TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Wednesday, May 29, 2013
Special Joint Field Meeting (time and place as listed herein)
7:30 PM – Special ASCC Meeting
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028

SPECIAL JOINT ASCC/PLANNING COMMISSION FIELD MEETING*

4:00 p.m. 25 Larguita Lane, Afternoon session for preliminary consideration of plans for residential redevelopment of a 2.5-acre Westridge Subdivision property. (ASCC review to continue at Regular Meeting)

7:30 PM - SPECIAL AGENDA*

1. Call to Order:

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

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. Continuing Review, Architectural Review and Site Development Permit X9H-653 for Residential Redevelopment, 308 Canyon Drive, Lenderking

5. New Business:

   a. Preliminary Architectural Review for New Residence with Detached Garage/Guest House Accessory Structure and Horse-Keeping Facilities, and Site Development Permit X9H-652, 25 Larguita Lane, Shostak

   b. Architectural Review for Residential Additions and Remodeling, 140 Corte Madera Road, Lee

6. a. Review of Draft Portola Road Corridor Plan

   b. Commission and Staff Reports

7. Approval of Minutes: May 13, 2013

8. Adjournment

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

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

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

ASSISTANCE FOR PERSONS WITH DISABILITIES

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

PUBLIC HEARINGS

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

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

Date: May 24, 2013

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: May 29, 2013

RE: Agenda for May 29, 2013 Special ASCC Meeting (*Rescheduling of regular May 27, 2013 ASCC meeting which falls on Memorial Day.*)

NOTICE: A special ASCC field meeting has been scheduled for Wednesday, May 29, 2013 to consider field conditions associated with a project for residential redevelopment of a 2.5-acre Westridge Subdivision property. The field meeting will begin at *4:00 p.m. at 25 Larguita Lane* and is part of the preliminary review process for this proposal. The application is discussed under agenda **item 5a., *Shostak***. The field session will be a joint meeting with the planning commission as the commission is the responsible authority for acting on the site development permit needed for the project. In addition, since the project is in the Westridge subdivision, the Westridge Architectural Supervising Committee (WASC) has been invited to participate in the site meeting. It is noted, however, that the WASC has already issued a conditional approval letter for the proposed plans.

The following comments are offered on the items listed on the May 29, 2013 ASCC agenda.

4a. CONTINUING REVIEW, ARCHITECTURAL REVIEW AND SITE DEVELOPMENT PERMIT X9H-653 FOR RESIDENTIAL REDEVELOPMENT, 308 CANYON DRIVE, LENDERKING

On May 13, 2013, the ASCC conducted a preliminary review of this proposal for residential redevelopment of the subject .37-acre Brookside Park subdivision property. The staff report prepared for the May 13th meeting is attached and the draft meeting minutes are enclosed. The preliminary review included a site meeting that was attended by several neighbors.

Overall, ASCC preliminary review reaction was positive to the architectural review and site development permit requests. As noted in the meeting minutes, however, a number of comments were offered relative to plan clarification and refinement. In response to these comments, the following enclosed revised plans, unless otherwise noted, dated May 20, 2013 and prepared by Webfoot Construction, have been submitted for ASCC approval:

Page A-1, Intro., As Built Floor Plan
Page A-2, New Floor Plan
Page A-3, Elevations
Page A-4, Landscape Plan, Story Pole Plan
Page A-5, Reflected Ceiling Plan
Page A-5, Roof Plan
Sheet 1, Grading Plan, Triad/Holmes Assoc., 5/15/13
Sheet 2, Erosion Control Plan, Triad/Holmes Assoc., 5/15/13

Submitted with the revised plans are the attached light fixture cut sheets received May 17, 2013. They are for the proposed LED path lights located and specified on plan sheet Page A-4.

Still part of the application before the ASCC are the following materials that will be available for reference at the May 29th ASCC meeting:

- Exterior materials board dated 3/27/13. This board was found acceptable subject to modification of the proposed trim color for consistency with town light reflectivity value limits as discussed in the May 13, 2013 staff report.
- Outdoor water use efficiency checklist, 3/28/13.
- Cut sheets for proposed house mounted wall and recessed light fixtures (attached).
- GreenPoint Rated Checklist, received March 28, 2013. The checklist targets 130 BIG points whereas a minimum of 75 is required under town green building standards.

The following comments discuss how the revised plans and materials address the preliminary review comments:

1. **Overview of revisions**. In general, the revisions appear to adequately address ASCC comments as discussed in more detail in the comments that follow. Notes on plan sheets confirm the removal of the three remaining south side pines with plans for the addition of screen planting on the western slopes of the property (Page A-4). Also, the notes confirm that the site clean up with removal of ivy and other invasive materials would continue.

   The driveway plans have been modified, with wider transition to Canyon Drive, for improved egress and ingress (Sheet 1 of the engineering plans and notes on Page A-4.). Also, the great room skylights have been removed with only one skylight in the rear kitchen area (Page A-2). The two front elevation hallway skylights have been retained. The reflected ceiling plans show that the ceiling height in the hallway would be nine feet.

   Page A-3 identifies all deck railing posts and notes that the posts would be a natural stainless steel with brushed finish. The top cap of the railing would be the same Trex "Saddle," "timbercap" material specified for the deck.

2. **Landscaping**. The concepts for landscaping on Page A-4 are consistent with ASCC directions. Prior to building permit sign off, however, a detailed landscape plan should be provided to the satisfaction of a designated ASCC member calling out specific trees and shrubs by type and size. Also, there should be an ASCC member inspection relative to final tree locations, and tree size should be adequate

to provide some screening at installation. Further, the screen trees should be planted early in the construction process, likely immediately after demolition and completion of rough grading.

3. **Exterior lighting**. The plans as modified appear to be consistent with ASCC directions. See Page S-4 and attached cut sheets and, particularly, the notes on Page A-4.

4. **Construction staging**. While the engineering plan sheets and Page A-4 provide some construction staging data, a detailed plan will be needed with the building permit submittal to address all of the concerns noted in the preliminary review comments. This plan should be to the satisfaction of staff and a designated ASCC member.

5. **Public works director review**. Since the May 13th meeting, the public works director has submitted the attached project review report dated 5/23/13. The report includes standard site development permit conditions. In addition, it identifies concerns/conditions associated with the proposed drainage retention facility. In any case, compliance with all requirements of the public works director should be a condition to any action to approve the requested site development permit.

