hughes



Vicinity Map
Scale: 1" = 200 feet

AR & X9H-642 – Additions and Guest House, Hughes
55 Stonegate Road, Town of Portola Valley
October 2012

Subject: FW: proposed project at 55 Stonegate
Date: Monday, October 22, 2012 2:14 PM
From: CheyAnne Brown <CBrown@portolavalley.net>
To: Carter Warr <carter@cjwarchitecture.com>, Craig Hughes <craig@hughes-family.org>, Danna Breen <pvlily@aol.com>, Jeff Clark <jmcarch@sbcglobal.net>, Megan Koch <megankoch@kochfamilyoffice.com>
Cc: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>
Conversation: proposed project at 55 Stonegate

Please see below comments.
Thanks,

CheyAnne

From: lemersonbarber@alumni.stanford.edu [mailto:lemersonbarber@alumni.stanford.edu] **On Behalf Of** Laurie Barber
Sent: Monday, October 22, 2012 1:35 PM
To: TownCenter
Cc: CheyAnne Brown
Subject: proposed project at 55 Stonegate

Dear Members of the ASCC:

I just became aware this morning of Mr. Hughes' email of last Friday. It is unfortunate that he has chosen to personalize this situation. His email misstates what I said and misunderstands my position and intent. I am not interested in stopping Mr. Hughes' project nor could I. I am not opposed to all development. I simply feel that there should be a mutually respectful dialog about the concerns of neighbors impacted by his proposed plans, and I wish that the neighbors had been involved much earlier in the process. We would like a discussion of alternatives to the current plan which concentrates an inordinate portion of the new construction in one corner of an acre parcel.

Mr. Hughes will be completing construction and selling this property. Those of us who live here and will continue to live here need to be able to give input. I look forward to more professional interactions in the future.

Best,

Laurie Emerson Barber

Subject: FW: Proposed project at 55 Stonegate Road
Date: Friday, October 19, 2012 12:28 PM
From: CheyAnne Brown <CBrown@portolavalley.net>
To: Carter Warr <carter@cjwarchitecture.com>, Craig Hughes <craig@hughes-family.org>, Danna Breen <pvlily@aol.com>, Jeff Clark <jmcarch@sbcglobal.net>, Megan Koch <megankoch@kochfamilyoffice.com>
Cc: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>
Conversation: Proposed project at 55 Stonegate Road

All - See below comments regarding 55 Stonegate.
Thanks,

CheyAnne

-----Original Message-----
From: lemersonbarber [mailto:lemersonbarber@alumni.stanford.edu]
Sent: Friday, October 19, 2012 11:43 AM
To: Carol Borck; CheyAnne Brown
Subject: Proposed project at 55 Stonegate Road

Hi Carol and CheyAnne,

Thank you for requiring the story poles at the project next door and for rescheduling the ASCC meeting to October 22. The story poles have been a helpful tool in visualizing what the owner/ builder has in mind. At my request we, as well as several of our neighbors, met with the owner and his business partner and architect, in the late afternoon yesterday.

I will email more detailed comments when I have a bit more time - this afternoon if possible or over the weekend - but I did want the town and the ASCC to be aware that we have substantial concerns about this project, which involves not only a significant increase in the size of the main house but also intensive development of a garage and guest house in one corner of the parcel in a way that particularly impacts our property (51 Stonegate) and that of the Vaughans. I would like to request a scheduled site review meeting with the ASCC at the property as I think such a meeting would be very constructive.

If you could forward this email to the ASCC I would appreciate it.

Thank you.

Laurie Emerson Barber

Sent from my iPhone

Subject: FW: Building Project at 55 Stonegate Road
Date: Monday, October 22, 2012 11:27 AM
From: CheyAnne Brown <CBrown@portolavalley.net>
To: Carter Warr <carter@cjwarchitecture.com>, Craig Hughes <craig@hughes-family.org>, Danna Breen <pvlily@aol.com>, Jeff Clark <jmcarch@sbcglobal.net>, Megan Koch <megankoch@kochfamilyoffice.com>
Cc: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>
Conversation: Building Project at 55 Stonegate Road

All - Passing along more comments received regarding 55 Stonegate.
Thanks,

CheyAnne

-----Original Message-----
From: TownCenter
Sent: Monday, October 22, 2012 11:01 AM
To: CheyAnne Brown
Subject: FW: Building Project at 55 Stonegate Road

-----Original Message-----
From: lemerson2 [mailto:lemerson2@aol.com]
Sent: Sunday, October 21, 2012 10:18 AM
To: TownCenter
Cc: Carol Borck
Subject: Building Project at 55 Stonegate Road

Dear Members of the ASCC,

I am writing to express my concerns regarding the proposed remodel and proposed additional buildings located at 55 Stonegate Road.

I currently reside at 51 Stonegate, which is located immediately behind 55 Stonegate, and is accessed by a long rural private drive, which is part of our property, running next to the portion of 55 Stonegate on which the builder, Mr. Hughes, proposes to erect a garage and guesthouse, located at the minimum set-back from the property . These proposed buildings would completely alter the character of our small neighborhood enclave, changing the rural approach to our house, and that of the Vaughans (especially their front yard) and the Banks, who reach their house via our drive. The guesthouse also alters the look and feel of our front yard, from which there are now no other houses visible.

When we purchased our Stonegate house, we did so primarily because of its set-apart and rural setting. I would like to propose that the guest house and garage be relocated to another part of the property at 55 Stonegate, so as to minimize its impact on us, the Vaughans and Banks. This proposed relocation woulld be situated well within the property setbacks, and would be far less visible to all neighbors. I have lived in Portola Valley for 25 years, and selected it for its rural feel, and for the town's commitment to preserving those rural qualities. I would propose that Mr Hughes current building plans for this site are antithetical to the town mission.

Prior to moving to Stonegate, I owned a house on Brookside Drive. Over the years I lived there, there were five remodels, either next to, or very close to, my property, with which I was involved as an active neighbor, so I am not a stranger to this process. I was concerned by Mr. Hughes' focus on maximizing the allowed square footage of this property, with minimal concern for the impact on neighbors' quality of life.

I am requesting that the Members of the ASCC visit the building site in question, and with concerned neighbors, discuss neighbors' suggestions for mitigation of building plans as currently proposed. I am also requesting adequate notice before any actions are taken. We did not receive notice of the first ASCC meeting scheduled until a few days prior to the meeting, and had not been notified by the builder that he had, in fact developed plans. We appreciate that the ASCC re-scheduled their meeting, and that Mr. Hughes was requested to erect story poles, and that he was

willing to meet with the neighbors. Unfortunately, it is our impression that he is unwilling to make adjustments in his plans.

Thank you for your attention to this matter.

Louise Emerson
51 Stonegate Road
<lemerson2@aol.com>
650 851-2466

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*Sent from my iPad

Dear Members of the ASCC:

We are writing to express our concerns about the proposed major addition/remodel at 55 Stonegate Road.

We (Laurie and Bryan) moved to Portola Valley when we were starting our family in large part because of the beautiful natural surrounding and because of the Town's commitment, as stated in the General Plan, to preserving "natural beauty and open space" and "maintain[ing] the Town as an attractive, tranquil family-oriented community...". When we decided to buy our house (51 Stonegate) one of the most appealing and unique aspects of the property, which sits on an acre, was its rural, peaceful and private setting. The driveway from Stonegate Road to our house is central to the first impression formed of our property and is an important part of the tranquil setting. We felt confident, since all of the parcels in the immediate neighborhood are an acre or more, that it would be possible for neighbors to develop their own properties without unduly infringing on other neighbors enjoyment of the surroundings and of their own properties.

We first heard about the proposed plans for 55 Stonegate a few days before the ASCC meeting originally scheduled for early October but rescheduled to October 23 so that the applicant, owner/builder Erik Hughes, could erect story poles. We wish Mr. Hughes had introduced himself and made us aware of his goals for the property much earlier in the process so that we could have discussed any concerns or questions up front in a pleasant, neighborly manner. As the Design Guidelines for Portola Valley suggest, "Meet with your neighbors frequently as you develop your plans." (ASCC Establishment and Purpose, Section titled "Some Tips to Make the Design Review Process Work for You.")

At our request, we, along with several other immediate neighbors, did meet with Mr. Hughes, his business partner and his architect last Thursday with the goal of getting questions answered and offering input. The meeting unfortunately was not the constructive dialog we as neighbors had all hoped for.

As you know, Mr. Hughes' application would roughly double the amount of square footage developed on the property: 2,627 square feet would be added for a total overall square footage of 5,325 square feet. This by itself represents a big change and would make this property the largest and most developed in its immediate vicinity. However, what we are particularly concerned about is the amount of that development which is concentrated in one corner of the property: the corner adjoining our house and driveway and the house of the Vaughans. The garage and guest house would both be located in that particular corner and would be twenty feet from the property line (minimum setback) on two sides. Because our property is downhill from the proposed guest house and garage the story poles show the extent to which those structures would loom over our property. And because the structures, while they may be within the minimum setback, are so close to the property line, there are some practical limitations on what screening can accomplish. The unsolicited comments of Portola Valley residents who have seen the story poles in that corner of the property have ranged from "It looks like an apartment building" to "The country lane (driveway leading to our house and the Banks' house) will be turned into an alley way" to "The Town will never okay that".

In walking around the 55 Stonegate property at our meeting last Thursday various neighbors observed that there is ample room behind the main house and off to the other side of the property to locate a garage and a guest house such that they would be far more than twenty feet from the property line(s) and could be tucked in in such a way that they would not unduly impact any neighbor.

We would like to request that the ASCC schedule a site meeting and include the neighbors and that this application be continued until such a site meeting has occurred. Our enjoyment of our property and its rural, tranquil charm will be negatively impacted if this project goes forward as currently proposed.

Thank you for your anticipated thoughtful review of this situation.

Laurie Emerson Barber and Bryan Barber

51 Stonegate Road

Jennifer Vaughan
41 Stonegate Road
Portola Valley, CA 94028
Jennyvaughan63@gmail.com
(415) 518-1888

October 19, 2012

Town of Portola Valley
Building and Planning Department
765 Portola Road
Portola Valley, CA 94028

Re: Proposed building project at 55 Stonegate Road

Dear Building and Planning Committee Members,

I am writing to express my preliminary concerns regarding the proposed remodel and additional building next door at 55 Stonegate Road. The new owner/builder, Mr. Erik Hughes recently put up story poles to outline his proposed large expansion of the garage and addition of a guesthouse, all on the side of the property that faces ours, and all at the minimum set-back from the property line required by code. It is clear that the proposed building will impact our property and that of our neighbors the Barbers and the Banks.

Our family has owned the property at 41 Stonegate Road since 1976, and from our yard we have always enjoyed an expansive, country feeling, with minimal views of any other structures. My daughter spends a lot of time playing in the yard, and in the summer we often camp outside in a tent. If the project is built as currently proposed, we will be looking at a great expanse of the back of buildings, and what was a country lane heading to the Barbers' and Banks' homes will have the feel of driving down a city alleyway – dark and with the back of buildings to look at. The proposed buildings will also affect the light that enters our property from that side.

Mr. Hughes and his business partner yesterday invited myself, my brother, and several of the neighbors to look around his property and to ask questions about the project. We looked around, and made several suggestions including lowering the roofline on the proposed garage, moving the project back from the minimum required setbacks, and moving the guest house to another part of the property, as their current plans seem to overload the part of the property that impacts us and the Barbers in particular. It seemed clear that the goal of the project is to maximize the square footage allowed and resell, and that Mr. Hughes was not overly concerned about the impact of the project on the neighbors.

My brother, Richard, and I would like to be kept informed, with as much advance notice as possible, of any meetings regarding this project, so that we can continue to voice our concerns and hopefully encourage Mr. Hughes and his business partner to consider the neighbors' feelings about their building project.

Our contact information is:

Jenny Vaughan
Jennyvaughan63@gmail.com
415-518-1888

Richard Vaughan
rvaughan@mpcsd.org
650-279-0874

Thank you very much,

Jennifer Vaughan

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: October 18, 2012

RE: Agenda for October 22, 2012 ASCC Meeting

5b. ARCHITECTURAL REVIEW AND SITE DEVELOPMENT PERMIT X9H-642, HOUSE ADDITONS, REMODELING AND GUEST HOUSE, 55 STONEGATE ROAD, *HUGHES*

These requests are for approval of plans for additions to and substantial remodeling of the existing single level, 2,698 sf traditional Ranch style residence, with attached garage, located on the subject 1-acre, Stonegate Road property. The attached vicinity map shows the project location and provides an overview of site and area conditions. The site is located on the outside of a corner at the first major bend in Stonegate Road northeast of Portola Road. The north side of the parcel is bounded by the panhandle of the parcel to the northeast and the driveway over the panhandle provides for access to two properties northeasterly of the subject site.

The project includes conversion of the existing attached garage to living area, addition of a new attached 541 sf garage and a total floor area of 4,575 sf in the main house including the attached garage. Also proposed is a detached 750 sf guest house and side yard and landscape improvements. The main house floor area conforms to the 85% single building limit and the total floor area also conforms to the floor area limit for the property. The site improvements include elimination of the existing double access driveway connecting to Stonegate Road.

The proposal can be accomplished with minimum grading, with a total of 90 cubic yards of earthwork outside of the building foundation areas. This volume of grading does require the subject site development permit, but the public works director is the approving authority for such permits where the volume of grading is less than 100 cubic yards. The ASCC project review comments and any architectural review approval action and conditions would be provided to the public works director for consideration in acting on the site development permit.

The project is shown on the following enclosed plans, unless otherwise noted, prepared by PPV Associates and dated 8/15/12:

Sheet T1, Project Data & Notes

Boundary & Topographic Map, Pat McNulty, Professional Land Surveyor, June 2012

Civil Engineering Plans, Precision Engineering and Construction:
Sheet C-0, Title Sheet
Sheet C-1, Notes Sheet
Sheet C-2, Grading Plan
Sheet C-3, Utility Plan
Sheet C-4, Erosion Control Plan
Sheet C-5, Detail Sheet

Site, House and Guest House Design Plans:
Sheet A0, Site Plan, Existing Floor Plan & Notes, rev. 10/10/12
Sheet A1.0, Floor Plan & Notes
Sheet A1.1, Floor Plan and Notes, rev. 10/10/12
Sheet A2.0, Exterior Elevations
Sheet A2.1, Exterior Elevations
Sheet A2.2, Accessory Structure Elevations, rev. 10/10/12

Landscape Plans – John Dalrymple, Landscape Architecture, 8/14/12:
Sheet L-1, Landscape Plan
Sheet L-2, Diagrammatic Lighting Plan

The 10/10/10 plan revisions pertain to the proposed guest house. The plan for the siting was not changed, nor was the basic floor plan. The plan was, however, modified to add a step transition down from the west to east to accommodate better for site topography and allow the northeasterly end of the structure to be lowered in height as shown on the revised elevation sheet.

In support of the plans the project design team has provided a Color/Material Board, dated 8/15/12, that is discussed below and will be available for reference at the October 22nd ASCC meeting. Also provided are the attached light fixture cut sheets for the proposed exterior wall mounted, step and pathway lights. Light locations are shown on the plan Sheet L-2. Also attached is the completed GreenPoint Rated Single Family Checklist, which targets 89 BIG points whereas a minimum of 50 would be required for this "whole house" project.

In addition to the above listed plans and materials, story poles have been set and are in place to model the proposed house additions and guest house.

The following comments are offered to assist the ASCC in its review of this proposal.

1. **Project description, site conditions, and grading and vegetation impacts**. The subject site is located on the northeasterly side of Stonegate Road and, as noted above, is immediately southeast of a parcel panhandle that contains a driveway serving two properties to the northeast. The first house, immediately east of the proposed guest house site contains a single story residence with the garage and parking area adjacent to the proposed guest house. This neighbor did have concerns over a detached guest unit proposed on a parcel immediately to the northwest of their property, but that plan, eventually approved by the ASCC, was for an area viewed from the front of the neighbor's house and from a number of key

living spaces. We are not certain as to the communication between neighbors on this project, but staff did advise the applicant of the issues with the other guest house plan. (*Note: the other project did not proceed, but some of the story poles appear to remain in place.)*

The subject site contains the existing single level Ranch style residence roughly located on a relatively level site at least 50 feet in from Stonegate Road. The building area improvements include the house with attached garage and double access driveway with a large front yard parking area. From the house site, the property slopes slightly toward the easterly back parcel boundary and, as noted above, the guest house floor plan has been revised to reflect the slight grade change.

The current landscape conditions include significant trees and shrubs around the parcel boundaries with a number of pines and oaks and some redwood trees. Along the street frontage is a grove of olives. All of the trees around the boundary will be preserved and the only trees to be removed are an olive and a pyrus. The tree conditions are shown on the landscape plan. This plan also calls for three existing olives in the front of the house to be relocated. The conservation committee, however, has suggested that these fruiting olives be removed and if new olives are desired they be a non-fruiting variety (see attached report dated 8/28/12).

There are a number of non-native and some invasive plants on the site including oleanders. The landscape plan calls for those on the rear slope of the property to be removed and replaced with native grasses and wildflowers and for the slope area not to be irrigated. We believe the intent of the plan is to continue this cleanup of invasive and non-native materials around the property, but this should be clarified by the applicant and design team.

The existing house and garage will be substantially remodeled with the garage converted to new living area as shown on the floor plan sheets. The proposed house additions include south side master bedroom bath expansion and the northwest side living area and new garage additions. The new garage would be connected to the main house living area with a new mud room. All additions would be single story, but there would be a higher, clerestory element of the northwest side kitchen area. This element has, however, been kept to a height of just under 18 feet so that the one-story floor area bonus could be captured.

The house additions and remodeling would follow the basic Ranch style of the existing architecture, but make it more contemporary, particularly with the materials and finishes palette that is proposed and discussed further below.

The new attached garage would be served by the northerly leg of the existing duel access driveway and the southerly access would be removed, as would much of the existing front yard gravel parking area. The new garage would be located just at the 20-foot setback along the parcel boundary common with the parcel panhandle discussed above. The garage alignment would parallel the northerly property line.

The proposed guest house would be 25 feet behind, i.e., to the northeast of the garage, also maintain a 20-foot setback from the northerly boundary, and be of a similar height and design to the garage form and the architecture proposed for the

remodeled house. The guest house siting would also conform to the 20-foot rear yard setback. All other required setbacks are complied with as shown on Sheet A0 including the 50-foot front yard requirement.

Existing pines, oaks, redwoods and other shrubbery along the northerly and easterly parcel boundaries are important to screening of the north side house additions and guest house from the panhandle drive and views from the parcel to the northeast. While, as recommended by the conservation committee, it would be appropriate to consider phased removal of the pines, this should likely not take place until new screen planting is established.

The site plan does not show the location of the existing septic system, but we understand that the system will be used for the new project subject to health department standards. The attached note from Howard Young dated 9/10/12 advises that outfall adjustments he recommended can be made as, apparently, the septic system design has been finalized. The system with leach field plans should be shown on the final site development permit plans to the satisfaction of the health officer and public works director.

It is also noted that the town geologist completed site development plan review and his September 17, 2012 report is attached. The report does not identify any unusual site conditions and recommends project approval subject to specific, fairly standard conditions.

Overall, the approach to site development appears appropriate for the property and general conditions in the area. Further, the single story, Ranch style architecture fits the general character of house styles along Stonegate Road and in the neighborhood.

2. **Guest house proposal, design and compliance with zoning requirements**. The guest house location makes it clearly accessory to the main house and it has been designed to be consistent with the architecture of the main house and otherwise conform to town guest unit zoning provisions (copy of section 18.12.040.B. attached). Further, the guest house is to be served by the same access as the main house, minimum lighting is proposed for the structure, and the total floor area is 750 sf, and these elements also conform to the guest house zoning standards.

   The guest house structure has been designed to conform to the 18 and 24-foot single story height limits for guest houses and actually has a maximum height of less than 15 feet. While a guest house can be higher than these limits with ASCC approval, no special consideration for added height is needed with the proposed design.

   The only area where there appears to be some minor conflict is with the needed third guest parking space. The front yard parking bay has a width of approximately 26 feet and could be easily widened at least two to four feet to accommodate a third space. While the guest unit parking can be tandem, it is suggested that the minor bay change be considered for enhanced site use.

3. **Compliance with Floor Area (FA), Impervious Surface Area (IS), height and yard setback limits**. The total proposed site floor area is 5,325 sf and just under

the 5,384 sf, floor area limit. The floor area in the single largest structure is 4,575 sf and this is the main house with attached garage. This is at the 85% floor area limit of 4,576 sf.

The total proposed impervious surface (IS) area is 5,004 sf. This is well under the limit of 7,542 sf.