Prior to completing action on these requests, ASCC members should consider the above comments and any new information presented at the May 29, 2013 ASCC meeting. *Any action on the site development permit should be conditioned upon compliance with the requirements of site development committee review as set forth in the May 13, 2013 staff report and attachments to it and the above discussion of the public works director's review and conditions.*

5a. PRELIMINARY ARCHITECTURAL REVIEW FOR NEW RESIDENCE WITH DETACHED GARAGE/GUEST HOUSE ACCESSORY STRUCTURE AND HORSE-KEEPING FACILITIES, AND SITE DEVELOPMENT PERMIT X9H-652, 25 LARGUITA LANE, *SHOSTAK*

This is a preliminary review of a proposal for residential redevelopment of the subject 2.5-acre Westridge subdivision property. The parcel location and general area conditions are presented on the attached vicinity map. The project includes a new residence, similarly located to the existing residence. The existing detached garage would be remodeled to match the architecture of the new residence and enlarged to accommodate a guest house space. The new guest unit would replace an existing detached guest unit that is being removed as part of the new plan for site use. This plan also includes removal of an existing rear yard swimming pool that is in the same area as the existing guest house. Also planned is a new stable to replace an existing stable. The new stable building would be in much the same location as the existing stable.

To accommodate the proposed plan, the project proposes a total volume of grading of 2,522 cubic yards. This includes 747 cubic yards of cut and 1,775 cubic yards of fill. The cut that is for basement and house foundation excavation totals 1,028 cubic yards and is not counted under the site development ordinance grading volumes that set the permit requirements. In this case, however, with or without this fill volume, the site

development proposal would exceed the 1,000 cubic yard threshold that requires planning commission public hearing and action. As noted at the head of this memo and discussed further below, the planning commission will be participating in the May 29, 2013 preliminary review with the ASCC.

The project is shown on the following enclosed plans:

Sheet G-001, Cover Sheet, Cover Sheet, Duxbury Architects, 3/21/13
Sheet G-002, Perspectives, Duxbury Architects, 12/14/12
Sheet G-003, (Elevations), Duxbury Architects, 3/21/13

Civil Plans, Lea and Braze Engineering, Inc., 3/4/13:
Sheet C-1, Title Sheet
Sheet C-2, Grading & Drainage Plan (with septic data)
Sheet C-3, Grading & Drainage Plan
Sheet C-4, Grading Specifications
Sheet C-5, Details
Sheet C-6, Details
Sheet C-7, Details
Sheet ER-1, Erosion Control Plan
Sheet ER-2, Erosion Control Details
Sheet SU1, Topographic Survey, 12/4/12

Page, PERK, Septic System Plan, S.R. Hartsell, REHS, 11/5/12

Landscape Plans, Thomas Klope Associates, Inc., Landscape Architects, 3/20/13:
Sheet L.1, Site Plan
Sheet L.2, Fence, Gate and Arbor Details
Sheet L.3, Impervious Surface Plan
Sheet L.4, Exterior Lighting Plan
Sheet L.5, Conceptual Planting Plan
Sheet L.6, Tree Status Plan
Sheet L.7, Tree Survey Index

Architectural Plans, Duxbury Architects, 3/21/13:
Sheet X-101, Floor Area Calculations
Sheet X-102, Construction Grading & Operations Plan
Sheet AS-101, Site Plan
Sheet AS-501, Generator, Barn and Workshop Access
Sheet A-101, First Floor Plan (with exterior lighting)
Sheet A-102, Basement Floor Plan
Sheet A-103, Second Floor Plan
Sheet A-104, Roof Plan
Sheet A-201, Exterior Elevations
Sheet A-301, Building Sections

In support of the plans the applicant has provided the following materials that are attached unless otherwise noted:

- Cut sheets for the proposed exterior light fixtures received March 25, 2013
- Colors and materials board, Duxbury Associates, 3/21/13, (to be presented at the 5/29/13 meeting)
- Arborist's report, Urban Tree Management, Inc., 2/8/13
- Outdoor Water Use Efficiency Checklist, 3/21/13

- Build It Green (BIG) Single Family Checklists (not attached), received March 25, 2013. Two checklists have been provided, i.e., for the main house and the guest house. The checklists are discussed below and each targets more BIG points than the minimums required by town standards.

The preliminary review is to begin with a site meeting that is scheduled to take place at 4:00 p.m. on Wednesday, May 29th. The planning commission will participate in the meeting and, since the project is within the Westridge subdivision area, as noted above, the Westridge Architectural Supervising Committee (WASC) has also been invited to participate in the meeting although it has already granted conditional approval as presented in the attached April 9, 2013 letter from the committee. Story poles have been installed to facilitate the field evaluation.

At the conclusion of the May 29th review, project consideration should be continued to the regular June 10, 2013 ASCC meeting to permit time for processing of the site development permit and for the project design team to address any issues that may result from the preliminary review process. After the ASCC completes action on the architectural review request, the planning commission will need to hold a public hearing on the site development permit application. Depending on the preliminary review, this public hearing will likely be noticed for the June 19, 2013 planning commission meeting.

The following comments are offered to assist in the preliminary review of the request.

1. **Existing conditions and project description, grading and vegetation impacts.** The subject 2.5-acre Westridge subdivision parcel is located at the northwesterly end of the Larguita Lane cul-de-sac bulb. The property is one of several that parcels that are along a local ridge, or topographic high ground, between Solana Road and the drainage that includes Larguita Lane. This ridge or "high ground" has been manipulated over time with grading and landscaping to accommodate residential development on the subject site and the parcels to the northeast and southwest (see attached vicinity map).

   The subject site contains a house, detached garage, detached guest house, pool and horse keeping facilities as shown on plan Sheet SU1, i.e., the existing topographic survey. The established building site is on a graded pad located to the north of the center of the property and roughly 45 feet higher in elevation than the Larguita Lane cul-de-sac bulb. The development of this pad included several feet of cut with the cut materials pushed to the slope below the building site and particularly to the south side boundary where the materials were used to create a low berm. This berm has been planted with junipers, and other materials, including oleanders. The berm and planting along with landscaping on the adjoining site to the west was completed to establish screening between the building sites.

   The developed building site contains the house, detached garage, pool and guest house. The house is a single story structure with mansard roof forms and an architectural character that lacks distinction and is now fairly dated. The landscaping around the developed house site consists mostly of ornamental materials that have been maintained in a manner that is more manicured than native as called for in the current town guidelines.

The southeastern half of the property is devoted to horse keeping, including large a pasture area that is enclosed by post and rail horse fencing. The slopes in the area are relatively gentle and mainly covered in grasses that reflect the pattern of horse keeping. The proposal continues the horse keeping use in this area, but includes a new stable building to replace the existing stable. The new stable would be somewhat further to the north than the current structure, but the corral area would be much the same as currently exists. Two larger pines are the only significant vegetation in the pasture area and would be preserved for shade. Only minor grading is proposed to accommodate the changes to the stable and corral area.

The existing driveway access from Larguita Lane to the building site would be preserved, but modified slightly to accommodate a better grade. A number of tall palms along the northwest side of the driveway would be removed. The majority of the new driveway would have a surface of interlocking pavers. A small pull out area would be installed at the base of the driveway for service to the horse facilities and the existing horse fence gate would be relocated to this pull out as shown on Sheet L.1. This gate and the horse fence to remain conform to town fence standards.

A new driveway gate with associated fencing is also planned. The three rail, four foot tall gate with similar fence extensions meet fence ordinance standards, i.e., as a horse fence. Also the entry gate is out of the front yard 50-foot setback area.

The plans for the building side include, as noted above, removal of the existing rear yard guest house and pool and replacement of these facilities with patio, pathway, arbor and more native landscape improvements. The combination of removal of existing exotics and the guest house and pool and the new landscaping will open the rear yard area, provide for less intense use and remove pines and other ornamental materials that are competing with and impacting the existing oaks.

The new house would be located in much the same space as the existing residence. It will, however, have a partial basement and a partial second story. Minimum grading is needed for the house, except for the basement excavation. This excavation includes cutting for a "seasonal" driveway access to the lower workshop. This seasonal drive would have a surface of soil with some base material underneath to support occasional vehicle use. The soil surface would be planted with grasses.

The new residence and remodeled garage with guest house addition would be in a somewhat Mediterranean architecture, but also with California Ranch style influences. The proposed hip roof forms help keep the profile low and the variations in the roof elements help to reduce the potential for massing. Further, placing the guest house with the garage allows for somewhat more concentration than is the case with existing conditions.

Perhaps the most unusual part of the project is the proposed grading for access to the lower level. While this secondary driveway design is minimal in terms of grading and surface exposure, the cut for access to the lower level is some more significant. At the same time, several other projects in the Westridge area have had larger workshops and barns with secondary access including some that are at a lower or basement level.

Overall, the approach to site development and grading is directed at removal of existing conditions that conflict with town guidelines and policies. Removal of exotics and softening of slopes that have been disturbed by original development should help to restore much of the site area.

The above notwithstanding, there are two issues that need to be clarified. First, the conservation committee has raised concern with the proposal for fill over the site slopes as stated in the attached April 24, 2013 memorandum. Specifically, the committee has advised that the "clay soils" would be spread over the site and make it difficult for native grasses to compete with invasive materials. The committee has suggested that consideration be given to removing more of the cut materials from the property.

We have discussed the conservation committee comments with the project landscape architect and he has advised that the existing site conditions are not native oak grassland. He will be prepared to address the conservation committee comments at the 5/29 site meeting.

Our second concern is relative to the plans for grading and landscaping along the southern boundary, including the area of the existing berm with old junipers and some oleanders. The plans call for using some of the cut to extend this berm. We have been informed that this grading is to accommodate some planting and both the berm and planting would be to help screening between parcels and mitigating impacts from car lights using the driveway on the parcel to the west.

We find it difficult to support grading to create the berm for the purposes stated and would recommend that the proposed berm be removed from the plan. We also note that the grading plan suggests changes to the existing berm that if implemented would likely remove the old junipers that the landscape plan indicates are to be preserved. This needs to be clarified. In any case, given the scope of the project and general approach to remove non-native materials, we would prefer to see both the existing berm and juniper row removed.

We have discussed the berm matter with the project landscape architect and he will provide additional input relative to the plans at the site meeting. He has advised that the intent was to keep the berm and junipers for screening, but that it may be possible to "phase them out" as new, more appropriate screen planting matures.

One other plan clarification provided by the landscape architect has to do with the row of trees immediately to the southeast of the garage/guest house. These are shown to be preserved and include a number of oaks and three pines. The intent is to keep the pines during the construction process for screening but remove them at the end of the construction to enhance the environment for the oaks.

2. **Site Development Committee Review and stable inspector review**. To date, written comments have been received from the public works director (attached report dated 4/2/513), town geologist (attached report dated 4/12/13), fire marshal (attached report dated 4/16/13), and health officer (attached report dated 4/10/13). In addition, the conservation committee has provided a preliminary review report as noted above.

While most of the reviews do not raise significant issue with the project, the comments in the report from the town geologist underscore the fact that the site was more significantly disrobed with original development. Concerns were raised regarding the scope of old fill and these were then evaluated in the attached May 10, 2013 report from project consultant Romig Engineers, Inc. This report discusses the old fill and work that will be needed relative to the old fill surfaces and proposed grading. The comments suggest that some more appropriate fill material may need to be brought to the site and poor materials removed. The scope of this work needs to be evaluated by the project design team and any changes to grading plans identified prior to the time the planning commission is asked to act on the site development permit.

Also, the horse keeping facilities have been reviewed by the town's stable inspector and found appropriate as noted in her attached 4/12/13 email. This email and the included response from the applicants notes that only two horses are or will be kept on the site and that the proposal is not to expand to a three horse facility.

3. **Compliance with Floor Area (FA), Impervious Surface Area (IS), height and yard setback limits.** The total proposed floor area, including all detached structures, is 7,101 sf and just within the 7,259 sf FA limit for the property. The proposed floor area of the main house, including the 400 sf of the detached garage, is 5,673 sf and under the 6,171 sf 85% limit.