Guest house heights were discussed above. The heights of the added to and remodeled house above adjacent grade would range from just under 18 feet at the clear story to 15 feet or less for the majority of the rest of the added to house. The maximum height would also be just under 18 feet. Thus, the design conforms to the single story height limits of 18 feet and 24 feet.

Compliance with required setbacks for the added to house and the guest unit were discussed above.

4. **Proposed architecture, exterior materials and colors**. The proposed contemporary Ranch style of architecture style been discussed above. The proposed house materials include:

   - Reclaimed wood with an untreated, weathered finish.
   - Board and batten siding painted a medium sand color with a light reflectivity value (LRV) of 40% and at the policy limit.
   - Galvanized corrugated metal roofing oxidized to a 40% maximum LRV is to be used on the end wings of the house. Two asphalt shingle options are identified for the central portion of the house and guest house and both have dark finishes, well under the 40% LRV limit for roofing.
   - Windows and doors and trim are to be finished in dark brown colors, with LRV below 10% and well under the 50% policy limit.

   The garage doors are to be a barn style and we assume they would have the weathered wood finish to match the front wall elevation of the garage and associated trim. This, however, should be clarified to the satisfaction of the ASCC.

   The planned use of materials and finishes are consistent with the contemporary Ranch style of architecture and should further help the house and accessory building blend with site conditions.

5. **Landscaping, fencing.** The only fencing proposed is a short run of six-foot high privacy screens located between the added to house and southerly property line. The proposed landscaping is generally to preserve surrounding screen planting, replace existing rear yard lawn area with 915 sf of new lawn and otherwise add hardscape to accommodate minimum outdoor areas and access between areas and structures. Beyond these improvements, much of the site would be restored to a more native condition and impervious surfaces in the existing front yard area significantly reduced. If the recommendations of the conservation committee for phased removal of pines are pursued, it should be done with new screen planting around the proposed guesthouse and this planting should, if possible, be established before the key pines for view screening are removed.

It is also noted that one new oak is proposed in the Stonegate Road right of way. Planting at this location will need to be approved by the public works director with an encroachment permit. The driveway is proposed to continue to be gravel and no change to driveway surface in the right of way is proposed.

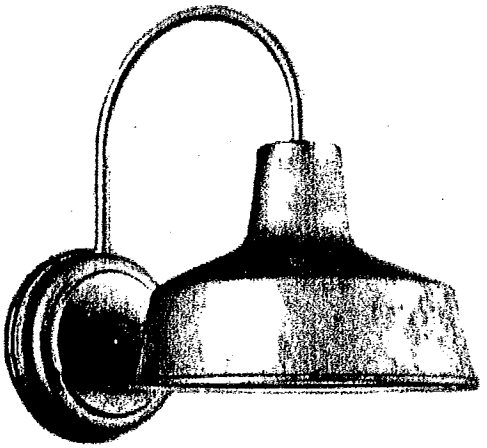
6. **Exterior Lighting**. Locations for the proposed exterior house, step and path fixtures are shown on Sheet L-2, and the fixtures are also shown on this sheet, with cut sheet data attached to this report. The number and location of the fixtures and the proposed fixture designs in general appear to conform to town lighting standards. Our only concern is for the use of the proposed wall mounted fixtures on the guest unit. Due to the proximity to the neighboring parcel to the east, we suggest a fixture with more shielding be used that fully directs light down and that has minimum potential for washing light over adjacent walls.

7. **"Sustainability" aspects of project**. As noted above, the completed BIG checklist for this project targets 89 points, whereas 50 points are mandated, and BIG GreenPoint Rated certification is also required. In this case, the bulk of the points will be achieved under "building performance," "plumbing" and "appliances and lighting."

Prior to acting on this request, ASCC members should visit the project site and consider the above comments as well and any new information provided at the October 22, 2012 ASCC meeting.

Barn Light 8" and 10" Warehouse Sconce

Download Product Datasheet



Click to enlarge

10" Wall Sconce, 96-Galvanized

Description

One of our most popular wall sconce designs is now available at a discounted price. The 8" or 10" Warehouse Sconce remains one of our most universal wall lighting products as it can be installed in countless settings - patios, hallways, bathrooms and garden sheds! Read More >

Shade Size

08" Shade Size: W 08" x H 12"

10" Shade Size: W 10" x H 13"

Additional Information

Quick Ship in 5 Days or Less - Made in the USA

Wall Canopy: 6 1/4"

Finish: Multiple (See Finish Chart)

Max Wattage Per Socket: 100W Standard Incandescent (Bulb Not Included)

Number Of Sockets: 1

UL Location: Rated For Wet Locations

Barn Light Electric

Job Name: _____

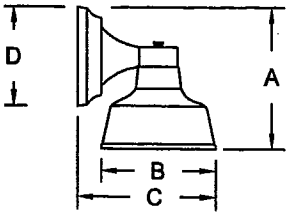
Type: _____

Quantity: _____

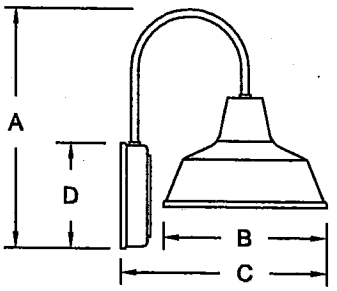
Warehouse Shade Collection

For Wall Mount Only

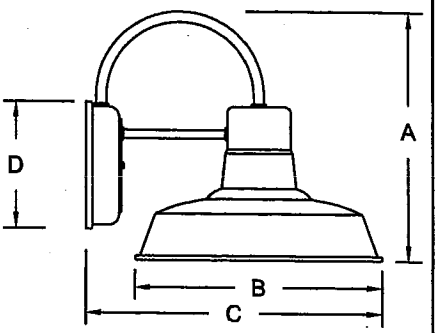
Item Number	Height (A)	Width (B)	Projection (C)	Canopy Dia. (D)
H-15106-B	8"	6"	8"	5 1/2"
H-15108-B	12"	8"	10"	6 1/4"
H-15110-B	13"	10"	13"	6 1/4"
H-15312-B	12-1/2"	12"	15"	6 1/4"
H-15314-B	15"	14"	16"	6 1/4"
H-15316-B	15"	16"	18"	6 1/4"



H-15106-B



H-15108-B
H-15110-B



H-15312-B
H-15314-B
H-15316-B

Fixture No.	Fixture Color	Optional Accessories	Accessory Color	Wattage/ Lamp Options	Ballast Options	Voltage
H-15106-B(1) H-15108-B(1) H-15110-B(1) H-15312-B H-15314-B H-15316-B	Standard(2) **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) **BK01, GN20.** Upgraded Finishes **29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 01, 11, 22, 25, 33, 77, 89, 24, 44, 48, 49.** For finish specs see pages 344-348.	**CGU** (Cast guard & glass) **LCGU** (Large cast guard & glass) **WGU** (Wire guard & glass) **LWGU** (Large wire guard & glass) **ARN** (Acorn globe) **LARN** (Large acorn globe) **WGR** (Wire guard) For specs and glass color see pages 321-344.	Standard **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) For all finishes see pages 344-348.	Incandescent (1) (Fixture is standard 75W, 100W or 200W. Do not specify.) CFL(3) (Compact Fluorescent) **13/CFL** **18/CFL** **26/32/42/CFL** **26/CFL** **32/CFL** **42/CFL** **57/CFL** **DMB** (Dimmable Ballast for CFL. Add to Part No.) HID(3) (High Intensity Discharge) MH(3) (Metal Halide) **35/MH** **50/MH** **70/MH** **100/MH** **150/MH** **175/MH** HPS(3) (High Pressure Sodium) **50/HPS** **70/HPS** **100/HPS** **150/HPS**	Ballast option not available for INC. **RB**(4) (Remote) OBB (Onboard) **OBB** (Fluorescent Options 13W-57W) For specs see pages 341-343.	Incandescent (Fixture is standard 120V. Do not specify.) CFL **M** (Multi 120/277V) HID RB and BCM **M** (Multi 120/208/240/277V)

H-15312-B	-	91	/	WGR	-	91	/	13/CFL	-	BCM	-	M

ORDER EXAMPLE

(USE THIS FORMAT TO PLACE ORDER)

Notes:

(1) H-15106-B available for 75W Max INC only and not available with glass enclosures.
H-15108-B and H-15110-B available for 100W Max INC only and not available with glass enclosures.

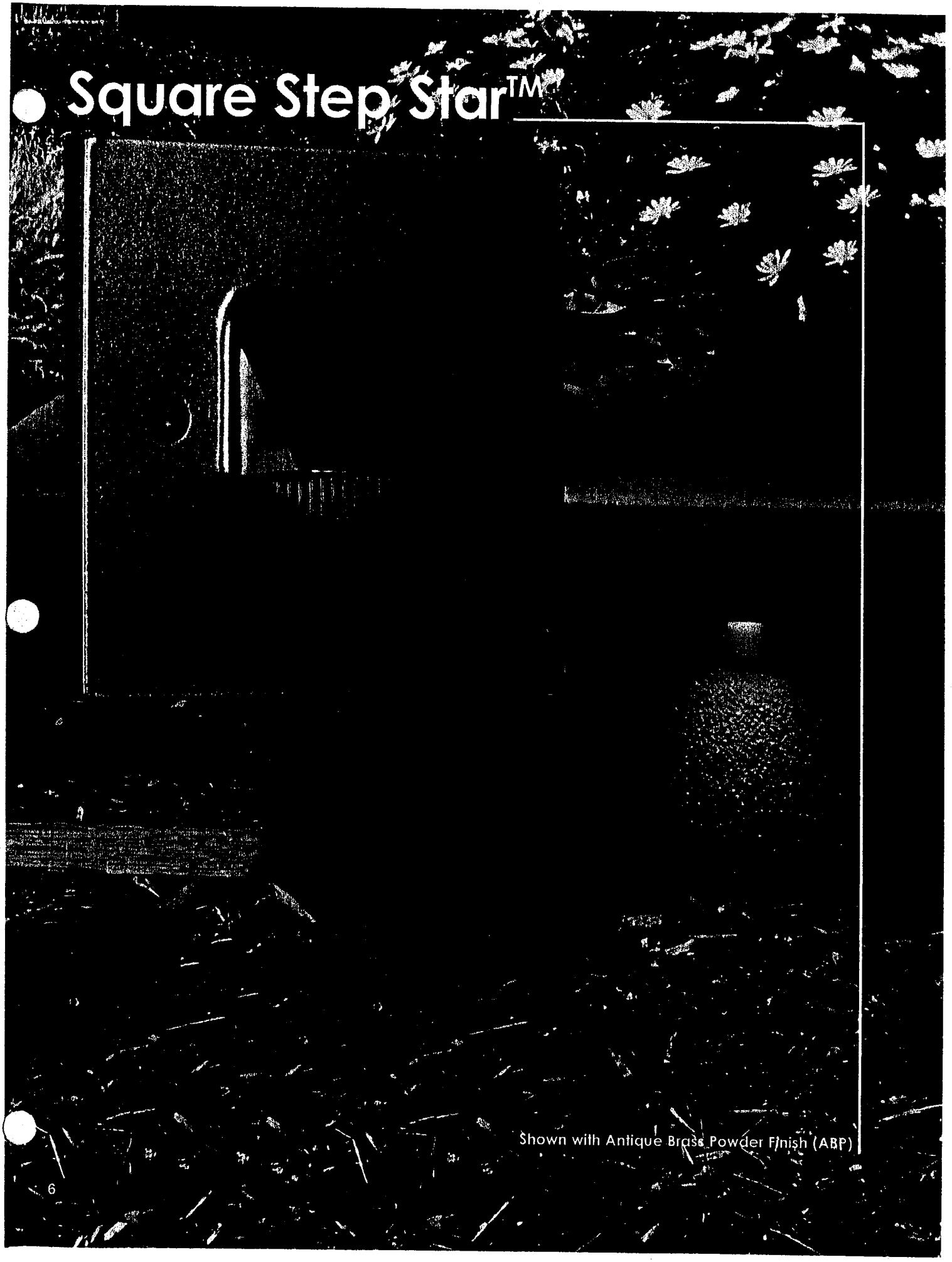
(2) For interior finish of fixture refer to color chart on pages 344-348.
H-15312-B, H-15314-b and H-15316-B not available in copper finish.

(3) Requires Globe Option (See pages 339-341 for Globe Options)
CGU and WGU Max. Wattage 100W INC, 100W HID and 32W CFL.
LWGU, LCGU, ARN and LARN Max Wattage 200W INC, 175W HID and 57W CFL.

(4) (RB) Remote ballast not available for Fluorescent Lamping.

Suitable for wet location.

Square Step Star™



Shown with Antique Brass Powder Finish (ABP)

Catalog Number Logic

Material	Installation	Series	Optics	Lamp	Finish	Option
B	- CD	- SQ	- GU	- 162	- VER	-

Material

Blank - Aluminum
B - Brass

Installation

Blank - Back Box
CD - Core Drill

Series

SQ - Square Step Star™

Optics

MR - MR16
GU - GU10 Line Voltage MR16 *
LED - 7.5 Watt, 5 LED Array *
** Available with Core Drill Only*

Lamp

MR16

0 - By Others
1 - ESX(20W), 12° Spot
3 - FRB(35W), 12° Spot
15 - EYR(42W), 12° Spot
6 - EXT(50W), 13° Spot

GU10

162 - (25W), 25° Narrow Flood
163 - (35W), 25° Narrow Flood
164 - (50W), 25° Narrow Flood

LED

247 - (7.5W), 3K White, 35° Narrow Flood
250 - (7.5W), 5K White, 20° Spot
254 - (7.5W), Red, 20° Spot
258 - (7.5W), Green, 20° Spot
266 - (7.5W), Amber, 20° Spot
262 - (7.5W), Blue, 20° Spot

Finish

Aluminum & Brass Faceplates

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	--
Verde	--	VER

Brass Faceplates

Machined	MAC
Polished	POL
Mitique™	MIT

See Pages 43-45 for additional finish choices

Option

AJ - Adjustable Lamp Bracket **
TP - Thermal Protection ** *(20W Max. Lamp)*
*** For use in Back Box installation only.*

Specifications

Back Box: Rectangular, 4-⅝" x 2-⅞" deep, cast aluminum construction. Front access for wire connection and inspection. Provided with [3] ½" NPS tapped holes and [2] plugs. Suitable for concrete pour.

Core Drill: Allows for mounting into existing structures that will not easily accept a standard box. Machined from solid, copper-free aluminum. Weather-tight cable connector with 5'0," 12Ga., 2 wire low voltage cable. 2-½" dia. hole required for slip fit.

Faceplate: Copper-free, cast aluminum construction with machined finish. Also available in solid machined brass. Countersunk holes provide flush hardware mounting.

Back box product also features [2] tamper-resistant, black oxide, stainless steel mounting screws and ⅛" thick HT-805A silicone foam gasket with acrylic adhesive for water-tight seal.

Lamp: For use with bi-pin MR16, GU10 line voltage lamps, or with integral LED array.

Installation: Listed for use with 50 watt maximum lamp when installed into non-combustible materials or with 20 watt maximum lamp in stud wall construction (requires optional thermal protection).

Transformer: MR & LED optics are for use with remote transformer. GU optics are line voltage.

Lens: Heat treated rectilinear lens provides wide lateral distribution and long forward throw.

Aiming & Control: 90° optical cutoff for mounting heights well below typical visual glare angles.

Back box product also features optional adjustable lamp bracket with up to 24° vertical aiming, captive thumb screw and quick release bracket to maintain optical alignment during re-lamping.

Socket: Specification grade, ceramic body, lamp holder. GU5.3 or GU10 base. Nickel alloy contacts and heat resistant, spring loaded, stainless steel lamp retaining clips.

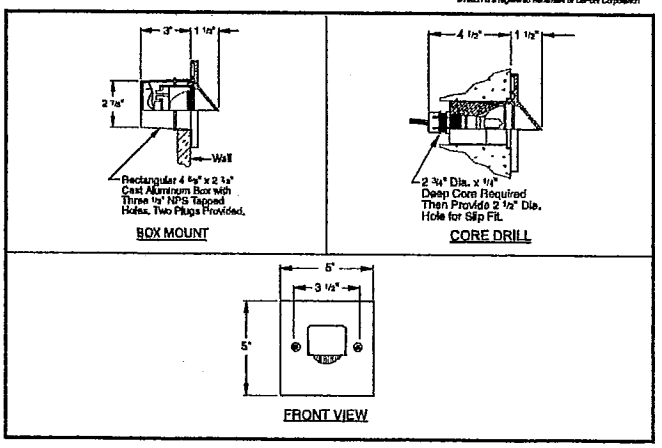
Wiring: Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

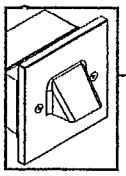
Finish: StarGuard® (Pat. Pend.), a 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty: 5 year limited warranty.

Listings: ARL and CSA listed.

For lamp & photometric information, see pages 36-41.





MR16

SQUARE STEP STAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

CATALOG NUMBER LOGIC

Example:	B	-	SQ	-	MR	-	1	-	MAC	-	TP

Material
- **Blank** - Aluminum
- **B** - Brass

Series
- **SQ** - Square Step Star™

Optics
- **MR** - MR16

Lamp
- **0** - By Others
- **1** - ESX(20W), 12° Spot
- **3** - FRB(35W), 12° Spot
- **15** - EYR(42W), 12° Spot
- **6** - EXT(50W), 13° Spot

Finish

Aluminum & Brass Faceplates

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Faceplates

Machined	MAC
Polished	POL
Mitique™	MIT

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Options
- **AJ** - Adjustable Lamp Bracket
- **TP** - Thermal Protection (20W Max. Lamp)

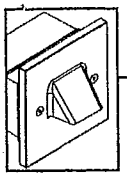
LAMP DATA

BK No.	Lamp Watts	Description	Rated Life (hrs.)	Center Beam Candlepower	Beam Angle	Beam Type
1	20	ESX	3,000	4,300	12°	Spot
3	35	FRB	4,000	8,000	12°	Spot
15	42	EYR	4,000	8,200	12°	Spot
6	50	EXT	5,000	10,500	13°	Spot

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE	DRAWING NUMBER
11-24-11	SUB-1454-00

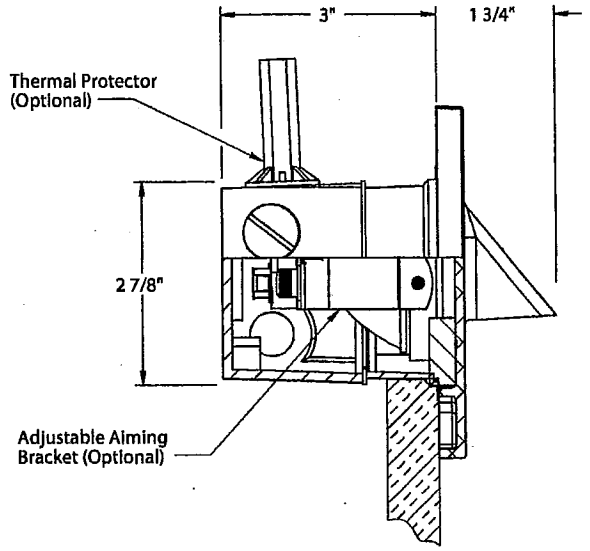


SQUARE STEP STAR™

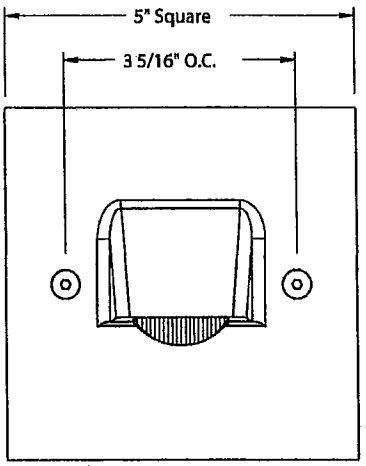
MR16

PROJECT:	
TYPE:	

SIDE VIEW

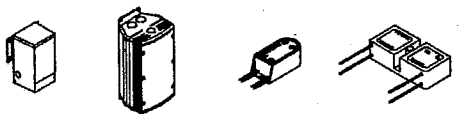


FACEPLATE DETAIL



Accessories *(Configure separately)*

Remote options:



TR Series | PMRM™ | TRSS-75 | TRSS-150

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chloro-fluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Back Box
Rectangular, 4-5/8" x 2-7/8" deep, cast aluminum construction. Front access for wire connection and inspection. Provided with [5] 1/2" NPS tapped holes (2 on each end and 1 on the back) and [2] plugs. Suitable for concrete pour.