   The proposed guest house floor area is 622 sf and under the 750 sf limit for guest houses. The total garage and guest house area is 1,326 sf. Both spaces are designed to serve the proposed functions and appear to fully conform to both the town's guest house zoning provisions and accessory structure policies (copies attached). Further, conversion of the garage/guest house to a guest house larger than 750 sf is not possible without violation of the town's covered parking requirements.

   The total proposed impervious surface (IS) area is 10,094 sf and under the 12,253 sf IS limit. The bulk of the IS area is for the driveway, parking and terrace, walks and walls.

   The building elevation and section sheets demonstrate conformity to the 28 and 34-foot height limit standards. They include provision for the small amount of fill for the crawl space excavation, but this is actually under the house and the roughly 508 contour would be reestablished around the house. Thus, the measured height is from roughly contour 508 around the house.

   Compliance with required yard setbacks is demonstrated on plan Sheet L1. All proposed structures are located outside of required setback areas and most well beyond setback areas. Only the proposed guest house addition comes close to the northerly 20-foot setback line, but does not encroach into the setback area.

4. **Project Design and Exterior Materials**. The proposed architecture was discussed above and is best appreciated from review of the perspective and colored elevation sheets (G-002 and G-003). Particularly, the colored elevation sheets detail the proposed finish treatments for the house and garage/guest house which include:

- Exterior cement plaster siding in a medium sand finish with a light reflectivity value (LRV) of 34% and below the 40% policy maximum.
- Natural stacked fieldstone for the lower house foundation walls.
- Copper gutters
- Aluminum clad wood windows and doors, dark chestnut finish, LRV under 10%.
- "Two-piece" dark terra cotta clay tile roofing, LRV under 20%.
- Western red cedar wood trellis

Overall, the architecture and proposed finish materials should blend with the building site and general conditions in the area.

5. **Landscaping/fencing**. A number of landscape issues were discussed above and the project landscape architect will be at the site meeting to further clarify the landscape and grading plans and also respond to the comments in the preliminary review report from the conservation committee. Except for the concerns noted in that report, the landscape plan appears to be generally consistent with town landscape guidelines. And, in particular, we appreciate the effort to remove invasive materials and pines.

   As discussed above, the existing horse fencing is to remain with a minor gate relocation. Also, the proposed driveway gate, also of a horse fence design, was discussed. Plan Sheets L.1 and L.2 detail proposed six-foot high post and wire mesh fences to extend west and north from the house and guest house to the property line. Such fencing is not permitted in required setback areas in this zoning district. Thus, a change to the proposal will be needed for these areas to conform to fence ordinance standards.

   The proposed six-foot tall solid board fence is only to be used within the building area between the house and garage and does not conflict with fence ordinance standards. Further, it would not be viewed in any significant way from locations off the property.

   The proposed roughly 5-foot high, west side generator bunker is detailed on plan sheet AS-501, as is an image of the desired stable/barn. Full plans for the stable will eventually be needed, and building permit data will be needed to verify that the generator enclosure would ensure consistency with town noise standards.

6. **Exterior Lighting**. The proposed exterior lighting is shown on Sheets L.4 (yard areas) and A-101 (house and trellis areas). Given the size of the site, the lighting does not seem excessive and no driveway lighting is proposed. It is noted, however, that in some cases the house lighting would cover areas where yard path lights are proposed and, thus, some of the lighting could be redundant. We also suggest one less light at the garage entry and that lighting at doors only be the minimum to meet code standards. In any case, the project design team should clarify lighting and switching patterns and controls at the May 29th meeting.

7. **"Sustainability" aspects of project**. As noted above, Build It Green checklists have been completed for the main house and the proposed guest house. The main house checklist targets 274 BIG points whereas 225 points would be required under town green building standards. For the guest house 104 points are targeted.

Conformity with the standards would need to be verified formally through the GreenPoint rating program as part of the building permit process for the project.

The ASCC should conduct the 5/29 preliminary review, including the site visit with the planning commission, and offer comments, reactions and directions to assist the applicant and project architect modify plans as may be necessary to allow for eventual action by the ASCC on the architectural review plans. Project consideration should then be continued to the regular June 10, 2013 ASCC meeting.

5b. ARCHITECTURAL REVIEW FOR RESIDENTIAL ADDITIONS AND REMODELING, 140 CORTE MADERA ROAD, *LEE*

This proposal is to add 1,133 sf of living area to the existing single level, 2,464-sf residence on the subject .56-acre Brookside Park subdivision property. The attached vicinity map shows the parcel location and general conditions in the area.

The proposal is for modifications to the existing main level, including living area additions and changes to the garage access. The main level would be expanded by 306 sf. Also proposed is a new, 827 sf second story over the rear, west side, of the existing house. The project plans include elimination of one of the two existing driveway connections to Corte Madera Road and some reduction in the existing significant front yard asphalt area.

The total proposed house floor area with the proposed main level additions and new second story would concentrate 94% of the permitted floor area in the main house. Thus, special considerations and findings need to be made by the ASCC to permit the floor area proposal. These are evaluated later in this report. The attached letters from the applicants dated May 23, 2013 and from the project design team dated April 1, 2013 describe the proposal and the conditions leading the design with concentrated floor area.

The proposal is shown on the following enclosed plans dated March 25, 2012 and prepared by Harrell Remodeling, Inc.:

Sheet A0, Proposed Lower Floor and Site Plan
Sheet A1, Existing Lower Floor Plan
Sheet A2, Proposed Lower Floor Plan
Sheet A3, Proposed Upper Floor Plan
Sheet A4a, Exterior Elevations
Sheet A4b, Exterior Elevations
Sheet GPR1, GreenPoint Checklist

Also submitted as part of the application are the following materials:

- An exterior materials board received 4/1/13 that will be presented at the ASCC meeting and is discussed later in this report. It includes the cut sheet for the proposed exterior light fixture. A separate sheet for the fixture is also attached to this report.
- Outdoor water use efficiency checklist, 3/26/13 (attached).

- Arborist Report, Johnson Tree Service, received 4/1/13 for removal of one Ganoderma aspplanatum tree, which has been removed.

Story poles have been placed at the site to model the proposed house changes and additions. The following comments are offered to assist the ASCC review and act on this proposal.