Faceplate
Copper-free, cast aluminum construction with machined finish. Also available in solid machined brass. Countersunk holes provide for flush hardware mounting with [2] tamper-resistant, black oxide, stainless steel mounting screws and 1/8" thick HT-805A silicone foam gasket with acrylic adhesive for water-tight seal.

Lamp
For use with bi-pin MR16 lamps. Not for use with IR technology lamps.

Installation
For use with 50 watt maximum lamp when installed into non-combustible materials or with 20 watt maximum lamp into combustible materials (Type Non IC) (requires optional thermal protection).

Transformer
For use with 12VAC remote transformer.

Lens
Heat treated rectilinear lens provides wide lateral distribution and long forward throw.

Aiming & Control
90° optical cutoff for mounting heights well below typical visual glare angles.

Optional adjustable lamp bracket provides up to 24° vertical aiming, captive thumb screw and quick release bracket to maintain optical alignment during re-lamping.

Socket
Specification grade, ceramic body, minature bi-pin quartz lamp holder. GU5.3 base. Nickel alloy contacts and heat resistant, spring loaded, stainless steel lamp retaining clips.

Wiring
Teflon* coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Finish
StarGuard* (Pat. Pend.), a RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty
5 year limited warranty.

Listings
ETL Listed to ANSI/UL Standard 1838. Certified to CAN/CSA Standard C22.2 No. 9 and CAN/CSA TIL B-58B. Suitable for outdoor use. Suitable for indoor use with 20 watt maximum lamp and optional thermal protector. Suitable for use in wet locations. RoHs compliant. Made in the USA. IP65 Rated.

ETL Listed | USA | RoHS

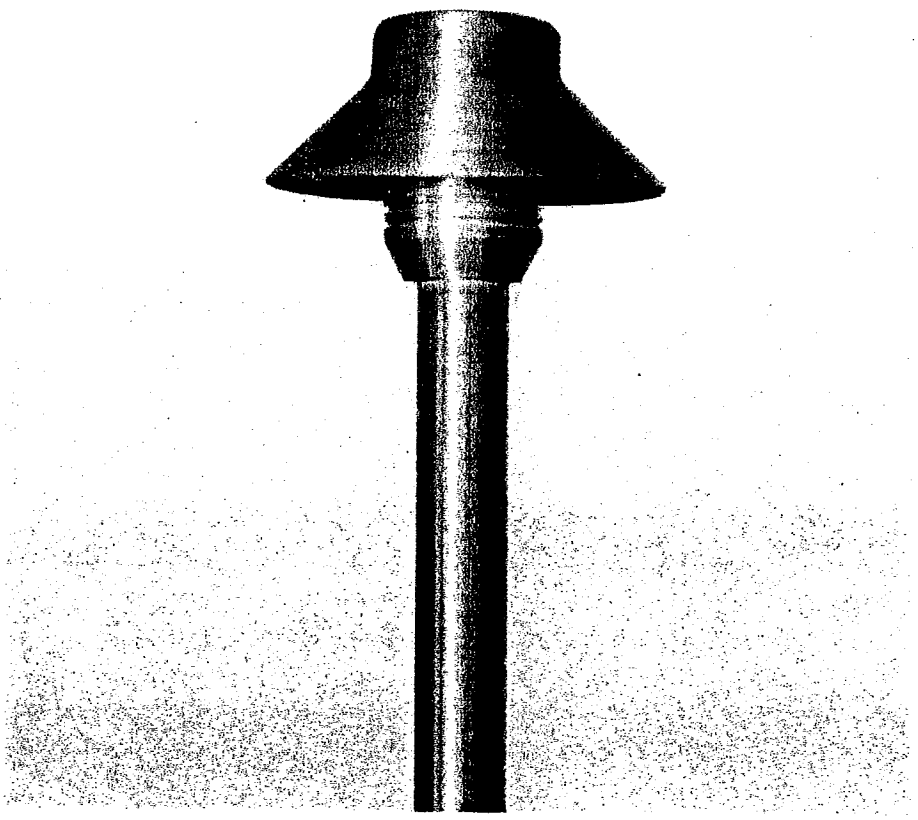
*Teflon is a registered trademark of DuPont Corporation.

B-K LIGHTING
40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE	DRAWING NUMBER
11-24-11	SUB-1454-00

FXLuminaire

AP-10, AP-15, AP-20

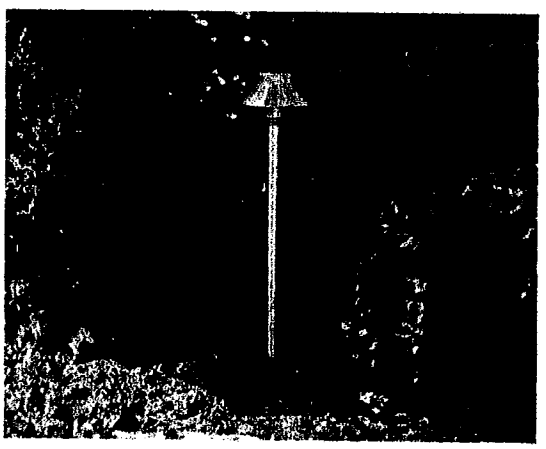


WHAT'S OLD, IS NEW

AP is the new sister fixture to our SP and our path light family.

We have extended our path light family with the new AP. It is the newest addition to the petite family. Similar to the SP in size and shape, the AP has a smooth, all copper top, finish, while the SP has a stylish brass top.

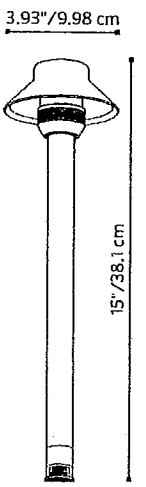
This luminaire, milled from extra-heavy gauge copper and solid brass, is designed for today's crowded planters. When incorporated with plant material, the AP simply disappears into the garden.



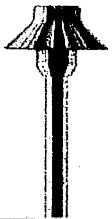
Concealed Illumination

This sleek and sophisticated micro luminaire will lead an enchanting path to your suburban home. The small scale of the copper AP can camouflage well into any garden landscape.

And since the AP is precisely machined from solid copper, it will last for decades even at the ocean's edge.



ORDERING INFORMATION



AP: Path Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3 + 4

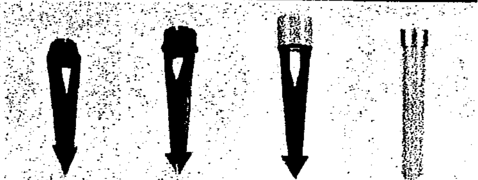
FIXTURE CODE	LAMP CODE	RISER CODE	FINISH OPTIONS
1 **AP**	2 **10** *(10,000 Hr Xenon)*	3 **8R** *(8" Riser)*	4 **XX** *(see options to right)*
	15 *(10,000 Hr Xenon)*	**12R** *(12" Riser)*	
	20 *(5,000 Hr Xenon)*	**18R** *(18" Riser)*	
	10H *(2,000 Hr Halogen)*	**24R** *(24" Riser)*	
	20H *(2,000 Hr Halogen)*	**36R** *(36" Riser)*	

The AP includes your choice of lamp, riser size, and finish. All AP path lights come standard with the Super Slot Spike. Field Installed Options must be ordered separately and will come in a separate box.

FIELD INSTALLED OPTIONS: Order Individually

MOUNTING OPTIONS

- **Super Slot Spike** *(753900) 2" x 10"* **Included**
- **Long Slot Spike** *(250015840000) 2.5" x 10"*
- **SuperJ-Box** *(SJ-XX**) 2.5" x 12"*
- **Post Mount** *(PM-XX**) 2.5" x 13"*



EXAMPLE: AP-10-18R-CU = AP - 10 Watt Xenon - 18" Riser - Copper Finish
LSS = Long Slot Spike

METALS

- **CU** = Copper
- **NP** = Nickel Plate

POWDERCOAT

- **WG** = White Gloss
- **FW** = Flat White
- **AL** = Almond
- **BZ** = Bronze Metallic
- **DG** = Desert Granite
- **WI** = Weathered Iron
- **VF** = Verde Speckle
- **SB** = Sedona Brown
- **FB** = Flat Black

*** Denotes powdercoat finish*

Note: Only the copper portions of the Pathlights are powdercoated. The brass pieces remain natural.

RECEIVED

AUG 23 2012

SPANGLE ASSOC.

RECEIVED

AUG 15 2012

GreenPoint Rated Blueprint Scoresheet: Single Family

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

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (9); and meet the prerequisites A.2.a, H10a., J.2., N.1, and Q0.

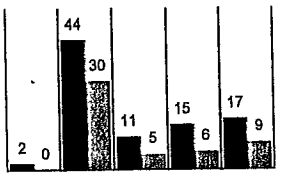
This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by jurisdictional authority. All CALGreen measures within the checklist must be selected as "Yes" or "n/a" for compliance with GreenPoint Rated. Build It Green is not a code enforcement agency.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.builditgreen.org/greenpointrated

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

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

Total Points Targeted: 89



Single Family New Home 4.2 / 2008 Title 24

Quartz LLC , 55 Stone Gate
James Blomquist
5975
Blueprint Scoresheet

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water					
A. SITE			Points Available Per Measure									
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees											
Yes	a. Protect Topsoil and Reuse after Construction	2	1				1	R	A	A	R	
Yes	b. Limit and Delineate Construction Footprint for Maximum Protection	1					1	R	A	A	R	
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)											
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen code)	Y				R					R	
	3. Use Recycled Content Aggregate (Minimum 25%)											
Yes	a. Walkway and Driveway Base	1				1					R	
Yes	b. Roadway Base	1				1					R	
	5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with J4: EPA IAP]											
Yes	a. Duct openings and other related air distribution component openings shall be covered during construction (CALGreen code if applicable)	1			1				R	R	R	
	Total Points Available in Site = 12	6										
B. FOUNDATION			Points Available Per Measure									
≥20%	**1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)**	1				2					R	
Yes	**4. Install a Foundation Drainage System [*This credit is a requirement associated with J4: EPA IAP]**	2				2		A	R		R	
	6. Design and Build Structural Pest Controls											
Yes	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	1				1				R		
	Total Points Available in Foundation = 12	4										
C. LANDSCAPE			Points Available Per Measure									
	6. Install High-Efficiency Irrigation Systems											
Yes	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	3					3	A		A	R	
	Total Points Available in Landscape = 35	3										
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Points Available Per Measure									
	1. Apply Optimal Value Engineering											
Yes	b. Door and Window Headers are Sized for Load	1				1			R			
	3. Use Engineered Lumber											
Yes	a. Engineered Beams and Headers	1				1			R			
Yes	b. Wood I-Joists or Web Trusses for Floors	1				1			R			
Yes	f. Oriented Strand Board for Wall and Roof Sheathing	1				1			R			
	8. Install Overhangs and Gutters											
Yes	a. Minimum 16-Inch Overhangs and Gutters	1				1		A		A		
	Total Points Available in Structural Frame and Building Envelope = 39	5										
E. EXTERIOR			Points Available Per Measure									
Yes	**4. Use Durable and Non-Combustible Siding Materials**	1				1		A		A	A	
Yes	**5. Use Durable and Fire Resistant Roofing Materials or Assembly**	2				2		A		A	A	
	Total Points Available in Exterior = 8	3										
G. PLUMBING			Points Available Per Measure									
	1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)											
Yes	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with J4: EPA IAP]	2		1			1		R			
	2. Water Efficient Fixtures											
Yes	a. High Efficiency Showerheads ≤2.0 Gallons Per Minute (gpm) at 80 psi. (Multiple showerheads shall not exceed maximum flow rates) (CALGreen code if applicable)	3					3			A	R	
Yes	b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)	1					1			A	R	
Yes	c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)	1					1			A	R	

Yes	3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)	2					2			R	R		
	Total Points Available in Plumbing = 12	9											
I. HEATING, VENTILATION & AIR CONDITIONING			Points Available Per Measure										
	1. Properly Design HVAC System and Perform Diagnostic Testing												
Yes	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	4		4					R		R		
	2. Install Sealed Combustion Units [*This credit is a requirement associated with J4: EPA IAP]												
Yes	a. Furnaces	2			2				R				
	5. Design and Install Effective Ductwork												
Yes	b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]	1		1					R				
Yes	7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >60% using CSA Standards [*This credit is a requirement associated with J4: EPA IAP]	1			1				R		R		
Yes	8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)	1			1					R			
	9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)												
Yes	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	1		1					R				
	10. Advanced Mechanical Ventilation for IAQ												
Yes	a. Required: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) [*This credit is a requirement associated with J4: EPA IAP]	Y			R				A	A	R		
Yes	11. Install Carbon Monoxide Alarm(s) (or No Combustion Appliances in Living Space and No Attached Garage) [*This credit is a requirement associated with J4: EPA IAP]	1			1					R			
	Total Points Available in Heating, Ventilation and Air Conditioning = 27	11											
J. BUILDING PERFORMANCE			Points Available Per Measure										
16%	2. *Required: Building Performance Exceeds Title 24 (Minimum 15%) (Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)*	32		≥30				R					
Yes	5. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)	1		1				R			A		
	Total Available Points in Building Performance = 45+	33											
K. FINISHES			Points Available Per Measure										
	2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)												
Yes	a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable) (<50 Grams Per Liter (gpl) VOCs Regardless of Sheen) [*This credit is a requirement associated with J4: EPA IAP]	1			1						R		
Yes	3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	2			2						R		
Yes	4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)	2			2						R		
Yes	7. Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	Y						A		A	R		
	Total Available Points in Finishes = 27	5											
Yes	4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)	Y								R	R		
	Total Available Points in Flooring = 8	0											
M. APPLIANCES AND LIGHTING			Points Available Per Measure										
Yes	1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)	2		1			1			A	A		
	2. Install ENERGY STAR Clothes Washer												
Yes	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	3		1			2			A	A		
	3. Install ENERGY STAR Refrigerator												
Yes	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	1		1						A	A		
	4. Install Built-In Recycling Center or Composting Center												
Yes	a. Built-In Recycling Center	1				1				R			
	Total Available Points in Appliances and Lighting = 13	7											
N. OTHER			Points Available Per Measure										
Yes	1. Required: Incorporate GreenPoint Rated Checklist in Blueprints [*This credit is a requirement associated with J4: EPA IAP]	Y				R		R					
Yes	2. Pre-Construction Kick-Off Meeting with Rater and Subs	1	1								R		
	4. Develop Homeowner Education												
Yes	a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	2		1			1				R		
	Total Available Points in Other = 6	3											
CALIFORNIA CALGreen CODE			Points Available Per Measure										
Yes	0. Home meets all applicable CALGreen measures listed in above Sections A - P of the GreenPoint Rated checklist.	Y	R										

The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist, but have been included in the Checklist for the convenience of jurisdictions.

The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.

Yes	1. CALGreen 4.106.2 Storm water management during construction.	Y							R	R		
Yes	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	Y								R		
Yes	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	Y							R			
Yes	5. CALGreen4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	Y								R	R	
Yes	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	Y						R	R			
Yes	7. CALGreen 4.505.3 19% moisture content of building framing materials	Y							R		R	
Yes	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	Y									R	
	Total Achievable Points in California Green Code = 0	0										

Summary						
Total Available Points		44	96+	44	109	59
Minimum Points Required		0	30	5	6	9
Total Points Targeted	89	2	44	11	15	17

Project has met all minimum requirements

- *Total Project Score of At Least 50 Points*
- *Required measures:*
  - *-A3a: 50% waste diversion by weight*
  - *-H10a: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards*
  - *-J2: 15% above Title 24*
  - *-N1: Incorporate GreenPoint Rated Checklist into blueprints*
- *Minimum points in specific categories:*
  - *-Energy (30 points)*
  - *-IAQ/Health (5 points)*
  - *-Resources (6 points)*
  - *-Water (9 points)*
- *All Applicable CALGreen measures in Sections A-P*

XC: Planner
Hughes

55 Stonegate

Conservation Committee Comments **8/28/12**
55 Stonegate

Landscaping Plan:

Conservation committee appreciates the removal of non-natives and creation of a non-irrigated native area NE of the house.

We appreciate the limited area of lawn and encourage the use of a turf that uses less water, as in Town demonstration plot.

Plants List:

We recommend to check with the nursery that the Carex tumulicola is really what they provide. Nurseries frequently sell completely different plants under this name.

We discourage the planting of fruiting olive trees because of the potential for spread into nearby open spaces. The existing olive trees on the property are all fruiting. Some are scheduled to be moved to other locations on the property. We suggest that instead of moving and retaining the fruiting ones, they be replaced with a sterile variety. We recommend checking with the nursery to make sure that the species is truly the sterile species and will not be invasive as most fruiting olive species are.

A long term plan to gradually remove the large old pine trees from the NE property lines should be considered. These trees are non-native, subject to disease and become a safety issue over time.

Lighting:

Lighting fixtures are good.

Lighting should be for safety and not architectural/design purposes. 2 path lights on risers at SW corner do not meet this criteria.

Jane Bourne
Judith Murphy

Subject: FW: 55 Stonegate Site Dev Review
Date: Thursday, September 13, 2012 8:44 AM
From: Carol Borck <cborck@portolavalley.net>
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>
Conversation: 55 Stonegate Site Dev Review

From: Howard Young
Sent: Monday, September 10, 2012 11:30 AM
To: Carol Borck; CheyAnne Brown
Subject: 55 Stonegate Site Dev Review

Carol/CheyAnne,

Comment item: Can outfalls be moved away from property line.

I spoke to Travis at Precision Engineering. He explained that since the septic design was done by someone else and that the location of the leech fields not determined yet at the time of submittal, that he tentatively placed the outfalls close to the property line.

Travis indicated that since the septic design is now completed, he can correctly locate the outfalls away from the property line. That we should note as a comment to the architects but he will be revising as appropriate.

Howard Young
Public Works Director
Town of Portola Valley
650-851-1700 x 214
hyoung@portolavalley.net

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

September 17, 2012
V5192

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

SUBJECT: **Geotechnical Peer Review**
RE: Hughes, Proposed Addition/Remodel
55 Stonegate; SDP #X9H-642

At your request, we have completed a geotechnical peer review of the Site Development Permit application for the proposed residential addition/remodel, using:

- Geotechnical Investigation (report), prepared by Michelucci & Associates Inc., dated August 7, 2012;
- Architectural Plans (6 sheets, various scales), prepared by PPV Associates, dated August 15, 2012;
- Civil Plans (5 sheets, various scales), prepared by Precision Engineering, dated August 15, 2012;
- Landscape Plans (2 sheets, 16-scale), prepared by John Dalrymple Landscape Architecture, dated August 14, 2012.

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

DISCUSSION

Based on our review of the referenced documents, we understand that the applicant proposes to construct an 1,877-square-foot addition and a new 750-square-foot guest house. Estimated earthwork quantities are 146 cubic yards of cut and 152 cubic yards of fill.

SITE CONDITIONS

The subject property is characterized, in general, by mostly level to gently inclined east-facing hillside topography. Original grading for residential development has resulted in a relatively level cut/fill building pad. A moderately steep (approximately 25 degree inclination) fill slope extends along the eastern side of the residence. An approximate 2-foot

vertical cut with a wooden retaining wall extends along the western side of the residence. Surface drainage is primarily characterized by partially controlled, east-directed runoff. The property is bordered by existing residential development.

The Town Geologic Map indicates that the proposed building site is underlain, at depth, by sedimentary bedrock materials (i.e., siltstone, sandstone and claystone) of the Whiskey Hill Formation. These materials are locally overlain by slope wash and surficial soil material (i.e., unconsolidated sand, silt and clay). According to the Town Movement Potential Map, the subject property is located primarily within 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."* According to the Town Geologic Map, the subject property is located approximately 860 feet east of a mapped trace of the active San Andreas fault.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed residential improvements are potentially constrained by expansive surficial soil materials, settlement and creep of surficial soil and artificial fill materials, and the susceptibility of the site to very strong/violent seismic shaking. The Project Geotechnical Consultant has preformed a site investigation and provided geotechnical design recommendations that are in general conformance with prevailing standards of geotechnical practice. These recommendations include supporting the new structures on either pier and grade beam or spread footing foundation systems, provided that the footings extend below the weak surficial materials and into strong supportive material. Recommendations have also been provided for construction of foundation drains along the perimeter of the structure to mitigate the potential for shallow groundwater to adversely impact crawl space areas. **Consequently, we recommend approval of the Site Development Permit application from a geotechnical standpoint.**

We recommend that the following conditions be attached to geotechnical approval of the building permit application:

1. **Foundations Plans** - The Project Structural Engineer should generate foundation plans that include the recommended design criteria of the Project Geotechnical Consultant.