1. **Project description, grading and vegetation impacts**. The subject property is located on the west side of Corte Madera Road in the section between Portola Road and Prado Court. The parcels in this area on the west side of the street step up in elevation from Portola Road, and have somewhat difficult transitions between building sites. This is the case due to the changes in elevation between building sites, grading completed for the sites and steeper topography on the back, or west sides of the parcels. Typically, this has limited development to the east side of the properties, which also complicates driveway access from the steeper street section. The physical factors affecting the properties have, overtime, caused some complicated parcel line fencing to provide for privacy and defense from street traffic.

   The above factors are evident in the manner in which the subject parcel has been developed and used. The house is on the east side of the site and the west side, i.e., beyond the "retaining wall and drop off" noted on the site plan, there are steeper slopes with significant oaks. The most uphill oak covers a good portion of the slope immediately below the house pad that, with the slope, significantly limits development below the "drop off."

   The front side of the parcel beyond the house footprint is mostly covered in asphalt that includes the loop driveway with two connections to the street. On the south side of the house, between the house and steep uphill south side slope to the next property, there is also significant paved area to accommodate space for the applicant's hobbies as noted in the May 23rd letter. On the north side, there is somewhat more unpaved space, but much of the east side of the site is covered and not landscaped.

   There is currently side yard fencing that is not proposed to be changed with the project and also the front yard, beyond the driveway access points, has a property line solid board fence, 5-6 feet in height. The application submittal letter only suggests that eventually the site would be landscaped to improve the "curb appeal."

   The proposal is to modify the garage space so that the vehicle doors would be accessed from the south side instead of the current east side. This eliminates direct view from the street to the garage doors and allows elimination of one of the driveway connections to the street. The plans are not clear, however, as to the scope of the front yard paving that is to be retained or if there will be pavement preserved to allow a vehicle to back out the garage and maneuver so that backing into the street can be avoided. A site plan that ensures this is possible should be provided.

   All main level additions would take place within existing level and/or covered areas and no significant vegetation would be impacted. In fact some of the site clean up needed for the project appears to have already started including work on the rear area of the building pad.

The upper level addition would take place over a portion of the west side of the house, roughly at the northerly corner. The proposed second story is an 827 sf master bedroom suite. It has been located to minimize view impacts form adjoining parcels and to also capture distant views to the west.

The proposed scale and massing is depicted by the story poles placed at the site. Since the poles were installed town staff has not received any comments from neighbors on the proposal.

The proposed, traditional Ranch (somewhat Craftsmen) style of architecture would be consistent with the design of the existing house and consistent with the general character of architecture in the neighborhood. Overall, the project would have minimum potential for site and area impacts, although, the second story does potentially change views that could impact the findings needed to grant the proposed concentration of floor area. This is discussed more below.

2. **Floor Area (FA), Impervious Surface (IS) Area, height and setback limit compliance.** The total proposed floor area of 3,597 sf is 223 sf under the 3,820 sf floor area limit for the site. As noted above, it is at 94% of the total allowed floor area and 350 sf over the single structure, 85% limit. The findings the ASCC needs to make to permit this floor area concentration are discussed in the next section of this report.

   The proposed changes to impervious surfaces (IS) and calculation to judge IS area compliance with town standards are not presented on the plans. It is clear that there will be a reduction in IS area but more data is needed and this should be based on a site plan that addresses the access issue discussed above.

   The maximum height of the proposed new ridgeline is at the second story addition, i.e., at the north side elevation, and scales at 28.5 feet. This is below the 34-foot maximum height limit, but six inches over the 28-foot limit for height above adjacent grade. Thus, the building permit plans would need to verify conformity to the 28-foot limit to the satisfaction of staff. Otherwise, all proposed heights are well under the ordinance limits.

   Compliance with the required 20-foot front and rear yard setbacks and the 10-foot side yard setback is demonstrated on the site plan sheet. All setbacks are satisfied and setback averaging is not necessary for compliance.

3. **Request to concentrate 100% of the permitted floor area in the proposed residence**. Section 18.48.020 of the zoning ordinance (copy attached) sets froth the findings the ASCC must make to permit the desired 94% floor area concentration. In this case, without the ASCC making the necessary findings, the proposed floor area would need to be reduced by 350 sf. If the floor area needs of the applicants could not be accommodated with this reduction a detached accessory structure would need to be considered.

   For the reasons cited above, we believe that concentrating development as proposed represents a superior design to placing a detached structure on the rear slopes of the parcel, i.e., the only place a detached structure could practically be

placed. While these slopes are not constrained by geology, the entire parcel is identified as stable bedrock on the town's movement potential map, at least one significant tree would be impacted. In addition, significant grading would also likely be needed and access for fire safety would be an issue.

Further, the proposed house design is in keeping with the neighborhood and there are other two-story houses on the west side of Corte Madera Road. Our only caution is that it is possible that a neighbor might have concerns with the added massing and potential view impacts, but as noted above no such concerns have been formally identified to this point.

In summary, given the constraints impacting the site, we believe the findings to support the concentration of floor area could be made. This conclusion, however, is conditioned on addressing the access matter discussed above and our front yard landscape comments offered below.

4. **Architectural design, exterior materials and finishes**. The architecture for the proposed remodeled and added to house was characterized above. Proposed exterior materials and finishes include:
   - Exterior Siding -- Hardi Siding in an Khaki brown finish with an light reflectivity value (LRV) of 29%, and well below the policy maximum of 40%. Hardi Shingles in the same finish are proposed for some trim areas.
   - The proposed new vinyl windows would be in a white finish to match existing windows to remain. The color is well over the LRV trim limit of 50%, but again is to match existing windows to remain.
   - Trim to fascia and windows are to be boards finished in a tan color with an LRV of 41% and well under the 50% policy limit for trim.
   - Roofing -- dark rust composite shingles with an LRV of under 20% and well under the 40% policy limit.

   We assume that the new garage doors will match the proposed siding color, but this should be specified to the satisfaction of the ASCC.

5. **Fencing and landscaping.** The plans offer no fencing or landscaping proposals. A detailed front yard plan needs to be provided to the satisfaction of the ASCC and should clarify all pavement proposed to be maintained and the plans for the existing front yard fence. The shrubs that are along the street side of the fence and likely in the public right of way should be removed and a plan for new landscaping developed, particularly given the request to concentrate floor area. For reference, any new fencing in the front yard setback area is limited to four feet in height and must have at least a 50% opacity.

6. **Exterior lighting**. Proposed house lighting appears to be shown on the plan elevation sheets, but we wonder if the plan is complete. We assume that lighting would be proposed at the new front of the garage but this is not shown. Of the lights shown on the elevation sheets at least three appear to be for access around the house. It is also noted that there is no access from the rear of the house to the rear yard, thus no door lighting would be needed to meet code standards. In any case, a complete lighting plan should be provided with the building permit submittal.

7. **"Sustainability" aspects of project, Build-It-Green (BIG) Checklist.** The completed BIG checklist targets 35 BIG points, which is over the 25 points required under the town's mandatory green building standards for this Elements project. This project would not need to achieve formal GreenPoint rating certification and would be self certified.

Prior to any action on this request, ASCC members should visit the project site and consider the above comments as well as any new information provided at the May 29, 2013 ASCC meeting.

6a. Review of Draft Portola Road Corridor Plan.

Attached is a draft Portola Road corridor plan, revised May 14, 2013, for ASCC review and comment. A first draft of this plan was presented to the planning commission at their February 6, 2013 meeting and was revised based on planning commission input. The revised draft is now being circulated to taskforce members and their representative committees for any final comments and recommendations to the planning commission.

This draft plan uses the standard format for a general plan element and is based on the report of the Portola Road taskforce to the planning commission, comments from planning commissioners, and statements about the corridor that are already provided in the general plan. Each of the objectives, standards and principles has a notation after it that tells whether it's primarily from the taskforce (TF), planning commission (PC), or General Plan (GP). While we have tried to stay as close as possible to the wording the taskforce developed, in some cases we did need to edit the text slightly. The notations will be deleted in the next version of the draft plan, but have been left in this version for ease of reference.

Planning staff is seeking comments from the ASCC at this time so that they can be shared with the planning commission. The draft plan will then be brought back to the planning commission for review, hopefully at the June 20 regular commission meeting. After that, the likely next step would be a study session with the town council.

6b. Commission and Staff Reports

Staff will report on the status of applications currently under review as we look ahead to agendas in the next few months.

A meeting has been scheduled for Friday, May 24th to address issues with unauthorized planting along the Portola Road frontage of the Stone house property at 451 Portola Road. Breen will participate in this meeting and inform the ASCC of the outcome.

TCV

encl.

attach.

cc. Planning Commission Liaison
Town Council Liaison
Town Manager
Mayor
Applicants
Assistant Planner
Interim Planning Manager
Karen Kristiansson, Principal Planner

ARCHITECTURAL REVIEW & X9H-653
RESIDENTIAL REDEVELOPMENT
308 CANYON DRIVE, LENDERKING

Vicinity Map
Scale: 1" = 200 feet

Architectural Review & X9H-653, Lenderking
308 Canyon Drive, Town of Portola Valley
May 2013

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Carol Borck, Assistant Planner
FROM: Howard Young, Public Works Director
DATE: 5/23/13
RE: 308 Canyon Drive

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

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

2. All items listed in the most current "Public Works Pre-Construction Meeting for Site Development" shall be reviewed and understood. Document is available on Town website.

3. Any revisions to the Site Development permit set shall be highlighted and listed.

4. Provide further details concerning retention basin along road. Concerns to address include percolation, potential to undermine road section, overflow, safety, and mosquito control. There should be no risk to public road structure.

Project Scope

This remodel will turn an original condition 57 year old 1220 sf house into a modern, one level 2628 sf house.

The existing foundation will remain intact, but the remainder of the existing house will be removed, from the foundation plates up. The new house will be approximately 2 feet taller then the existing house.

The existing house is 3 BR/2 BA with an adjacent garage, and a 2 exit horseshoe driveway. The new house will be 4 BR/3 BA, with the garage under the house, occupying an area that is now a partially finished storage area, and a 1 exit driveway.

The existing property is heavily wooded, in nearly native condition. The new property will be slightly more cultivated, but will fully adhere to Portola Valley's list of recommended species, with limited grass. There will be on-site management of runoff water, a more level area for outdoor use, and significantly improved fire control around the home.

Exterior Building Materials

1. Deck:
Trex Select "Saddle", with simple stainless steel posts, stainless cables and timbertech top rail cap.

2. Roof:
Elk lifetime architectural asphalt shingles, charcoal.
Galvanized raingutters and downspouts, painted

3. Windows:
Pella Pro-Line casement windows and sliders,
Black aluminum exterior. No extra window trim

4. Walls and Eaves:
8" V-rustic cedar siding, natural (clear) finish on front of home, main level only.
Stucco, color coat with smooth hand troweled texture over all other wall surfaces Benj. Moore #1488, Sage Mountain
Eaves and raingutters, Benj. Moore #1485, Brushed Aluminum

5. Exterior Light Fixtures:
Bronze color, Minka "The Great Outdoors" 72382-246
Single light westgate dark sky wall sconces. Locations: Front door
Left side (3). Right side by master bedroom (1), deck in front (2)

Additionally, porch will have three 10 watt LED recessed lights in covered ceiling

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Property Facts

Existing:
Year Built: 1956
Lot Size (County): 15943 (.37 ac)
APN: 079-191-050
Main House Sq Ft (county): 1220
Garage Sq Ft (county): 430