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

The Foundations Plans and Geotechnical Plan Review should be submitted to the Town for review by Town Staff and the Town Geotechnical Consultant prior to issuance of the building permit application. The following should be preformed prior to final project approval:

3. **Geotechnical Construction Inspections** – The geotechnical consultant should inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations and retaining walls prior to the placement of steel and concrete. The consultant should inspect completed drainage improvements to verify conformance with geotechnical standards.

   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 prior to final (as-built) project approval.

LIMITATIONS

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

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT

John M. Wallace
Principal Engineering Geologist
CEG 1923

David T. Schrier
Principal Geotechnical Engineer
GE 2334

JMW:DTS:kd

55 Stonegate

Conservation Committee Comments **8/28/12**
55 Stonegate

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Jane Bourne
Judith Murphy

TOWN OF PORTOLA VALLEY, SECOND UNIT ZONING PROVISIONS
Amended by ord. 2011-390, January 26, 2011

18.12.040 Accessory uses permitted. Accessory uses permitted in the R-E district shall be as follows:

A. Accessory uses, as permitted by Section 18.36.040 and Chapter 18.40;

B. One second unit on a parcel of one acre or larger subject to the following provisions:

1. All provisions of Title 18 (Zoning) pertaining to this district prevail unless otherwise provided for in this subsection B.

2. A second unit shall comply with all provisions of the site development and tree protection ordinance, set forth in Chapter 15.12.

3. The parcel already contains an existing single-family dwelling or the second unit is being built simultaneously with a new single-family dwelling that will be the principal dwelling.

4. The second unit is attached to the principal dwelling, at the ground floor level or in a basement, and does not exceed a floor area of four hundred square feet. Second unit floor area is inclusive of any basement area, but exclusive of garage or carport area. Second units that are larger than four hundred square feet in floor area, that require a permit under Chapter 15.12, the Site Development and Tree Protection Ordinance, or that are located above the first story are subject to Architectural and Site Control Commission (ASCC) approval per Chapter 18.64.

5. Whether attached or detached from the principal dwelling, the second unit floor area may exceed four hundred square feet subject to ASCC approval per Chapter 18.64. In such cases, however, the second unit floor area may not exceed seven hundred fifty square feet.

6. Second units up to 750 square feet may be created by converting space within an existing home. When created within the first floor of an existing home, or including an addition of 400 square feet or less, such second units may be permitted solely with a zoning permit, and without review of the ASCC. However, staff at their discretion may refer an application to the ASCC if the application includes proposals for doors, windows or other exterior improvements that could potentially have a significant effect on the aesthetics of the structure.

7. The second unit complies with the definition of dwelling unit in Section 18.04.150.

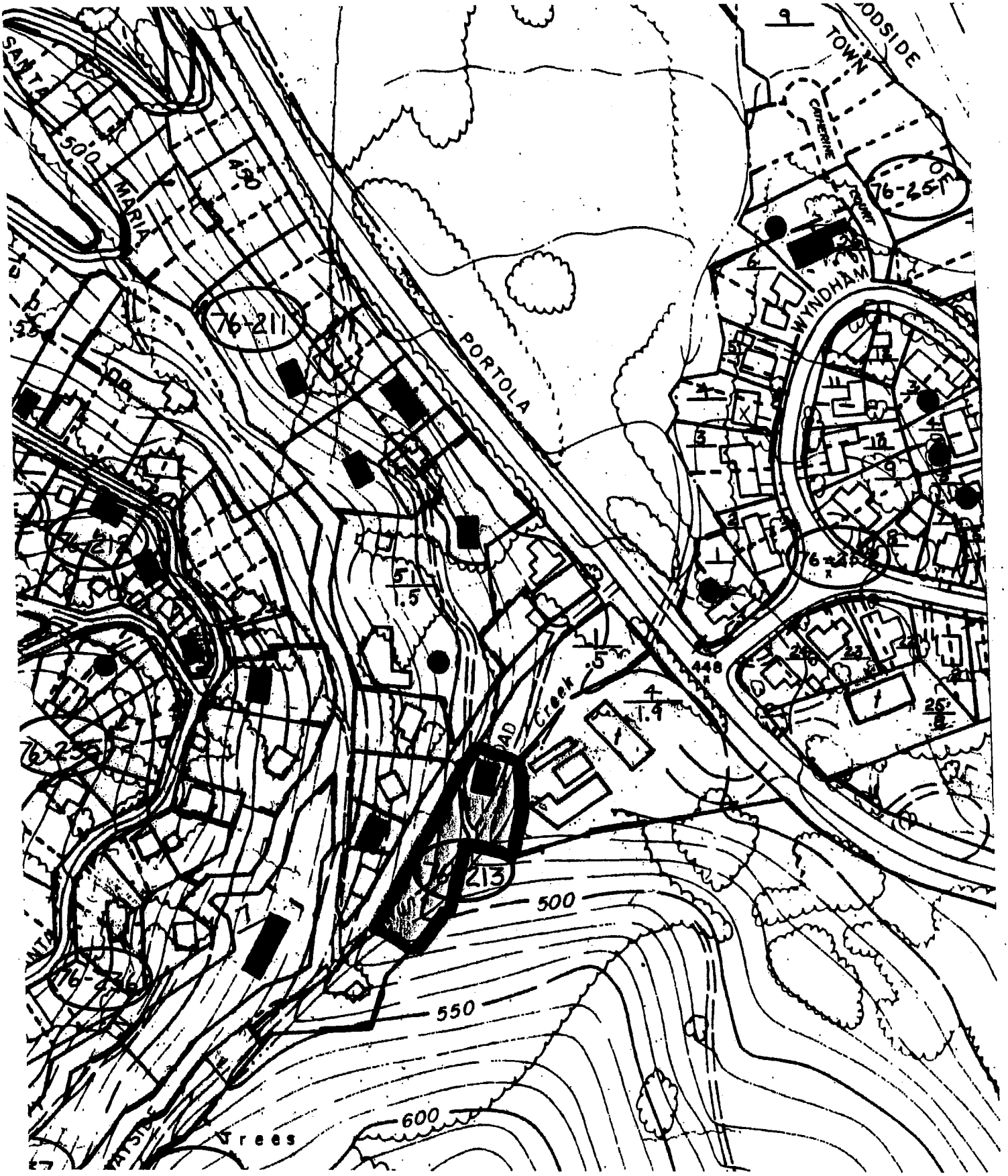
8. The second unit is served by the same vehicular access to the street as the principal dwelling and complies with off-street parking requirements for dwellings set forth in Section 18.60 except that parking spaces do not have to be covered, guest spaces are not required and tandem parking is permitted.

9. The second unit shall have the same address as the principal dwelling.

10. A second unit shall not exceed a height, as defined in Section 18.54.020, of eighteen feet with a maximum height of twenty-four feet. A second unit may be permitted to a height of twenty-eight feet and a maximum of thirty-four feet subject to ASCC approval per Chapter 18.64.

11. The second unit shall have colors, materials and architecture similar to the principal dwelling. Architecture not similar to the architecture of the principal dwelling is subject to ASCC approval per Chapter 18.64.
12. Color reflectivity values shall not exceed forty percent except that trim colors shall not exceed fifty percent. Roofs shall not exceed fifty percent reflectivity.
13. Exterior lighting on the structure shall not exceed one light fixture per entry door. Each fixture shall be fitted with only one bulb and the bulb wattage shall not exceed seventy-five watts incandescent light if frosted or otherwise diffused, or twenty-five watts if clear. Each fixture shall be manually switched and not on a motion sensor or timer. Path lights, if any, shall be the minimum needed for safe access to the second unit and shaded by fixtures that direct light to the path surface and away from the sky.
14. Landscape plantings shall be selected from the town's list of approved native plants and shall adhere to the town's landscaping guidelines.
15. An application for a second unit shall be referred to the town geologist, director of public works, fire chief and, if dependent on a septic tank and drain field, to the county health officer in accordance with town policies.
16. An application for a second unit shall supply all information required by Section 18.64.040 A.1--13.
17. Second units on parcels with frontage on Portola Road or Alpine Road, both of which are identified as local scenic corridors in the general plan, are subject to ASCC approval per Chapter 18.64 to ensure consistency with the general plan.

Architectural Review & Deviation for House Additions, 169 Wayside Road, Rollefson



Vicinity Map — **Deviation and Variance X7E-134 Applications, Rollefson**

Scale: 1" = 200 feet — 169 Wayside Road, Town of Portola Valley

September 2012

Oct. 29, 2012

Applicant: Matt and Donna Rollefson
169 Wayside Road
Portola Valley, Ca.

Project: 169 Wayside Road
Portola Valley, Ca.

Resubmittal: Modifications to the following Documents; shown as 

A-1 Partial Site Plan,
Site lighting
Stich pier relocation plan

A-1A Contractor's Staging areas

A-2 Note referencing to removal of air duct diffusers and temp. control device

A-4 modification to an area from garage to basement(crawl space),
area is open to outside.

---- Alt # 1 & Alt # 2 for building's North Elevation

A-5 Original Elevation Sheet (No Changes shown)

LA1 Added landscaping along the Wayside Road

BAGG ENGINEERS
Geotechnical Geoenvironmental Special Inspection

October 16, 2012
BAGG Job No: MOHSE-01-01

Mr. Matt Rollefson
c/o Banuazizi Architects
652 Bair Island Road
Redwood City, CA 94063

Attention: Mohsen Banuazazi, AIA

Geotechnical Consultation
REVISED STITCH PIER LOCATIONS
Proposed Garage Remodel
169 Wayside Road
Portola Valley, California

Dear Mr. Banuazizi:

Transmitted herewith is our geotechnical consultation letter updating the location of the proposed stitch piers for the captioned project in Portola Valley, California. Our original recommendations for the stitch pier wall location were presented in our letter dated July 10, 2012 based on the geologic report dated June 12, 2012, prepared by Sadek Derrega, Consulting Engineering Geologist.

It has now been determined that then proposed stitch piers in our letter of July 10, 2012 interfere with the existing redwood trees and the drilling contractor has informed us that the drilling rig would be restricted by the existing trees. We have therefore adjusted the location of the stitch piers to reduce the possibility of damaging the trees while maintaining the original purpose and scope of the piers to help improve slope stability as previous proposed.

The new pier locations, as shown on the attached Plate 1, Site Plan – Revised Stitch Pier Locations, have now been staggered to avoid the existing trees. The attached site plan also

shows the location of the drilling rig. Note that there is a possibility that the location of one or more piers may have to be adjusted by one or two feet due to field conditions.

Thank you for the opportunity to be of service on this project. Please do not hesitate to contact us, should you have any questions or comments.

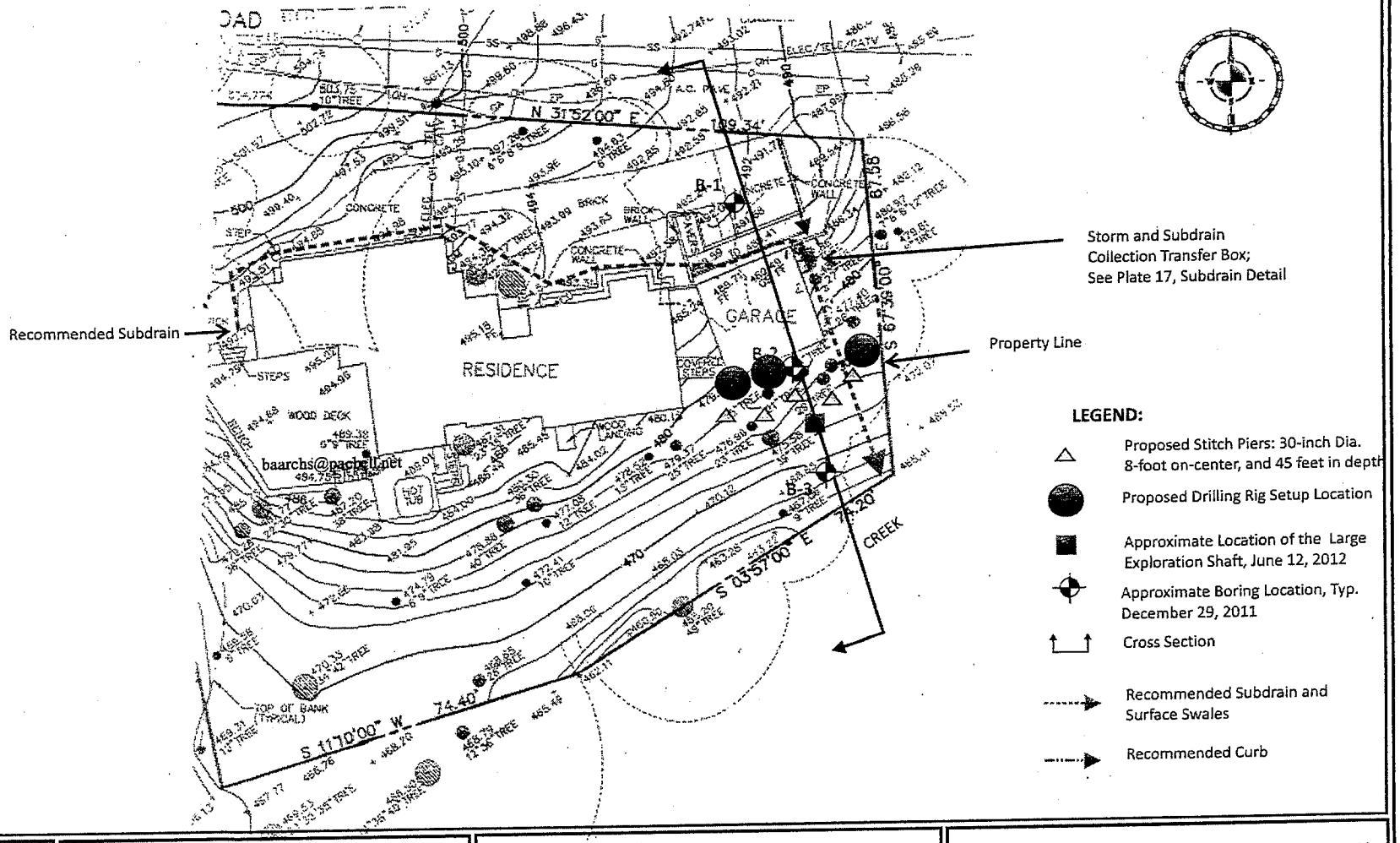
Very truly yours,

BAGG Engineers

Bruce Gaviglio
Senior Geotechnical Engineer

Attachment: Plate 1, Revised Site Plan

BEG/dcl/jvz/sd
Distribution: 4 copies addressee
Electronic copy to Mr. Rollefson, Mr. Banuazizi, and Mr. Derrega



Base Map: *Topographical Survey Plan, 169 Wayside Road, A.P.N. 076-213-020, Portola Valley, San Mateo County, California*, Drawing Number 3500-TOPO, Sheet 1 of 1, prepared by McCleod and Associated, dated July 6, 2011.

PROPOSED GARAGE REMODEL
169 WAYSIDE ROAD
PORTOLA VALLEY, CALIFORNIA

BAYGG ENGINEERS

SITE PLAN — REVISED STITCH PIER LOCATIONS

DATE:	SCALE:	JOB NO:	PLATE:
October 2012	1" = 20'	MOHSE-01-01	1

Subject: FW: application for addition/remodel 169 Wayside
Date: Tuesday, November 6, 2012 10:16 AM
From: Carol Borck <cborck@portolavalley.net>
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, Carter Warr <carter@cjwarchitecture.com>, Craig Hughes <craig@hughes-family.org>, Danna Breen <pvlily@aol.com>, Jeff Clark <jmcarch@sbcglobal.net>, Megan Koch <megankoch@kochfamilyoffice.com>, Alex VonFeldt <alex_vonfeldt@yahoo.com>, Chip McIntosh <arthurmcintosh@earthlink.net>, Denise Gilbert <denisegilb@att.net>, Leah Zaffaroni <azaffa@mac.com>, Nate McKitterick <nate.mckitterick@dlapiper.com>
Conversation: application for addition/remodel 169 Wayside

Below is email just received from neighbor on the proposed project.

Carol

-----Original Message-----
From: Andrew Zolopa [mailto:azolopa@stanford.edu]
Sent: Tuesday, November 06, 2012 10:03 AM
To: TownCenter
Cc: TownCenter
Subject: application for addition/remodel 169 Wayside

Dear Planning Commission,

We are writing this letter in support of The Rollesfson's application for a remodel/addition to their home at 169 Wayside Road. We believe their plans to improve their home are a positive for the neighborhood and Town and hope they will receive approval to move forward with their project.

We understand that there is some concern that has been raised about the height of the proposed addition over the existing garage. On this point we remain neutral and defer to the professionals on the commission, planning department and the owner's architects to come up with a workable plan that meets everyone's needs/concerns.

Sincerely,

Andrew Zolopa & Annie Talbot
154 Wayside Road

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: None
Town Council Liaison: Aalfs
Town Staff: Town Planner Vlasic, Planning Technician Brown, Interim Planning Manager Padovan

Oral Communications

Oral communications were requested, but none were offered.

Prior to discussion of the following item, Chair Hughes left the ASCC meeting. He advised that as a neighbor of the property he would not participate in project discussion.

Architectural Review, Deviation and Variance X7E-134 Applications, 169 Wayside Road, Rollefson

Vlasic presented the October 4, 2012 staff report on these applications filed in support of proposed house additions and site changes for the subject .705-acre Wayside Road property. He noted that the deviation and variance applications, project site conditions, including vicinity map, and house addition proposals are discussed in detail in the September 27, 2012 report to the planning commission.

ASCC members considered the staff reports and the following plans dated September 4, 2012 prepared by Banuazizi Associates Architects:

Sheet A-0, Cover Sheet
Sheet C-1, McCloud and Associates, 7/8/11
Sheet A-1, Proposed Partial Site Plan
Sheet A-2, Existing Floor Plans Demolition Plans
Sheet A-3, Proposed Floor Plan
Sheet A-4, Proposed Garage Level Floor Plan
Sheet A-5, Exterior Elevations
Sheet A-6, Sections
Sheet LA1, Proposed Landscape Plan
Septic System Repair Plan, S.R. Hartsell, REHS

Also considered were the following information provided by the applicant in support of the architectural review request:

Materials and Colors Sheet, received March 21, 2012
Cut sheets for entry column, wall mounted and pendant lights received March 21, 2012
Completed Build It Green Existing Home Checklist, March 21, 2012

In addition to the above, ASCC members considered the comments from the October 3, 2012 planning commission meeting summarized in the 10/4/12 staff report and the October 5, 2012 email form David Luce, 180 Wayside Road, in support of the applications.

Mr. Rollefson and project architect Mohsen Banuazizi presented the proposal to the ASCC. They distributed copies of revised Sheet A-1, with clarifications on exterior lighting and also eliminating the proposed driveway entry columns with lights. It was noted that exterior lights would include wall mounted, pendant and recessed fixtures. In response to a question regarding wall plate heights, it was noted that the garage height was nine feet to accommodate transition from the apron and the upper area would have an eight-foot plate height. It was also clarified that a detailed landscape plan would be provided for the front yard area to address the neighbor comments noted in the staff report.

Public comments were requested, but none were offered. Thereafter the ASCC discussed the project and concluded that the proposed concentration of floor area and setback variances appeared appropriate given site conditions and constraints. Warr and other ASCC members did share concerns over the proposed height variance and suggested that options to lower the height be explored.

Concern was also expressed over the need for a detailed construction-staging plan to ensure that the work on the slope stabilization would not cause additional problems. Warr suggested that consideration be given, if possible, to locating the line of stitch piers up slope, perhaps closer to the garage, to make the construction process easier and, hopefully, avoid impacts on the larger redwood trees downslope of the garage.

Following discussion, ASCC members and the applicant concurred that project review should be continued to the October 22, 2012 ASCC meeting to address the following matters:

- Color and materials concerns noted in the staff report. Members concurred that the project should adhere to town policies regarding limits on color reflectivity.
- Consideration of moving the stitch pier row upslope of the redwood trees to minimize construction impacts.
- Development of detailed construction staging plan, with particular attention to work needed for and impacts of the stitch piers installation.
- Development of a front yard landscape plan.
- Revision of the exterior lighting plan to, in particular, reduce and clarify the scope of proposed front yard lighting.

Following discussion, project consideration was continued to the October 22, 2012 regular ASCC meeting.

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: October 4, 2012

RE: Agenda for October 8, 2012 ASCC Meeting

5d. ARCHITECTURAL REVIEW, DEVIATION AND VARIANCE X7E-134 APPLICATIONS, 169 WAYSIDE ROAD, *ROLLEFSON*

These applications have been filed in support of proposed house additions and site changes for the subject .705-acre Wayside Road property. The deviation and variance applications, project site conditions, including vicinity map, and house addition proposals are discussed in detail in the attached September 27, 2012 report to the planning commission. The proposals are shown on the following enclosed plans dated September 4, 2012 prepared by Banuazizi Associates Architects:

Sheet A-0, Cover Sheet
Sheet C-1, McCloud and Associates, 7/8/11
Sheet A-1, Proposed Partial Site Plan
Sheet A-2, Existing Floor Plans Demolition Plans
Sheet A-3, Proposed Floor Plan
Sheet A-4, Proposed Garage Level Floor Plan
Sheet A-5, Exterior Elevations
Sheet A-6, Sections
Sheet LA1, Proposed Landscape Plan
Septic System Repair Plan, S.R. Hartsell, REHS

The following information has been provided in support of the architectural review request:

Materials and Colors Sheet, received March 21, 2012 (copy attached with color descriptions, actual "color" board to be available at ASCC meeting.
Cut sheets for entry column, wall mounted and pendant lights received March 21, 2012 (attached)
Completed Build It Green Existing Home Checklist, March 21, 2012. The checklist targets 75 points for the project.

As noted in the September 27th report to the planning commission, the ASCC is also being asked to make findings to permit over 85% of the permitted floor area to be

concentrated in the single largest structure. The subject request seeks to place 95% of the permitted floor area in the single largest, and only residential building on the property. The constraints impacting the parcel are discussed in the report to the planning commission and the findings that must be made to permit the proposed concentration of floor area are attached (zoning ordinance section 18.48.020) and evaluated below.

The following comments are offered to assist the ASCC address the architectural review application and offer comments on the variance application. The deviation is a matter for planning commission review and action, and the key issues with it are the construction access, grading and staging operations, and details for these have yet to be provided.

1. **Overview, Planning Commission consideration.** An overview of the plans, site conditions, constraints, and the proposal for slope stabilization is contained in the attached report to the planning commission. The report was prepared for the October 3rd preliminary planning commission review (see next section). Included in the report are discussions of floor area, height, yard setback conditions and a preliminary evaluation of the proposed yard setback and height variances. The report includes tentative conclusions in support of the deviation and variance requests. With deviation approval the maximum calculated floor area for the site is possible, but this also reflects necessary floor area reductions as a result of the Pd slope stability designation over most of the property.

   As evaluated in the commission report, the proposed house additions and floor area adjustments are focused in the area of the existing northeast side "garage." This is the area where the slopes are to be stabilized to achieve the safety factors associated with an "engineered design" solution as allowed for in town's geologic safety resolution. Further, due to existing site conditions, the only area where the garage and new upper level living space can be safely located is mostly in the 50 foot required front yard setback area. Further, due to the steep slopes under the existing house, and need to accommodate driveway access to the new garage, a slight extension over the 28-foot height limit is proposed and this is the subject of the requested height variance.

2. **Planning Commission October 3, 2012 preliminary review.** At the October 3rd meeting, the commission received public comments on the deviation and variance proposals and offered preliminary reactions. The following is a summary of the public and commission comments:

   Public. The only public comment received was the attached October 3, 2012 email from Jen Hanley, 158 Wayside Road. The comments note parking, including construction parking, landscaping and lighting.

   Planning Commission. Commissioners appreciated the constraints impacting options for site improvements and were generally supportive of the applicant's efforts to solve site problems. Concerns were expressed over potential construction impacts and more construction staging and process data were requested relative to the findings needed both for the deviation and variance. Further, commissioner Zaffaroni noted that her view on the variance would be influenced by neighbor input as to potential impacts of the additions, and commission Chair Von Feldt suggested

that the plans be reconsidered if possible to eliminate the need for the height variance. Also, the commission has asked for more data on the proposed "decommissioning" of living area in the existing lower level of the house. This will be developed based on town floor area and building code provisions and such data will be provided to the commission when the project is returned to the commission for public hearing.

3. **Findings needed to support request to concentrate more than 85% of the permitted floor area in the single largest structure**. To permit the concentration of 95% of the floor area in the single largest building the ASCC must make the findings set forth in attached zoning ordinance Section 18.48.020. Only one of the findings needs to be made under subsection A. In this case, the site is constrained by geology and steep slopes and the permitted floor area is significantly reduced due to geology and slope factors. Thus, it appears that both findings A2. and A3. could be made. While there will be some added height with the proposed living area over the garage, the height should not impact distant views from neighboring parcels, but it will be more present to those traveling along Wayside Road. In any case, with color controls, we believe the findings can be made to support the concentration of floor area, and the applicant will be considering options to address planning commission comments on the height variance matter.

4. **Architectural and design considerations**. Given the circumstances discussed above and in the report to the planning commission, there are very few options for house additions on this property that would be supported by a slope stabilization effort. The plan is to maintain the existing traditional Ranch style of architecture with the proposed house additions and remodeling, including horizontal wood siding, asphalt shingle roofing and paned windows and shutters. Dormer features are proposed to break up the roof form over the garage.

   (With the proposed addition, the height over the existing garage roofline would be increased by roughly 8 feet and this height is approximately 3.5 to 4 feet higher than the roof line of the main house that would not be changed with the project. We have asked that the new ridgeline over the garage area be modeled at the site for ASCC consideration.)

   Finishes included a dark charcoal asphalt shingle roof matching the existing roof, wood siding painted a medium warm gray tone, with a light reflectively value (LRV) that appears slightly over the 40% policy limit and off white trim, with a LRV well over the 50% policy limit. The shutters are to be almost a black tone and well under the 50% LRV limit for trim.

   Assuming the variance and deviation proposals are approved, we would recommend that the final color palette be adjusted to conform to town LRV standards and this should include specifications for garage door finish and all trim elements, including the trellis feature over the garage and new front entry elements.

5. **Landscaping, fencing and entry features**. No new fencing is proposed and, in general, the landscape concepts shown on LA1 appear consistent with town standards and policies. At the same time, the ASCC should consider the comments in the neighbor's 10/3 email relative to the need for more planting along the road

frontage. Also, the driveway paver finish should also be identified to the satisfaction of the ASCC.

The proposed low wall and columns with lights to identify the driveway limits, and that extend into the front yard area, are not consistent with town standards or guidelines and should be eliminated from the plans. We have advised the project architect of this matter.

The main landscape concern is to protect existing site trees from the impacts of the slope stabilization project and a detailed, comprehensive construction plan needs to be provided to the satisfaction of town staff and the ASCC. This plan should be developed prior to the time the planning commission is asked to complete action on the deviation request as commented on in the attached September 26, 2012 report from the town geologist and focused on during the discussion at the 10/3 commission meeting.

6. **Exterior lighting**. The lighting data on the plans is incomplete and a more complete lighting plan is to be presented by the project architect at the October 8th ASCC meeting.

7. **"Sustainability" aspects of project**. Pursuant to town green building requirements, this proposal, when first filed, was considered an "elements" project. Under the mandatory Build It Green (BIG) GreenPoint provisions, a total of 25 points would be required. A checklist was completed that targets 75 points, but that was prior to development of the most recent plans. While the attached March 21, 2012 report from Carol Borck evaluates the original checklist, the checklist should be updated based on the most recent plans. Further, when building permit drawings are provided, it may be that this project would no longer fit the "elements" category and that there could be the need for a higher level of BIG compliance. This will be monitored by staff and appropriate adjustments made prior to release of any building permits.

Prior to acting on the architectural review request or forwarding any comments to the planning commission on the variance application, ASCC members should consider the above comments and any new information that may be provided at the October 8, 2012 meeting.

Carol Borck

From: Jennifer Hanley <jen@eeo-consulting.com>
Sent: Wednesday, October 03, 2012 6:14 PM
To: Steve Padovan; Carol Borck; CheyAnne Brown
Subject: 169 Wayside

Dear Planning Commission:

We live across the street from Rollie and Donna. They are considerate and nice neighbors. I just saw the plans for the first time on Tuesday to understand the scope of the project. My parents got to town today and we have plans to go to a concert, so I cannot make this meeting.

The setback/massing/height issues are addressed in the staff report; I just want to make sure that some issues are addressed that are not in the staff report that relate to the variance request:

1. The lack of setback means that there is little guest parking at that property currently. The restoration of the converted garage will relieve this to some extent (if it is used for parking), but attention might be given to construction parking and future parking along Wayside Road in front of the property. (Parking on Wayside used to be a problem with prior owners and renters at 169, but has not been since Rollie and Donna moved in).

2. Please consider landscaping in the front of the property up to the road itself (including in the road setback) in the application due to the proximity of the house and construction to the road. I'm not sure what landscaping is currently proposed. A few trees in front have been legally removed in the past few years and so increase the visibility of the home from our home and the road. We don't want to encourage fences and hedges – rather, just something that improves the appearance of the current front yard.

3. I assume the front part of the property will need a Town-compliant lighting plan.

Thank you for your consideration,

-Jen Hanley

158 Wayside Road

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Planning Commission

FROM: Tom Vlasic, Town Planner

DATE: September 27, 2012

RE: Preliminary Review, Request for Deviation from Town Resolution 2506-2010, and Variance Application X7E-134, 169 Wayside Road, Rollefson

Requests, Background

This is a preliminary review of the subject requests for planning commission approval of a deviation from Town Council Resolution 2506-2010 (Resolution) and height and setback variances. The requests would permit remodeling of and additions to the existing house on the subject 30,714 sf (.705 acres) parcel. A copy of the Resolution is attached for reference and the attached vicinity map shows the parcel location on Wayside Road, immediately uphill of Valley Presbyterian Church and mostly within the channel of Bull Run Creek.

For several months the property owner has been in discussions with the town planner and town geologist on how best to deal with existing site problems and house deficiencies that were a result of construction initiated before town incorporation and development of contemporary town zoning provisions and policies and standards relative to safety from geologic hazards. Also, portions of the existing house, including some of the lower, southeast side, level and existing northeast side bedrooms were converted to living space inconsistent with current town codes and standards. The northeast side bedrooms are located in what appears to have been the original garage and, thus, there is no covered parking on the site as required by zoning standards.

The applicant desires to correct these existing problem area, and obtain covered parking to meet current standards. However, since most of the parcel, including the areas of existing house improvements, is located in a slope area designated Pd on the town's map of land movement potential and most of the existing house is within the front yard 50 foot setback area, the desired improvements can only occur with planning commission approval of a deviation from the Resolution provisions and a setback variance. The variance also seeks relief from the height standards of the zoning ordinance due to the steep slopes under te house.

The first hurdle was for a geotechnical investigation to be developed that would support either a change to site slope designations or a deviation. In this case, these investigations led to the "Recommendations for the Repair of Potential Landslide," as set forth in the

attached July 16, 2012 letter, with attachments, from BAGG Engineers. This letter report and the attachments, including the June 14, 2012 letter from Sadek M. Derrega, PG, CEG, consulting engineering geologist, contain a slope stability analysis based on the proposed landslide repair. That report data and analysis have allowed the town geologist to conclude, as explained in his attached September 26, 2012 report, that the proposed construction of garage with upper level living space and floor area connections to the main house would meet the criteria for an "Engineered Design" solution as defined in the Resolution (Section X., page 9). With such an "Engineered Design," and planning commission deviation approval, the property can "achieve the floor area allowed under Chapter 18.48 of the Zoning Ordinance." The Resolution notes that each such application will be evaluated on a case-by-case basis. For this proposal, as noted above, variances would also be needed.

The project is shown on the following enclosed plans dated September 4, 2012 prepared by Banuazzi Associates Architects:

- Sheet A-0, Cover Sheet
- Sheet C-1, McCloud and Associates, 7/8/11
- Sheet A-1, Proposed Partial Site Plan
- Sheet A-2, Existing Floor Plans Demolition Plans
- Sheet A-3, Proposed Floor Plan
- Sheet A-4, Proposed Garage Level Floor Plan
- Sheet A-5, Exterior Elevations
- Sheet A-6, Sections
- Sheet LA1, Proposed landscape Plan
- Septic System Repair Plan, S.R. Hartsell, REHS

In addition to the deviation and variance requests, the proposal also requires architectural review approval by the ASCC and the ASCC is tentatively scheduled to consider the project at its October 8th regular meeting. In this case, the ASCC must also make findings to permit over 85% of the permitted floor area to be concentrated in the single largest structure. The subject request seeks to place 95% of the permitted floor area in the single largest, and only residential building on the property. Given the steep slopes above Bull Run Creek, pattern of existing development, necessary street access and limitations imposed by geology, including impact on floor area allowances, and need to provide required covered parking, it appears that making the required findings should be possible. Nonetheless, this will need to be considered and acted on by the ASCC. The results of the ASCC review will be available for planning commission reference when it finally considers the deviation and variance requests, which likely will be noticed for a November commission meeting.

Parcel Description

The Resolution provides that any deviation must be for a "legal parcel" with "legal structures." The enclosed topographic survey map shows the "legal" boundary of the subject .705-acre property. It is located in the R-1/1A (One acre minimum) zoning district. The parcel existed prior to town incorporation and the existing residence with northeast side garage was constructed prior to town incorporation. The time frame for conversion of the garage to living area and other house lower level changes is not recorded in town files that we've reviewed. As noted above, however, the intent of the project is correct these conversions and bring the house with the proposed additions into conformity with current town standards. In any case, it appears that the structures meet the "legal" test of the

Resolution and any issues with the conversions inside the structures would be resolved with the project.

The topographic survey also shows how the steep slopes of the property limited the initial building site and options of any improvements. Access is from Wayside Road on the northwest side where acceptable driveway grades are possible. To the south and west of the existing house, access, parcel use and even foot access is severely constrained by very steep slopes and significant trees. On the creek side, the house is essentially perched over the creek channel.

The original, now converted, garage on the northeast side of the house had street access, but this was modified over time with concrete walls and other changes. The plans would eliminate the existing barriers to garage access and make other improvements to accommodate grades needed for vehicle parking in the garage. The plans include some low walls and pillars and walls along the edge of the driveway; but these, as proposed, don't meet current fence ordinance or entry feature standards. We will be working with the applicant and project design team through the ASCC review process to correct the items.

As noted on proposed site plan, Sheet A-1, the existing house and "garage" are within the 50-foot front yard setback area required for parcels in the one-acre minimum zoning district. It is also noted that the garage extends to within 11 feet of the side parcel line, whereas a minimum 20-foot setback is required. The "proposed" garage site, however, is at the footprint of the existing "garage" and is the area defined for the proposed Engineered Design solution.

As noted, the parcel is along Bull Run Creek. This is not one of the creeks identified in the Creek Setback ordinance. Thus, no special creek setback is required in this case.

Preliminary Evaluation of the Deviation

As referenced above, the applicant has had his consultants conduct considerable investigation to support the plans to stabilize the site for the garage and upper level living space. The work and proposed site repair have resulted in a project that the town geologist has concluded meets the definition of "Engineered Design" as set forth in the Resolution. The Resolution notes that such designs can, however, require significant grading and access by drilling equipment, trucks, etc., and therefore each request needs to be reviewed under the deviation criteria, with particular attention to minimize impacts on native terrain, vegetation and neighboring properties. The criteria are discussed further below.

With an Engineered Solution, the permitted FA for the parcel can be pursued. In this case, with the Pd designation the total allowed floor area is 3,539 sf and the total proposed with the project is 3,430 sf. This will be achieved with the new garage and space above it and with "decommissioning" of existing lower level space to reduce living area exposure in the existing house. While the existing house will be upgraded with the project to meet current building and fire codes, it can't be stabilized as is now planned for the "garage" area. Thus, the intent is to reduce living area in the house and move it to the area of stabilized slope, i.e., with the Engineered Design."

The Resolution also provides that the Engineered Design does not change the Pd slope stability designation for the site. As a result, there is no increase in possible floor area. If

the .705-acre site did not have a Pd designation, the possible floor area would likely be between 4,000 and 4,500 sf.

The above comments address many of the criteria listed on pages 12 and 13 that the commission must consider in granting a deviation. In summary, the following comments are offered relative to the criteria:

1. State-of-the-art structural/geotechnical standards. This is discussed in the attached reports that have been the basis for the Engineered Design found acceptable by the town geologist. The town geologist will be at the planning commission meeting to answer questions on the project.

2. Limitations on final product and construction process. As noted in the report from the town geologist, we need details for the construction process, staging, etc. to ensure minimum impacts as called for in the Resolution.

3. Control of drainage to minimize off site impacts. Again, final detailed construction plans for drainage control need to be prepared and reviewed.

4. Septic system interference. The enclosed septic system plan was prepared by to meet current San Mateo County Health Department standards. We understand that the applicant has had the plan reviewed and approved by his geotechnical consultant and has shared it with the health department. We did receive the attached August 15, 2012 email from the health department noting that the stabilization work will not interfere with the proposed septic system.

5. Relocation of the structure to a more stable area. Essentially the entire property is designated PD, thus relocation to a more stable area is not possible.

6. Stabilization of the moving ground. The proposal is to modify slope conditions under the garage area to achieve stabilization as an Engineered Design.

7. Improvement of safety. The proposed improvements would substantially improve the safety of site conditions over the existing situation. This includes both relative to the slope stabilization and improving "code" conditions in the existing residence.

8. Avoiding risk to adjoining properties. There appears to be limited risk to adjoining properties, but this will depend on the details for project construction as called for above and in the report from the town geologist.

9. Reasonable demonstration that the structure is a legally existing structure. While there are questions associated with the legality of the some of the structural conversions, the house and "garage" buildings appear to have been constructed "legally." Again, considerable effort is being pursued with this project to correct the existing problems, stabilize the site to accommodate the planned garage side additions, and upgrade the existing house to current building and fire code standards.

Based on the foregoing, we conclude the requested deviation could be supported, but a number of conditions would need to be clarified. A final recommendation will be prepared for consideration by the planning commission after ASCC project consideration and further staff review and interaction with the applicant on the items noted above.

Preliminary Evaluation of Variance Requests

As discussed above, the proposed garage with upper level living space will take place in the 50-foot required front yard setback area. Further, the addition between the garage and house will also mostly be in the front setback, see plan sheet A-1 for specific encroachments. The plans also face constraints due to slope and height restrictions. While the project can adhere to the 34-foot maximum height limit it does not fully meet the 28-foot limit for heights above adjacent existing grade. This is demonstrated on Sheets A-5 and A-6. Specifically, on the downhill side of the two-story addition, the height over existing grade would be approximately 29-31 feet, or 1-3 feet over the height limit. Wall plate heights are at 8 feet thus lowering of walls is not likely an option to lower the overall height. Further, the garage floor must be at a level for reasonable vehicle access and control of drainage, so it also likely can't be lower.

The finding needed for the planning commission, sitting as the board of adjustment, to grant a variance are contained in attached zoning ordinance section 18.68.070. Based on the factors impacting this site it appears that there are exceptional and extraordinary circumstances that don't generally impact parcels even in this complex Wayside Road area. This includes geology, creek channel, parcel shape and slopes, and location of reasonable, and accessible building site. Further, relative to the height of the space over the garage, it is a reflection of the need to place the space on a stabilized location. Moving this space to a location in the building envelope or where height might not be an issue would require significantly more site disturbance for stabilization.

Given the above, it appears that there would be practical difficulty to improve site conditions without the variance and this could result in unnecessary hardship for the property owner. Tentatively, we believe the other variance finding could be made, but the nature of the specific findings will depend on addressing construction issues, and the outcome of the normal ASCC design review process.

Next Steps

Planning commissioners should receive any public input that may be offered and then provide any preliminary comments on the requests. Project processing will then continue with ASCC review and further staff evaluation. It is likely that the formal hearing on the deviation and variance matter would then be scheduled for a November planning commission meeting.

TCV

encl.

cc. Steve Padovan, Interim Planning Manager
Ted Sayre, Town Geologist
Nick Pegueros, Town Manager
John Richards, Town Council Liaison
Matt Rollefson, Applicant

July 16, 2012
BAGG Job No: MOHSE-01-00

Mr. Matt Rollefson
c/o Banuazizi Architects
P.O. Box 962
Menlo Park, CA 94026

RECOMMENDATIONS FOR THE REPAIR OF POTENTIAL LANDSLIDE
Proposed Garage Remodel
169 Wayside Road
Portola Valley, California

References:

1. Geotechnical Engineering Investigation, Proposed garage Remodel,, 169 Wayside Road, Portola Valley, California, by BAGG Engineers, dated January 31, 2012 (File Number: MOHSE-01-00).

2. Geologic and Geotechnical Peer Review, Rollefson Deviation, 169 Wayside Road, Town of Portola Valley, California, by Cotton Shires and Associates, Inc., dated April 18, 2012.