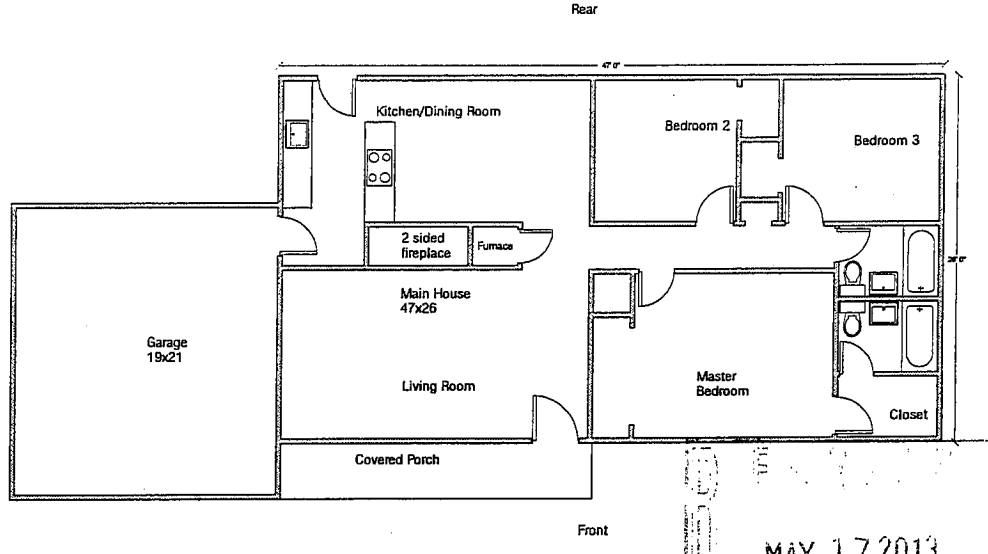
New:
Garage: 424 SF
House: 2628 SF

Building Team:

Designer: Webfoot Construction
Builder: Webfoot Construction
Civil Engineer: Triad Holmes Associates
Soils Engineer: Murray Engineers
Structural Engineer: BCA Structural Engineering
Engineering Contractor: Farallon Company

Architectural Drawings Contents

As Built Floor Plan



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TOWN OF PORTOLA VALLEY

Webfoot Construction
General Contractor
734 Oregon Ave
San Mateo, CA
94402
www.webfootc.com
Cell: 650.465.2573
Lic #876626

308 Canyon Rebuild
308 Canyon Drive
Portola Valley, CA

Revisions:

Scale:
1/4" = 1'

May 20, 2013

Intro,
As Built Floor Plan

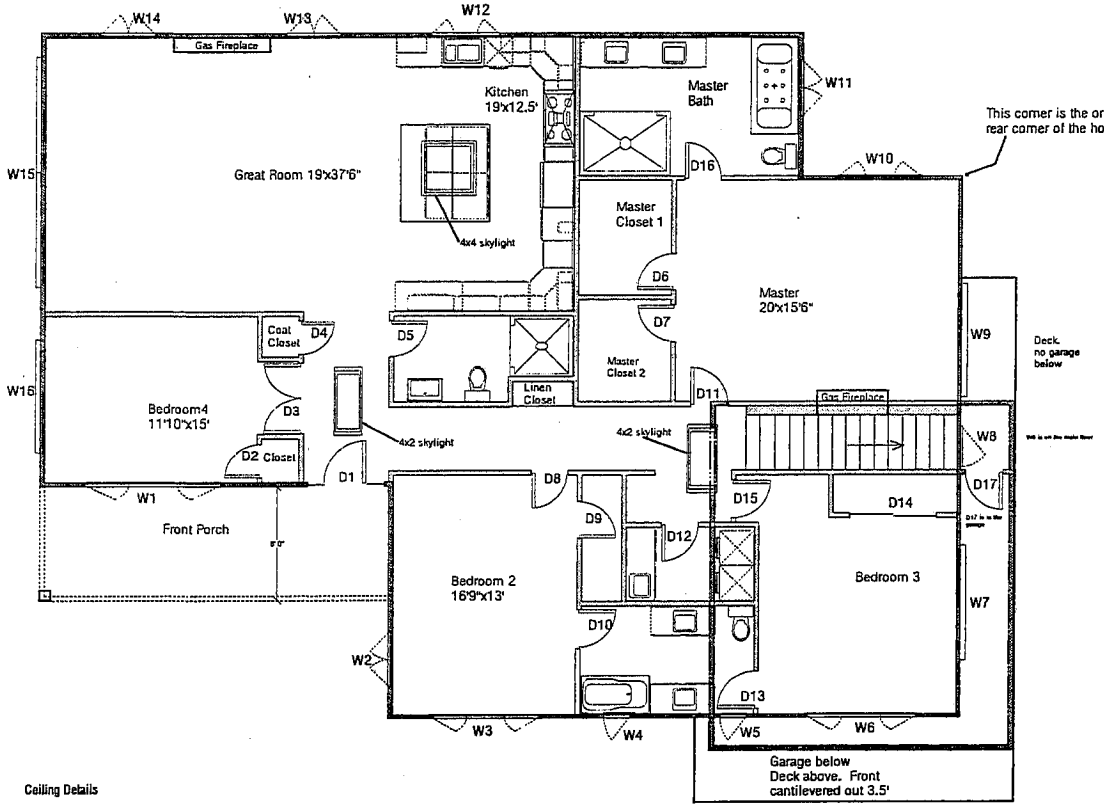
New Floor Plan

Details

Size:
Garage: 424 SF
House: 2628 SF

Building Notes

1. Original Garage removed entirely
2. Original house torn down to foundation walls, which will get reused as is possible as internal support walls.
3. Roof structure stick built, see reflected ceiling plan for more details
4. All exterior walls with 2x6 framing, 24" oc stud bays (use LVL studs), 9' wall height.
Interior walls 2x4, 16" oc except as required for support posts.
5. Floor joists long span quiet floor truss joists. using existing foundation walls as isolated supports where possible.



Window Schedule

Pella Proline Casement windows. Swing and slide from inside.

W1: 10'0"x7'0" casement/fixed/casement tempered
W2: 4'0" x 5'0" casement/casement
W3: 8'0" x 5'0" casement/fixed/casement
W4: 2'0" x 3'6" casement left swing tempered
W5: 2'0" x 3'6" casement right swing tempered
W6: 8'0" x 5'0" casement/fixed/casement
W7: 8'0" x 8'0" slider tempered right active
W8: 3'0" x 8'0" fixed
W9: 8'0" x 8'0" slider tempered right active
W10: 5'0"x4'0" casement/fixed/casement
W11: 5'0"x4'0" casement/casement tempered
W12: 5'0"x4'6" casement/fixed/casement tempered
W13: 4'0"x4'6" casement/fixed/casement
W14: 4'0"x4'6" casement/fixed/casement
W15: 16'0" x 8'0" double slider tempered
W16: 8'0" x 8'0" slider tempered

Garage below
Deck above. Front
cantilevered out 3.5'Garage below
Deck above. Front
cantilevered out 3.5'Door Schedule