3. Landslide Subsurface Investigation and Engineering Geologic Observations and Conclusions Made along the Rear of the Rollefson Residence Located at 169 Wayside Road, Portola Valley, California, by Mr. Sadek M. Derrega, Consulting Engineering Geologist, dated June 12, 2012.

Dear Mr. Rollefson:

This letter report presents the results of our engineering analysis and recommendations for improving the factor of safety against slope movements during a design-level seismic event at 169 Wayside Road in Portola Valley, California.

Background

BAGG Engineers performed a geotechnical engineering investigation at the subject site and proposed a geotechnical investigation report dated January 31, 2012 (Reference 1). BAGG concluded that the new garage structure can be satisfactorily supported on drilled pier

foundations. The report mentions that the Town of Portola Valley geologic map zones the garage in the "Pd" area defined as "Unstable, unconsolidated material commonly more than 10 feet in thickness, on moderate to steep slopes; subject to deep landsliding". However, the borings drilled at the site did not reveal the presence of any slide material. The results of stability analysis performed on the subsurface model prepared on the basis of the soil/rock conditions encountered in the soil borings drilled at the site indicated that the site slopes were stable under static and seismic conditions.

Cotton Shires and Associates (CSA) peer reviewed BAGG's report and did not agree with the geologic model presented. They then recommended that a Certified Engineering Geologist should investigate the site and identify geologic conditions that could potentially impact the residential expansion project. They mentioned "if there is a significant potential for a site map modification, then a comprehensive subsurface exploration program may be warranted to develop a basis for proposed changes to the Town's Ground Movement Potential Map. If there does not appear to be a good basis for a map modification, then the configuration of site earth materials should be investigated, characterized, and explained from a geologic perspective as they relate to foundation design consideration for the proposed project."

As requested by CSA, BAGG Engineers retained the services of Mr. Sadek Derrega, a consulting engineering geologist, who met with Mr. Ted Sayre and developed a subsurface exploration program which involved excavation of a hand-dug shaft between BAGG's B-2 and B-3 borings extending to 37.5 feet below the ground surface (bgs). The northeast wall of the shaft was cleaned with a hand pick and the soil/rock conditions exposed along the shaft wall were logged by Mr. Derrega and reviewed by Mr. Sayre prior to backfilling the shaft. Mr. Derrega split the subsurface conditions encountered in the shaft into following three units:

Unit 1 – 0 to 4 feet, consisting of dark brown sandy lean clay with yellowish brown, gravel sized sandstone fragments that appeared moist with very stiff to hard consistency.

Unit 2 – 4 to 24.5 feet, consisting of light reddish brown sandy lean clay matrix that supported yellowish to tan siltstone and sandstone fragments measuring up to about 1.5 feet across. The sandstone and siltstone fragments appeared as an open-framework lacking consistent point-to-point contact and were generally observed to be supported by the noted clayey matrix.

Unit 3 – 24.5 feet and the bottom of excavation (37.5 feet), consisting of sand- and gravel-sized sandstone and siltstone fragments in a clayey matrix. The sandstone and siltstone fragments in this unit appeared sub-rounded to rounded, better sorted than Unit 2, with a weak and

subdued sense of imbrications and less mottling. The sand- and gravel-sized fragments within this unit appeared to form a close-framework with prominent point-to-point contact of the bedrock-derived fragments.

Groundwater was encountered at an approximate depth of about 27.5 feet bgs.

Our engineering geologist concluded that the upper 24.5 feet represent a relatively old slope instability that occurred in older and elevated alluvial terrace deposits. His conclusion was based partly on the absence of competent bedrock and the chaotic, open-framework nature of the clayey matrix supporting variable-sized fragments in addition to the lack of geologic structure and size sorting coupled with sub-angular bedrock fragments. The lack of a basal failure plane may be due to increased moisture content at the time of failure and the fluidity of the failing granular flow.

Computer Model for Stability Analysis

Using a depth of 24.5 feet at the shaft location as one point of the failure surface and connecting it to the bottom of the creek as the second point, the approximate configuration of the failure surface was drawn on the slope cross-section. The strength of the failure surface was estimated by performing a series of stability analyses and using the friction angle corresponding to the one resulting in a static factor of safety slightly higher than 1, thus indicating that the slope is stable under static conditions but would likely undergo some displacement during a seismic event. Using the procedure described above, the strength parameters of the slide plane material were estimated to consist of a friction angle of 19 degrees with no cohesion.

The computer model assumed the weak soil layer to be about 3 to 4 feet thick (at the bottom of Unit 2) with the failure surface located within the weak soil layer. The geometry of the failure surface used in the computer model roughly matched the one approximated by our consulting engineering geologist.

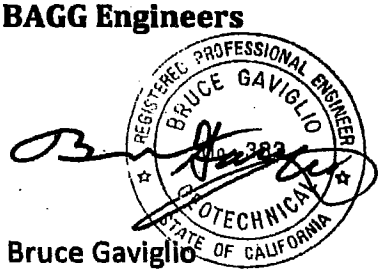
The stability analysis was performed using a computer program CGI-SSAP developed by Dr. Mohammed Ashour for West Virginia Department of Transportation. This program allows the evaluation of the stability of the slopes along with the determination of the optimal locations, size, and length of the stitch piers. The computer program provides depth versus deflection, shear force, and moment plots which can be used for structural design of the stitch piers.

The seismic stability analysis was performed using a horizontal acceleration of 0.25g corresponding to 15 cm of movement based on the slope screening method as recommended in Special Public Publication 117A. A safety factor of 1.2 was used as acceptance criteria for seismic stability of the slope with stitch piers. The stability analysis indicated that 30-inch diameter and 45 feet deep piers with a center to center spacing of 8 feet, located very close to the exploration shaft will provide the required static and seismic safety factor against slope failure. The proposed locations of the piers are shown on Plate 1 (attached).

Drilled pier and grade beam foundations will provide satisfactory support for the new garage. Drilled, cast-in place, reinforced concrete piers should be a minimum of 24 inches in diameter, embedded, and derive skin friction support from the firm native soils/bedrock below any backfill soil that may be present. The garage should be supported on 12 foot long drilled piers designed using an allowable skin friction support of 500 pounds per square foot (psf), excluding the upper two-feet.

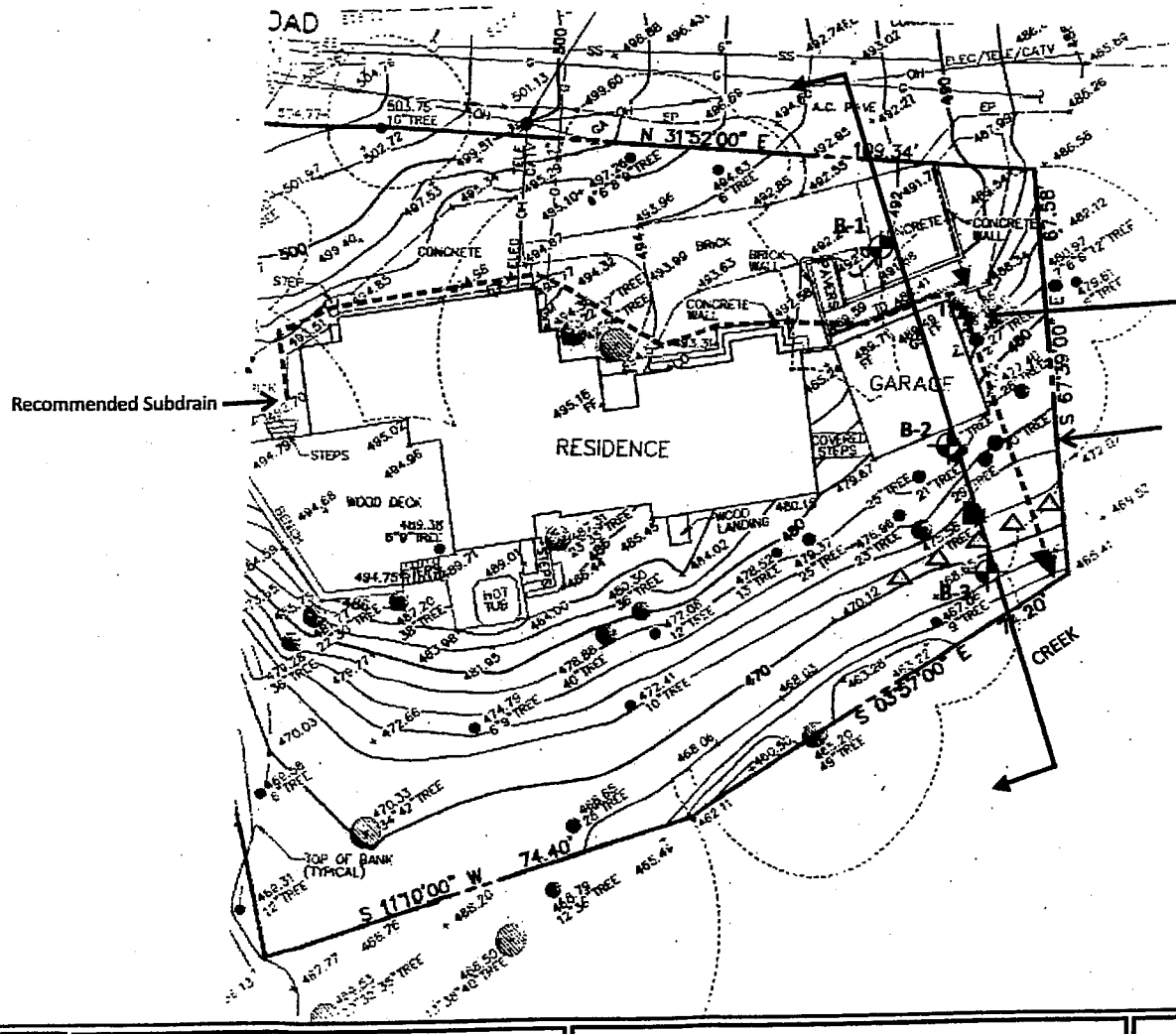
Thank you for the opportunity to perform these services. Please do not hesitate to contact us, should you have any questions or comments.

Very truly yours,
BAGG Engineers



Bruce Gaviglio
Senior Geotechnical Engineer

BEG/dcl/jvz/sd
Distribution: 4 copies addressee
Electronic copy to Mr. Rollefson, Derrega and Banuazizi



LEGEND:

- Proposed Stitch Piers: 30-inch Dia. 8-foot on-center, and 45 feet in depth
- Approximate Location of the Large Exploration Shaft
- Approximate Boring Location, Typ.
- Cross Section
- Recommended Subdrain and Surface Storm Water Trench
- Recommended Curb

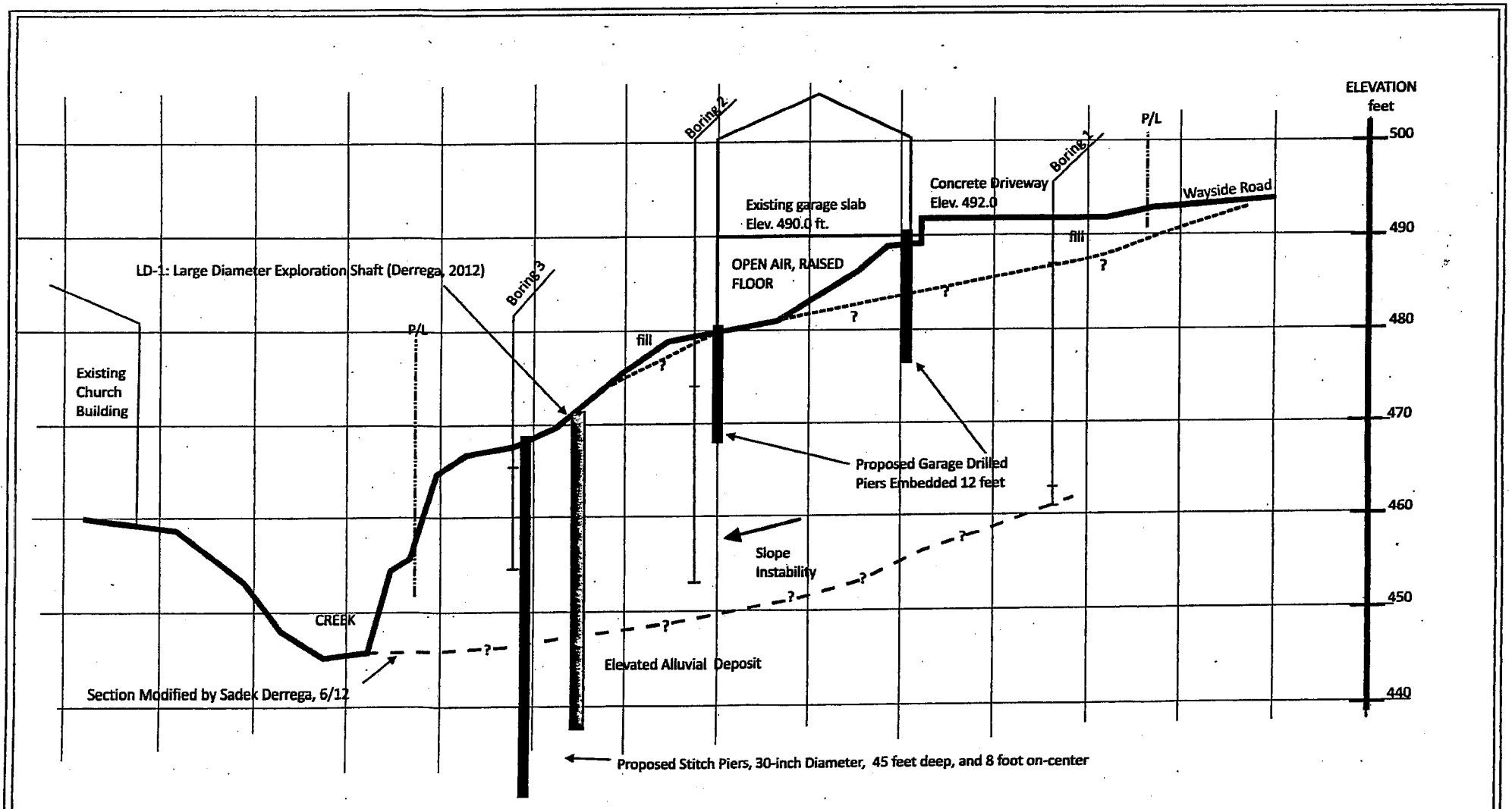
Base Map: *Topographical Survey Plan, 169 Wayside Road, A.P.N. 076-213-020, Portola Valley, San Mateo County, California,* Drawing Number 3500-TOPO, Sheet 1 of 1, prepared by McCleod and Associated, dated July 6, 2011.

PROPOSED GARAGE REMODEL
169 WAYSIDE ROAD
PORTOLA VALLEY, CALIFORNIA

BvGG ENGINEERS

SITE PLAN — PROPOSED STITCH PIERS

DATE:	SCALE:	JOB NO:	PLATE:
July 2012	1" = 20'	MOHSE-01-00	1



Base Map: *Topographical Survey Plan, 169 Wayside Road, A.P.N. 076-213-020, Portola Valley, San Mateo County, California,* Drawing Number 3500-TOPO, Sheet 1 of 1, prepared by McCleod and Associated, dated July 6, 2011.

PROPOSED GARAGE REMODEL
169 WAYSIDE ROAD
PORTOLA VALLEY, CALIFORNIA

BAYGG ENGINEERS

REVISED IDEALIZED CROSS SECTION

DATE:	SCALE: H&V	JOB NO:	PLATE:
July 2012	1" = 10'	MOHSE-01-00	2

June 14, 2012
File No. Rollefson Residence

Mr. Matt Rollefson
169 Wayside Road
Portola Valley, California 94028
matt@rollefson.com

SUBJECT: Landslide Subsurface Investigation and Engineering Geologic Observations and Conclusions Made along the Rear of the Rollefson Residence Located at 169 Wayside Road, Portola Valley, California

Dear Mr. Rollefson:

This letter report is intended to present you with a summary of the results of the subsurface landslide investigation performed at the aforementioned address. The subsurface investigation was performed to address preliminary review comments made by Mr. Ted Sayre of Cotton Shires and Associates, Inc. (CSA [reviewing Engineering Geologist for the Town of Portola Valley]) as part of their technical peer review of a geotechnical report, which was prepared by Bay Area Geotechnical Group (BAGG) for the planned Garage expansion. The noted BAGG report was titled *Geotechnical Engineering Investigation, Proposed Garage Remodel 169 Wayside Road, Portola Valley, California* and dated January 31, 2012 (File No. Mohse-01-00).

Background and Scope of Work

The BAGG investigation included drilling three soil borings, two of which (B-2 and B-3) were advanced along the rear of the existing garage to approximate respective depths of 26 and 13.5 feet below the ground surface. The borings were drilled along the east-facing slope separating the subject garage from the channel of Bull Run Creek. CSA prepared a Ground Movement Potential Map, dated September 2012, where they showed the subject garage to be situated within an area labeled as "pd", which they defined as: *unstable, unconsolidated material, commonly more than 10 feet in thickness, on moderate to steep slopes; subject to deep landsliding.*

The reviewing Engineering Geologist voiced concern that the small diameter borings drilled may need to be supplemented with additional subsurface exploration to provide additional subsurface information that would be helpful to characterize the subsurface conditions along the rear of the garage.

During a meeting with Mr. Ted Sayre at the Town Hall on May 15th, 2012, the Consulting Engineering Geologist (Mr. Sadek Derrega) suggested the excavation of a hand-dug shaft between BAGG's B-2 and B-3 to an approximate depth of 25 to 30 feet to help provide semi-continuous exposure of the geologic conditions and features. The noted depth would mark the height difference between the ground surface elevation where the shaft was proposed and the bottom of the creek channel. If a landslide occurred along the east-facing slope, its base would be expected to daylight no deeper than the bottom of the creek channel.

The scope of work included a limited review of the above-referenced BAGG geotechnical report, a meeting with the reviewing Engineering Geologist, review of the Town's geologic and ground movement maps prepared by CSA in September 2010, the excavation and logging of a hand-dug shaft measuring 2x3 feet in plan view about 15 feet downslope of BAGG's Boring B-2, discussions and input form Mr. Ted Sayre during his site visit, and the preparation of this letter report summarizing the observed geologic conditions and features within the shaft excavation.

It is important to note that this letter was specifically prepared to help characterize the subsurface conditions along the east-facing slope separating the subject garage from the creek channel. This letter report does not provide geotechnical conclusions and recommendations pertaining to seismic design parameters or grading, foundation, and drainage recommendations. Its sole intent is to provide a geological model for the project Geotechnical Engineer (BAGG) so that they can develop geotechnical recommendations for the planned remodeling of the subject garage. Furthermore, this letter is not intended to provide a discussion pertaining to the seismicity or the local and regional geologic setting of the site beyond what is discussed herein.

Subsurface Exploration

The large diameter shaft was hand-dug by Soil Stability Construction (SSC) of San Jose, California. It was excavated to an approximate depth of about 37.5 feet below the ground surface and braced with wood lagging intermittently its entire depth. The northeast wall of the shaft was cleaned with a hand pick to remove smear and logged by the Consulting Engineering Geologist at a scale of one inch equals 2 feet. The wooden bracing was not extracted and the excavation was backfilled in lifts and mechanically compacted by SSC after Mr. Ted Sayre was provided the opportunity to access the excavation and view the encountered geologic exposures. The shaft was hand dug because larger drill rigs could not gain access to the slope portion along the rear of the existing garage.

Subsurface Conditions

The uppermost 4 feet consisted of dark brown sandy lean clay with yellowish brown, gravel-sized sandstone fragments that appeared moist with very stiff to hard consistency (Unit 1 on the attached log).

Between 4 and about 24.5 feet below the ground surface (Unit 2 on the attached log), the shaft excavation revealed light reddish brown sandy lean clay matrix that supported yellowish to tan siltstone and sandstone fragments measuring up to about 1.5 feet across. The clayey matrix appeared heavily mottled with gray clay and the sandstone fragments appeared fresh and displayed a surrounding whitish weathering rhine along their rims. The sandstone and siltstone fragments appeared to be derived from the Tertiary Butano formation and their roundness varied from subrounded to subangular with individual cobbles displaying angular edges, as if sheared. The sandstone and siltstone fragments appeared as an open-framework lacking consistent point-to-point contact and generally were observed to be supported by the noted clayey matrix.

Unit 2 appeared chaotic lacking bedding planes, systematic layering, size sorting, or imbricated gravels except at near 16 feet below the ground surface where a relatively thin band of laminations was observed, which dipped between 15 and 20 degrees towards the northeast. However, the chaotic nature of Unit 2 was observed and logged above and below the noted laminations.

Between 24.5 feet and the bottom of the excavation at about 37.5 feet below the ground surface (Unit 3 on the attached log), the sand and gravel content increased significantly while the clay and cobble content decreased. The sand- and gravel-sized sandstone and siltstone fragments appeared subrounded to rounded, better sorted, with a weak and subdued sense of imbrication and less mottling. Furthermore, the sand- and gravel- size fragments appeared to form a closed-framework with prominent point-to-point contact of the bedrock-derived fragments.

Groundwater was encountered at an approximate depth of about 27.5 feet below the ground surface and appeared to be emanating from the southeast corner of the shaft excavation. Repeated pumping of the groundwater was required to allow for increasing the depth of the excavation and its subsequent logging.

Engineering Geologic Discussion and Conclusions

Based on the above discussion and the observed features, it appears that the upper 24.5 feet (Units 1 and 2 on the log) represent a relatively old slope instability that occurred in older and elevated alluvial terrace deposits. This is indicated by the absence of competent bedrock and the chaotic, open-framework nature of the clayey matrix supporting variable size fragments in addition to the lack of geologic structure and size sorting coupled with subangular bedrock fragments. The lack of a basal failure plane may be due to the increased moisture content at the time of failure and the fluidity of the failing granular flow.

The uppermost 4-foot soil section (Unit 1 on the log) is interpreted as a soil horizon that has developed in-place after the slope failure occurred indicating a relatively old age of the mass. No features indicative of recent movement or reactivation were observed in the immediate vicinity of the project.

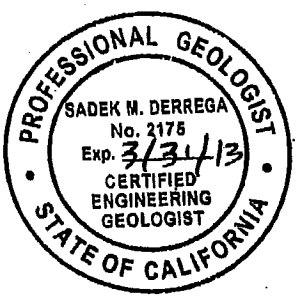
Below the 24.5-foot depth (Unit 3 on the log), the observed features such as the noted size sorting, weak and subdued sense of imbrication, point-to-point contact of the rounded sand and gravel-sized fragments, the lack of a clayey matrix supporting floating chaotic bedrock fragments are interpreted to be in-place old alluvial terrace deposits.

Immediately downslope of the existing project and along the creek channel banks, conditions resembling those noted within Unit 2 were observed. Several hundred feet up the creek channel, in-place competent yellowish brown Butano formation sandstone bedrock that appeared laminated and well bedded was observed along the creek channel. The sandstone bedrock was interbedded with siltstone and it trended about 5 degrees to the east of north and displayed an associated dip of about 40 degrees to the southeast.

CLOSURE

I appreciate the opportunity to be of service on your project and trust that this letter report provides you with the needed information at this time. If you have any questions or require additional information, please contact the undersigned at (209) 466-3818.

Sincerely,



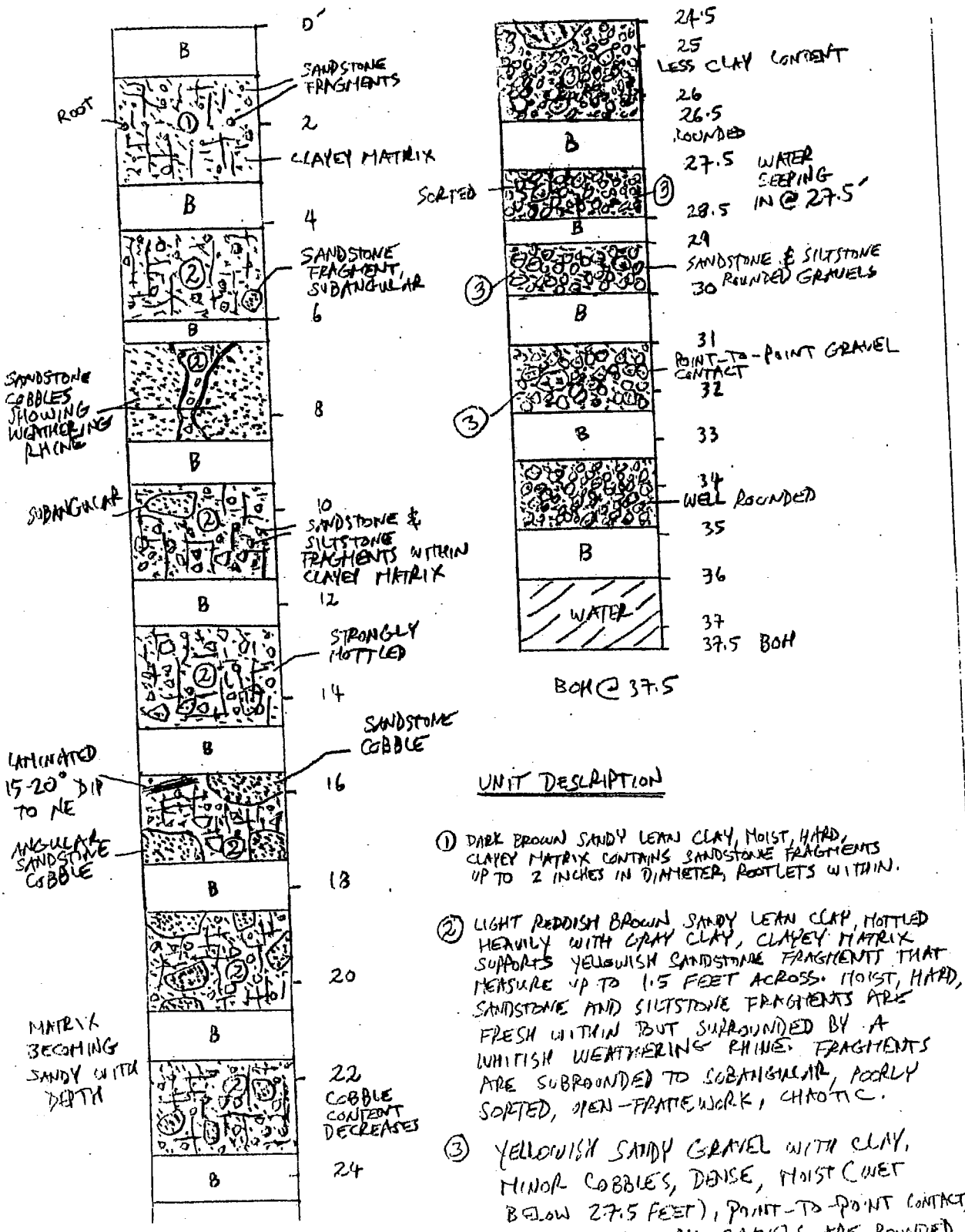
Sadek M. Derrega, PG, CEG
Consulting Engineering Geologist

Cc:

Mr. Mohsen Banuazizi, Banuazizi & Associates: baarch@pacbell.net
Mr. Ted Sayre, Cotton Shires & Associates, Inc.

6/8/2012

LD-1 N85E



UNIT DESCRIPTION

① DARK BROWN SANDY LEAN CLAY, MOIST, HARD, CLAYEY MATRIX CONTAINS SANDSTONE FRAGMENTS UP TO 2 INCHES IN DIAMETER, ROOTLETS WITHIN.

② LIGHT REDDISH BROWN SANDY LEAN CLAY, MOTTLED HEAVILY WITH GRAY CLAY, CLAYEY MATRIX SUPPORTS YELLOWISH SANDSTONE FRAGMENTS THAT MEASURE UP TO 1.5 FEET ACROSS. MOIST, HARD, SANDSTONE AND SILTSTONE FRAGMENTS ARE FRESH WITHIN BUT SURROUNDED BY A WHITISH WEATHERING RHINE. FRAGMENTS ARE SUBROUNDED TO SUBANGULAR, POORLY SORTED, OPEN-FRAMEWORK, CHAOTIC.

③ YELLOWISH SANDY GRAVEL WITH CLAY, MINOR COBBLES, DENSE, MOIST (WET BELOW 27.5 FEET), POINT-TO-POINT CONTACT, CLOSED FRAMEWORK, GRAVELS ARE ROUNDED, SORTED, LESS MOTTLING.

B: WOODEN BRACING
LD-1: LARGE DIAMETER EXCAVATION
BOH: BOTTOM OF HOLE

- LOG OF HAND-DUG EXCAVATION
- 169 WAYSIDE ROAD, PORTOLA

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

FILE COPY

September 26, 2012
V5052A

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

SUBJECT: **Supplemental Geotechnical Peer Review**
RE: Rollefson, Deviation/Variance
169 Wayside Road

At your request, we have completed a supplemental geotechnical peer review of the requested Deviation/Variance for construction of additional living space and other residential improvements at the subject property using:

- Recommendations for the Repair of Potential Landslide (letter-report) prepared by BAGG Engineers, dated July 16, 2012;
- Landslide Subsurface Investigation (letter-report) prepared by Sadek Derrega, dated June 14, 2012;
- Geotechnical Investigation (report) prepared by BAGG Engineers, dated January 31, 2012; and
- Architectural Plans (10 sheets, various scales) prepared by Banuazizi Associates Architects, revised September 4, 2012.

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

DISCUSSION

We understand that the applicant proposes to rebuild the existing garage with a new second-story bedroom, construct additions between the garage and main residence, modify the existing basement, complete various landscape improvements, and repair the existing septic leachfield system. Granting of a Deviation is requested to allow intended construction within a "Pd" zone (potential deep landsliding). In our

previous project geotechnical peer review (letter dated April 18, 2012), we recommended that supplemental site subsurface exploration be completed to characterize geologic conditions and provide a basis for the development of potential engineering design solutions.

SITE CONDITIONS

The subject property is characterized, in general, by gentle to precipitous (approximately 40 to 200 percent inclination) east- to southeast-facing hillside topography. Grading for existing residential improvements has resulted in a cut and fill building pad. A concrete retaining wall up to 3 feet high supports the fill adjacent to the driveway and garage area. Precipitous to vertical (approximately 150 percent to vertical inclination) creek embankment slopes are located approximately 30 feet east of the proposed improvements. Creek banks display shallow sloughing and erosional scars. Drainage is generally characterized by sheetflow directed to the east where it is intercepted by the creek channel.

According to the Town Geologic Map, the subject property is underlain, at depth, by bedrock materials of the Butano Formation (i.e., sedimentary bedrock consisting of interbedded sandstone, siltstone and potentially expansive claystone). The bedrock is overlain by mapped colluvial or alluvial deposits. According to the Town Movement Potential Map, the existing residence is located within an "Pd" zone, which is defined as "*unstable, unconsolidated material, commonly more than 10 feet in thickness, on moderate to steep slopes, subject to deep landsliding.*" The northeastern portion of the property is located within a "Sun" zone, which is defined as: "*unconsolidated granular material (slope wash, alluvium) on level ground and gentle slopes; subject to settlement and soil creep; liquefaction possible at valley floor sites during strong earthquakes.*" A small area within the southeastern portion of the property it is located within an "Ms" zone, which is defined as "*moving shallow landslides, commonly less than 10 feet in thickness.*" The active San Andreas fault is located approximately 950 feet northeast of the project site.

Recent site geologic and subsurface investigation has revealed the presence of old landslide materials beneath the garage/bedroom site extending to a depth of 24 feet. Such materials are consistent with the existing "Pd" movement potential designation.

CONCLUSIONS AND RECOMMENDED ACTION

The most significant geotechnical concern with regard to the proposed construction is the addition of a new bedroom living space above the garage in an area of confirmed existing "Pd" ground movement potential conditions. The Project Geotechnical Consultant has proposed an engineering solution for the garage and

bedroom that includes construction of a row of stitch piers with a minimum depth of 45 feet (30-inch diameter) to stabilize ground in this area.

We concur that recommended design measures appear adequate to provide slope stability at the bedroom over garage portion of the project and for the area of the connecting structure between the existing residence and garage. We conclude proposed design measures constitute an "engineering solution" (as defined by the Town) for the above indicated portions of the project. At this time we have not received plans that depict the extent of site disturbance that would be associated with proposed stitch pier installation, or measures that would be utilized to prevent siltation of the creek channel associated with nearby construction. The disturbance area and siltation mitigation design measures should be clarified prior to detailed deliberation of the design concept.

LIMITATIONS

This supplemental geotechnical peer review has been performed to provide technical advice to assist the Town with its 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:kd

Carol Borck

From: Stanley Low <slow@smcgov.org>
Sent: Wednesday, August 15, 2012 9:14 AM
To: Carol Borck
Subject: 169 Wayside Rd.

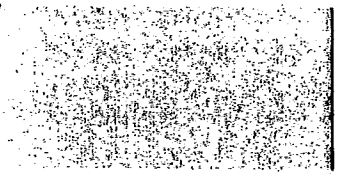
Hello Carol:
The proposed piers in the lower portion of the property will not interfere with the septic system. The piers and septic system are located in different parts of the property.

Stan Low, REHS IV
Land Use Specialists
San Mateo County Environmental Health
2000 Alameda de las Pulgas, Suite 100
San Mateo, CA 94403
(650) 372-6202 and (650) 363-1820

Residence: EXTERIOR COLORS

WALLS (BASE)

Coventry Gray
HC-169



TRIMS
doors, windows, fascia
& entry posts

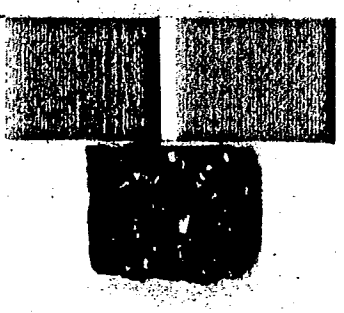
Wedding Veil
2125-70

SHUTTERS

Midnight Dream
2129-10

ROOF

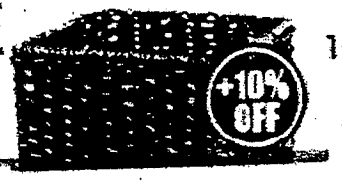
Composition Shingles
Matching Existing



Note: Colors are selected from
"Benjamin Moore" paint samples

SINCE 2000
bellacor

CLEARANCE SALE



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(Bellacor Number: 528505)

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Regular Price:	~~**$160.00**~~
Sale Price:	**$136.40***
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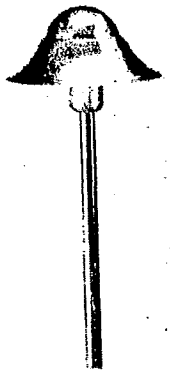

Shown in **Copper** finish

ZOOM

Copper Path Light

by Kichler

Description: 120 Copper 1-Light Landscape Lighting - Read More

$117.00

Manufacturer Finish: Copper

Dimensions: 21.71"h x 4"w

See Product Specifications

Delivery: USUALLY SHIPS IN 7-10 BUSINESS DAYS

▸ACCU**TRACKER**®

Shipping: FREE SHIPPING

QTY: 1

Product Rating (0 ratings)

Write a Review

Product Number:	P418718
Manufacturer:	Kichler
Model Number:	15454CO
Manufacturer Finish:	Copper
Height:	21.71 in.
Width:	4 in.
Bulb Type:	Incandescent
Total Wattage:	11 w.
Voltage Type:	Low Voltage
Voltage Input:	12 v.
Base Type:	Wedge
Shade Material:	Metal

View Full Specifications

Product Description

120 Copper 1-Light Landscape Lighting

Approved for wet location use as defined by the National Electric Code. Please consult your local electrical code for details.

We Also Recommend

Morris Close To Ceiling Light
Price: $165.00 ea.

Single-Light Sconce
Price: $96.00 ea.

Three-Light Bathroom Fixture with Etched Glass
Price: $169.00 ea.

Three-Light Bathroom Fixture with Etched Glass
Price: $169.00 ea.

Carte Mini-Pendant
Price: $453.60 ea.

Story Fairy Colored Lithophane Night Light
Price: $29.95 ea.

Carte Mini-Pendant
Price: $118.80 ea.

Direct Wire Smoke Alarm
Price: $15.95 ea.

Product Description | We Also Recommend | About the Manufacturer

Product Specifications

Print Full Specification

The following are detailed specifications about the Copper Path Light by Kichler. Our customer service team is available M-F between 7am and 5pm (Pacific Time) at (800) 653-6556 to provide any information that is not listed on our website.

Product Number:	P418718
Manufacturer:	Kichler
Model Number:	15454CO
Manufacturer Finish:	Copper
Height:	21.71 in.
Width:	4 in.
Bulb Type:	Incandescent
Total Wattage:	11 w.
Voltage Type:	Low Voltage
Voltage Input:	12 v.
Base Type:	Wedge
Shade Material:	Metal
Material:	Cast Aluminum
Shipping:	UPS Regular
Wet Location:	Yes
Weight:	2.8 lbs

Recently Viewed Items

MEMORANDUM

TOWN OF PORTOLA VALLEY

RECEIVED

MAR 2 1 2012

SPANGLE ASSOC.

TO: Architectural and Site Control Commission

FROM: Carol Borck, Planning Technician

DATE: March 21, 2012

RE: 169 Wayside, Sustainable Building Checklist Review

Under the Town's Green Building Ordinance, the proposed addition/remodel project falls into the Elements category and is required to achieve at least 25 points on the BIG checklist for existing homes. At this time, the project team expects at least 75 points will be met.

Structurally, the project will include some value engineering, engineered and FSC lumber, deeper overhangs, recycled-content decking, minimum 20% flyash mix in foundation concrete, and durable asphalt comp roofing.

Energy and water efficiency aspects of the project include high-efficiency irrigation, water and lighting fixtures, Energy Star bathroom fan, upgrading attic and wall insulation, and duct sealing.

Interior finishes will include low-VOC paints, caulks and adhesives, and reduced formaldehyde cabinets/treads/trim. It is also noted that the insulation chosen will be low-emitting and contain recycled content.

GreenPoint Rated Existing Home Checklist

Build It Green™
Smart Solutions From The Ground Up

The GreenPoint Rated checklist tracks green features incorporated into the home. **A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.** GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. This checklist is used to track projects seeking a Whole House or Elements Rating using the GreenPoint Rated Existing Home Rating System. The minimum requirements for a green home seeking the Elements and Whole House Rating are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage of presence of the measure in the home. Not all measures are available for allocation. The measure or practice must be found in at least 10% of the home to earn points.
The criteria for the green building practices listed below are described in the GreenPoint Rated Existing Home Rating Manual. For more information please visit www.builditgreen.org/greenpointrated

Enter Label: **Elements**

Points Achieved:

0 0	8 0	2 0	2 0	4 0

Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the apropriate points will appear in the yellow "points acheived" column.
GreenPoint Rated Existing Home Checklist version 1.2

A	Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	AA. COMMUNITY		Possible Points				
	1. Infill Site						
No	a. Home is Located in a Built Urban Setting with Utilities in Place		1			1	
No	b. Home is Located within 1/2 Mile of a Major Transit Stop		2				
	2. Compact Development & House Size						
	a. Density of 10 Units per Acre or Greater **(Enter units/acre)**		2			2	
No	b. Home Size Efficiency **(5 points is average, points awarded based on home size)**					1--10	
	3. Pedestrian and Bicycle Access/ Alternative Transportation						
	a. Site has Pedestrian Access Within ½ Mile of neighborhood services: TIER 1: 1) Day Care 2) Community Center 3) Public Park 4) Drug Store 5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold TIER 2: 1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware 5) Theater/Entertainment 6) Fitness/Gym 7) Post Office 8) Senior Care Facility 9) Medical/Dental 10) Hair Care 11) Commercial Office of Major Employer 12) Full Supermarket						
No	5 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
No	10 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
No	b. Access to A Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/2 Mile		1				
No	c. At Least Two of the Following Traffic-Calming Strategies Installed within 1/4 mile: Designated Bicycle Lanes are Present on Roadways; Ten-Foot Vehicle Travel Lanes; Street Crossings Closest to Site are Located Less Than 300 Feet Apart; Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands		1				
	4. Safety & Social Gathering						
No	a. Front Entrance Has Views from the Inside to Outside Callers		1				
No	b. Front Entrance Can be Seen from the Street and/or from Other Front Doors		1				
No	c. Porch (min. 100sf) Oriented to Streets and Public Spaces		1				
	5. Diverse Households						
No	a. Home Has at Least One Zero-Step Entrance		1				
No	b. All Main Floor Interior Doors & Passageways Have a Min. 32-Inch Clear Passage Space		1				

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	c. Home includes at Least a Half-Bath on the Ground Floor with Blocking for Grab Bars		1				
No	d. Lot Includes Full-Function Independent Rental Unit		1				
	Total Points Available in Community = 29		Possible Points				
A. SITE							
No	**1. Protect Existing Topsoil from Erosion and Reuse after Construction**	1	1				1
	2. Divert Construction and Demolition Waste						
	a. Divert All Cardboard, Concrete, Asphalt and Metals (Required for both Whole House and Elements, if Applicable)					R	
	b. Deconstruct for Reuse (Enter Number of Points, up to 2 points) 1) Appliances, 2) Brick, tile, masonry, 3) Cabinetry, 4) Countertops, 5) Doors, 6) Fixtures (plumbing, lighting, etc), 7) Sinks/Tubs, 8) Toilets (1.6 only), 9) Windows, 10) Wood - (2x4, flooring, form boards)	1				2	
No	c. Divert 25% C&D Waste Excluding All Cardboard, Concrete, Asphalt and Metals					2	
No	**3. Construction IAQ Management Plan**				2		
	Total Points Available in Site = 8		Possible Points				
B. FOUNDATION							
	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag						
	a. Minimum 20% Flyash and/or Slag Content	1				1	
	b. Minimum 30% Flyash and/or Slag Content					1	
No	**2. Moisture Source Verification and Correction (Required for Whole House)**				R	R	
	3. Retrofit Crawl Space to Control Moisture						
No	a. Control Ground Moisture with Vapor Barrier	2			2		
No	b. Foundation Drainage System	2				2	
No	**4. Pest Inspection and Correction**					1	
	5. Design and Build Structural Pest Controls						
No	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers					1	
No	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation					1	
No	**6. Radon Testing and Correction or Radon Resistant Construction**				1		
	Total Points Available in Foundation = 10		Possible Points				
C. LANDSCAPE							
	Is the landscape area is <15% of the total site area? (only 3 points available in this section for projects with <15% landscape area)						
	1. Resource-Efficient Landscapes						
No	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1
No	b. No Plant Species Require Shearing					1	
No	c. 50% of Plants Are California Natives or Mediterranean Climate Species	3					3
No	**2. Fire-Safe Landscaping Techniques**			1			
	3. Minimal Turf Areas						
No	a. Turf Not Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide	2					2
No	b. Turf is <33% of Landscaped Area						2
No	c. Turf is <10% of Landscaped Area or eliminated	2					2
No	**4. Shade Trees Planted**			1	1		1
No	**5. Plants Grouped by Water Needs (Hydrozoning)**						2
	6. High-Efficiency Irrigation Systems Installed						
No	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers	2					2
No	b. System Has Smart Controllers						3
No	**7. Compost and Recycle Garden Trimmings on Site**						1
	8. Mulch in All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement	2					2
	9. Use Environmentally Preferable Materials for Non-Plant Landscape Elements					1	
No	**10. Light Pollution Reduced by Shielding Fixtures and Directing Light Downward**	1	1				
	11. Rain Water Harvesting System (1 point for ≤ 350 gallons, 2 points for > 350 gallons)						1
	a. ≤ 350 gallons						1
No	b. > 350 gallons					1	1
No	**12. Soil Amended with Compost**						
	Total Points Available in Landscape = 31						

Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
STRUCTURAL FRAME & BUILDING ENVELOPE		Possible Points				
1. Optimal Value Engineering						
a. Place Rafters & Studs at 24-Inch On Center Framing					1	
b. Size Door & Window Headers for Load	1				1	
c. Use Only Jack & Cripple Studs Required for Load					1	
2. Use Engineered Lumber						
a. Engineered Beams & Headers	1				1	
b. Insulated Headers			1			
c. Wood I-Joists or Web Trusses for Floors	1				1	
d. Wood I-Joists for Roof Rafters	1				1	
e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
f. Oriented Strand Board for Subfloor	1				1	
g. Oriented Strand Board Wall and Roof Sheathing	1				1	
3. FSC Certified Wood						
a. Dimensional Lumber, Studs, and Timber	2				4	
b. Panel Products					2	
4. Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stick Frame Assembly)						
a. Floors			2		2	
b. Walls			2		2	
c. Roofs			2		2	
5. Reduce Pollution Entering the Home from the Garage						
No a Tightly Seal the Air Barrier between Garage and Living Area	1			1		
No b. Install Garage Exhaust Fan OR Have a Detached Garage	1			1		
6. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)			1			
7. Overhangs and Gutters					1	
a. Minimum 16-Inch Overhangs and Gutters	1		1			
b. Minimum 24-Inch Overhangs and Gutters						
8. Retrofit/ Upgrade Structure for Lateral Load Reinforcement for Wind or Seismic						
No a. Partial Lateral Load Reinforcement Upgrades/ Retrofits					1	
No b. Lateral Load Reinforcement Upgrades/ Retrofits for Entire home					2	
No **9. Sound Exterior Assemblies (Required for Whole House)**					R	
Total Points Available in Structural Frame & Building Envelope = 36						
E. EXTERIOR FINISH		Possible Points				
1. Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking	2				2	
2. Rain Screen Wall System Installed					2	
3. Durable & Noncombustible Siding Materials					1	
4. Durable & Fire-Resistant Roofing Materials	2				2	
Total Points Available in Exterior Finish = 7						
F. INSULATION		Possible Points				
1. Insulation with 75% Recycled Content						
a. Walls and Floors	1				1	
b. Ceilings	1				1	
2. Low-Emitting Insulation (Certified CA Section 01350)						
a. Walls and Floors	1			1		
b. Ceilings	1			1		
3. Inspect Quality of Insulation Installation before Applying Drywall	1		1			
Total Points Available in Insulation = 5						

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
G. PLUMBING			**Possible Points**				
	1. Distribute Domestic Hot Water Efficiently						
	a. Insulate All Accessible Hot Water Pipes			1			1
No	b. Locate Water Heater Within 12' Of All Water Fixtures, as measured in plan			1			1
No	c. Install On-Demand Circulation Control Pump	1		1			1
	2. High-Efficiency Toilets (Dual-Flush or ≤ 1.28 gpf)	2				1	2
	3. Water Efficient Fixtures						
No	a. All Fixtures Meet Federal Energy Policy Act (Toilets: 1.6 gpf, Sinks: 2.2 gpm, Showers: 2.5 gpm) **(Required For Whole House)**						R
	b. High-Efficiency Showerheads Use ≤ 2.0 gpm at 80 psi	1		1			1
	c. Bathrooms Faucets Use ≤ 1.5 gpm	1		1			1
No	**4. Plumbing System Integrity and No Plumbing Leaks (Required for Whole House and Elements)**						R
	Total Points Available in Plumbing = 13						
H. HEATING, VENTILATION & AIR CONDITIONING			**Possible Points**				
	1. General HVAC Equipment Verification and Correction						
No	a. Visual Survey of Installation of HVAC Equipment **(Required for Whole House and Elements)**			R			
No	b. Conduct Diagnostic Testing to Evaluate System	1		2			
No	c. Conduct Flow Hood Test and Assess Delivery of Air			1			
No	d. Air Conditioning Compressor Operates Properly and Refrigerant Charge is Optimal			1			
No	**2. Design and Install HVAC System to ACCA Manuals J, D and S**			4			
	3. Sealed Combustion Units						
No	a. Furnaces				2		
No	b.Water heaters				2		
	4. Zoned, Hydronic Radiant Heating			1	1		
No	**5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants**		1				
	6. Effective Ductwork Installation						
No	a. New Ductwork and HVAC unit Installed Within Conditioned Space			1			
No	b. Duct Mastic Used on All Ducts, Joints and Seams			1			
No	c. Ductwork Installed under Attic Insulation (Buried Ducts)			1			
No	d. Ductwork System is Pressure Relieved			1			
No	**7. High Efficiency HVAC Filter (MERV 6+)**				1		
No	**8. No Fireplace OR Sealed Gas Fireplaces with Efficiency Rating ≥60% using CSA**				1		
	9. Effective Exhaust Systems Installed in Bathrooms and Kitchens						
	a. ENERGY STAR Bathroom Fans Vented to the Outside	1			1		
	b. All Bathroom Fans are on Timer or Humidistat	1			1		
No	c. Kitchen Range Hood Vented to the Outside	1			1		
	10. Mechanical Ventilation System for Cooling Installed						
No	a. ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms			1			
No	b. Whole House Fan			1			
	11. Mechanical Ventilation for Fresh Air Installed						
No	a. Any Whole House Ventilation System (that meets ASHRAE 62.2)				2		
No	b. Install Air-to-Air Heat Exchanger (that meets ASHRAE 62.2)			1	2		
	12. Carbon Monoxide						
No	a. Carbon Monoxide Testing and Correction **(Required for Whole House)**				R		
No	b. Carbon Monoxide Alarm(s) Installed	1			1		
No	**13. Combustion Safety Backdraft Test (Required for Whole House and Elements)**				R		
	Total Points Available in Heating, Ventilation and Air Conditioning = 33						
I. RENEWABLE ENERGY			**Possible Points**				
No	**1. Solar Water Heating System**			4			
	2. Photovoltaic (PV) System that offsets electric energy use by:						
No	a. 30% of electric needs OR 1.2 kW			6			
No	b. 60% of electric needs OR 2.4kW			6			
No	c. 90% of electric needs OR 3.6 kW			6			
	Total Points Available in Renewable Energy = 22						

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
J. BUILDING PERFORMANCE				**Possible Points**			
No	**1. Energy Survey and Education (includes blower door test) (Required for Elements or Meet J3a)**			R			
	2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3) 2 point minimum and 6 point maximum credit required.						
	TIER 1: Practices in Tier 1 Are Worth Full Value (1 point)						
No	a) Attic Insulation up to or Exceeding Current Code	1		1			
No	b) Crawl Space Insulation up to or Exceeding Current Code			1			
No	c) Wall Insulation up to or Exceeding Current Code	1		1			
No	d) High Efficiency Furnace (90% AFUE Minimum)			1			
No	e) Seal Ducts and Duct Leakage is <15%	1		1			
No	f) 14 SEER, 11.5 EER Air Conditioning Unit (in climate zones 2,4,8-15)			1			
No	g) House Passes Blower Door Test With ≤0.5 ACH or a 50% Improvement			1			
	TIER 2: Practices in Tier 2 Are Worth Half Value (0.5 points)						
No	h) High Efficiency Water Heater ≥.62EF			0.5			
No	i) Radiant Barrier in Attic			0.5			
No	j) Windows Upgraded to Current Code Requirements, Which are Typically Dual Pane			0.5			
No	k) Duct insulation to Code			0.5			
No	l) Programmable Thermostat			0.5			
No	m) 14 SEER, 11.5 EER Air Conditioning unit (in climate zones 1,3,5,6,7,16)			0.5			
	3. Energy Budget for Home Based on Year						
No	a. Meet Energy Budget for Home Based on Year (Includes Blower Door Test) **(Required for Whole House, Available for Elements)**			**10**			
	b. Energy Budget Compared to Current Code **(Enter Number of Points)**			1+			
No	**4. Comprehensive Utility Bill Analysis**			1			
	Total Points Available in Building Performance = 31+						
K. FINISHES				**Possible Points**			
No	**1. Entryways Designed to Reduce Tracked In Contaminants**				1		
	2. Low/No-VOC Paint						
	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs regardless of sheen)	1			1		
	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (flat))				2		
	3. Coatings Meet SCAQMD Rule 1113 for Low VOCs				2		
	4. Low-VOC Caulks & Construction Adhesives (Meet SCAQMD Rule 1168)	2			2		
	5. Recycled-Content Paint					1	
	6. Environmentally Preferable Materials for Interior Finish: A) FSC Certified Wood B) Reclaimed Materials C) Rapidly Renewable D) Recycled-Content E) Finger-Jointed or F) Local						
	a. Cabinets					1	
	b. Interior Trim					1	
	c. Shelving					1	
	d. Doors					1	
	e. Countertops					1	
	7. Formaldehyde Redcued in Interior Finish (CA Section 01350)						
	a. Subfloor & Stair Treads	1			1		
	b. Cabinets & Countertops	1			1		
	c. Interior Trim	1			1		
	d. Shelving				1		
No	**8. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**				3		
	Total Points Available in Finishes = 22						
L. FLOORING				**Possible Points**			
	1. Environmentally Preferable Flooring: A) FSC-Certified Wood B) Reclaimed or Refinished C) Rapidly Renewable D) Recycled-Content, E) Exposed Concrete F) Local *Flooring Adhesives Must Have <70 gpl VOCs and sealer must meet SCAQMD Rule 1113.*					4	
	2. Thermal Mass Floors			1			
	3. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirements				2		
	Total Points Available in Flooring = 7						

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
M. APPLIANCES AND LIGHTING			**Possible Points**				
	1. Water and Energy Efficient Dishwasher Installed						
No	a. ENERGY STAR **(Mutually Exclusive with J3)**			1			
No	b. Dishwasher Uses No More Than 6.5 Gallons/Cycle						1
	2. ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less						
No	a. Meets CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0)			1			2
No	b. Meets CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5)						2
	3. ENERGY STAR Refrigerator Installed						
No	a. ENERGY STAR Qualified & < 25 cu.ft.Capacity **(Mutually Exclusive with J3)**			1			
No	b. ENERGY STAR Qualified & < 20 cu.ft Capacity **(Mutually Exclusive with J3)**			1			
	4. Built-In Recycling & Composting Center						
No	a. Built-In Recycling Center					2	
No	b. Built-In Composting Center					1	
No	**5. Electrical Survey (Required for Whole House)**					R	
No	**6. Verification of Entire Electrical System**	/				2	
	7. Energy Efficient Lighting	/		1			
	8 Low-Mercury Fluorescent Lighting Installed (lamps, bulbs)						
No	a. Low- Mercury Products Are Installed Whenever Linear Flourescent Lamps Are Used or Replaced					1	
No	b. Low- Mercury Products Are Installed Whenever Compact Fluorescent Lamps Are Used or Replaced					2	
	9. Lighting Controls Installed	/		1			
	Total Points Available in Appliances and Lighting = 19						
N. OTHER			**Possible Points**				
No	**1. Incorporate GreenPoint Checklist in Blueprints Or Distribute Checklist (Required for Whole House and Elements)**			R			
No	**2. Develop Homeowner Manual of Green Features/Benefits**			1			1
	3. Hazardous Waste Testing						
No	a. Lead Testing Interior, Exterior and Soil	/			1		
No	b. Asbestos Testing and Remediation	/			1		
No	**4. Gas Shut Off Valve (motion/ non-motion)**	/			1	1	
	Total Points Available in Other = 6						
P. INNOVATIONS			**Possible Points**				
	AA. Community: No Innovation Measures At This Time						
	A. Site						
No	1. Cool Site		1				
	B. Foundation: No Innovation Measures At This Time						
	C. Landscaping						
No	1. Irrigation System Uses Recycled Wastewater						1
	2. FSC-Certified Wood, Recycled Plastic or Composite Lumber - Fencing					1	
	D. Structural Frame and Building Envelope						
	1. Design, Build and Maintain Structural Pest and Rot Controls						
No	a. Locate All Wood (Siding, Trim, Structure) At Least 12 Inches Above Soil	/				1	
	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood	/			1		
No	2. Use Moisture Resistant Materials and Practices in Wet Areas of Kitchen, Bathrooms, Utility Rooms, and Basements	/			1		
	3. Use FSC-Certified Engineered Lumber						
	a. Engineered Beams and Headers	/				1	
	b. Insulated Engineered Headers	/				1	
	c. Wood I-Joists or Web Trusses for Floors	/				1	
	d. Wood I-Joists for Roof Rafters	/				1	
	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
	f. Roof Trusses					1	
	E. Exterior Finish						
	1. Green Roofs (25% or Roof Area Minimum)						
No	a. 25% (2 points) measured on the horizontal		1	1			
No	b. 50% (4 points total)		1	1			

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	F. Insulation: No Innovation Measures At This Time						
	G. Plumbing						
No	1. Graywater Pre-Plumbing (Includes Clothes Washer at Minimum)						1
No	2. Graywater System Operational (Includes Clothes Washer at Minimum)						2
No	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)						1
	4. Composting or Waterless Toilet						1
No	5. Install Drain Water Heat-Recovery System			1			
	H. Heating, Ventilation and Air Conditioning (HVAC)						
No	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7)				1		
	I. Renewable Energy: No Innovation Measures At This Time						
	J. Building Performance						
No	1. Test Total Supply Air Flow Rates			1			
No	2. Energy Budget Analysis (J3) Completed By CEPE			1			
No	3. Design and Build Zero Energy Homes			5			
	K. Finishes: No Innovation Measures At This Time.						
	L. Flooring: No Innovation Measures At This Time.						
	M. Appliances: No Innovation Measures At This Time.						
	N. Other						
No	1. Homebuilder's Management Staff Are Certified Green Building Professionals		1				
No	2. Comprehensive Owner's Manual and Homeowner Education Walkthroughs		1				
	3. Additional Innovations: List innovative measures that meet green building objectives. Points will be assessed by Build It Green and the GreenPoint Rater.						
No	a. Describe Innovation Here and Enter Possible Points in Columns L-P						
No	b. Describe Innovation Here and Enter Possible Points in Columns L-P						
No	c. Describe Innovation Here and Enter Possible Points in Columns L-P						
No	d. Describe Innovation Here and Enter Possible Points in Columns L-P						
No	e. Describe Innovation Here and Enter Possible Points in Columns L-P						
No	f. Describe Innovation Here and Enter Possible Points in Columns L-P						
No	g. Describe Innovation Here and Enter Possible Points in Columns L-P						
No	h. Describe Innovation Here and Enter Possible Points in Columns L-P						
	Total Points Available in Innovation = 26+						

Summary						
Total Available Points	224+	26	93	47	79	44
Minimum Points Required (Whole House)	50		20	5	6	8
Minimum Points Required (Elements)	25		8	2	2	4

Total Points Achieved 75

Project has not yet met the recommended minimum requirements for GreenPoint Rated Elements:

- *Total Project Score of At Least 25 Points*
- *Required measures:*
  - *-A2a: Divert All Cardboard, Concrete and Metals*
  - *-G4: Plumbing System Integrity and No Plumbing Leaks*
  - *-H1a: Visual Survey of Installation of HVAC Equipment*
  - *-J1: Energy Survey and Education OR J3a: Meet Energy Budget for Home Based on Year*
  - *-N1: Incorporate GreenPoint Checklist in Blueprints or Distribute Checklist,*
- *Minimum points in specific categories:*
  - *-Energy (8 points)*
  - *-IAQ/Health (2 points)*
  - *-Resources (2 points)*
  - *-Water (4 points)*

Project must meet the following minimum requirements to qualify for GreenPoint Rated Whole House:

- *Total Project Score of At Least 50 Points*
- *Required measures:*
  - *-A2a: Divert All Cardboard, Concrete and Metals*
  - *-B2: Moisture Source Verification and Correction*
  - *-D9: Sound Exterior Assemblies*
  - *-G3a: All Fixtures Meet Federal Energy Policy Act*

-G4: Plumbing System Integrity and No Plumbing Leaks
-H1a: Visual Survey of Installation of HVAC Equipment
-H12a: Carbon Monoxide Testing and Correction
-H13: Combustion Safety Backdraft Test
-J3a: Meet Energy Budget for Home Based on Year (includes blower door test)
-M5: Electrical Verification
-N1: Incorporate GreenPoint Checklist in Blueprints or Distribute Checklist

- Minimum points in specific categories:
  - -Energy (20 points)
  - -IAQ/Health (5 points)
  - -Resources (6 points)
  - -Water (8 points)

TOWN of PORTOLA VALLEY
Town Hall and Offices: 765 Portola Road, Portola Valley, CA 94028 Tel: (415) 851-1700 Fax: (415) 851-4677

ASCC REQUIRED FINDINGS TO ALLOW MORE THAN 85% FLOOR AREA IN THE SINGLE LARGEST BUILDING

The following is an excerpt from Title 18, *Zoning*, of the Portola Valley Municipal Code.

18.48.020 Maximum Adjusted Floor Area. The Architectural and Site Control Commission may allow the 85% figure stipulated in Line 6 of Table 1A to be increased up to a maximum of 100% when it can make all of the findings set forth below:

A. Any one of the following:

1. The larger building will result in a superior design for the property in terms of grading, tree removal and use of the property than would be possible without the requested increase.

2. The larger building is appropriate because steep slopes, areas of unstable geology or areas subject to flooding so limit development of the property that in order to develop a reasonable plan for the property it is necessary to concentrate more than 85% of the floor area in a single building.

3. The larger building is appropriate because the reduction in permitted floor area caused by steep slopes, unstable geology and/or areas subject to flooding so reduces the floor area permitted for any single building that in order to develop a reasonable plan for the property it is necessary to concentrate more than 85% of the floor area in a single building.

B. The building will not impact significant views enjoyed by neighboring properties to any greater extent than would a design for the project without the increased floor area.

C. The building will not in any substantial way negatively affect neighboring properties to any greater extent than would a design for the project without the increased floor area.

D. The building will be in keeping with the character and quality of the neighborhood.

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