Siding from inside, specifies hinge side
Interior doors 3 panel square sticking fir (TM Cobb), finished clear unless otherwise specified

D1: 3'0"x7'6" 1 3/4" Clear glass Left with 2 1' glass panels tempered
D2: 2'8"x6'8" Left
D3: 2'8"x7'8" 1 3/8" Left/right pair french
D4: 2'8"x7'8" Left
D5: 2'8"x7'6" Right
D6: 2'8"x6'8" Right
D7: 2'8"x6'8" Left
D8: 2'8"x6'8" Left
D9: 2'8"x6'8" Left
D10: 2'8"x6'8" Right
D11: 2'8"x6'8" Right
D12: 2'8x6'8" Left
D13: 2'8"x6'8" Right
D14: 3'0"x6'8" slider pair
D15: 2'8"x6'8" Right
D16: 2'8"x6'8" Right
D17: 3'0x6'8" 1 3/4" Right blank paint grade fire rated

Skylights

All skylights are velux deck mounted, non opening.

Size 3'0 x 5'0

Ceiling Details

Ceiling height is 9'.
Greatroom, Bedroom 4 and Master Bdroom ceilings are vaulted.
All other rooms have flat ceilings.

Wall Legend

New wall, main level, 2x4
New wall, main level, 2x6
New wall garage level
Roof above, but no wall

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Webfoot Construction

General Contractor

734 Oregon Ave
San Mateo, CA
94402

www.webfootc.com

Cell: 650.465.2573
Lic #876626

308 Canyon Rebuild
308 Canyon Drive
Portola Valley, CA

Revisions:

Scale:
1/4" = 1'

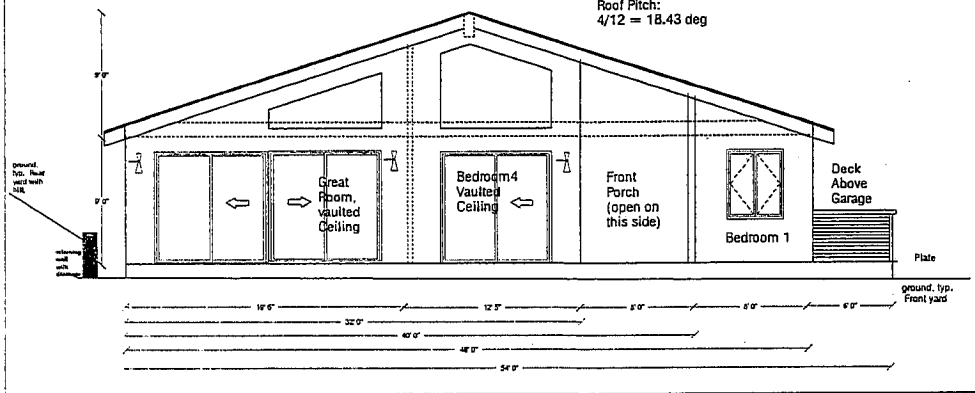
May 20, 2013

New Floor Plan

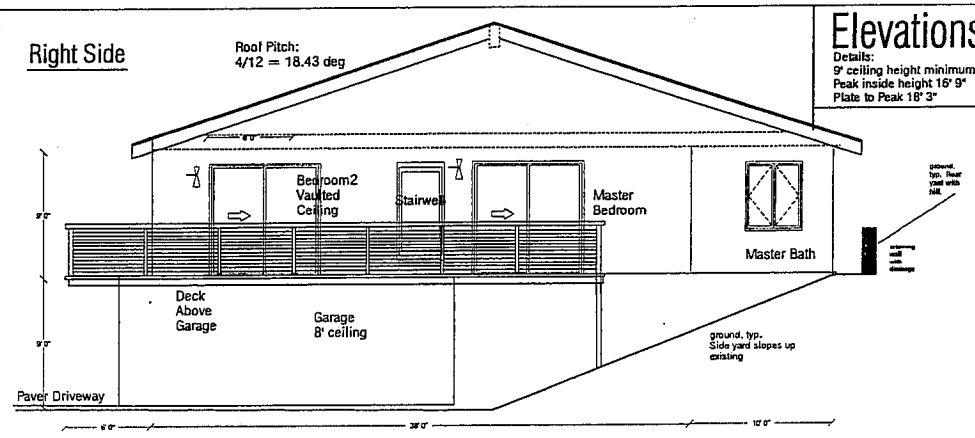
Elevations

Details:
9' ceiling height minimum.
Peak inside height 16' 9"
Plate to Peak 18' 3"

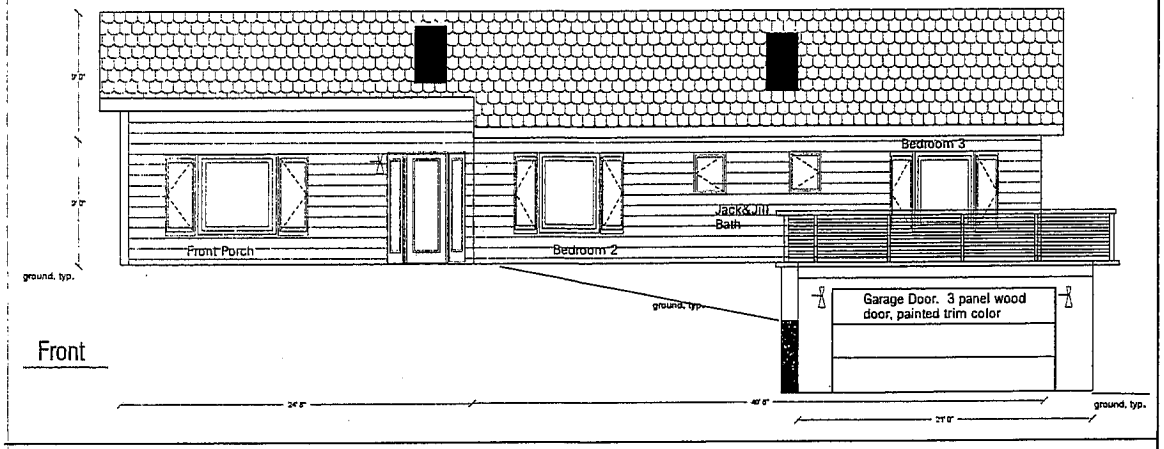
Left Side



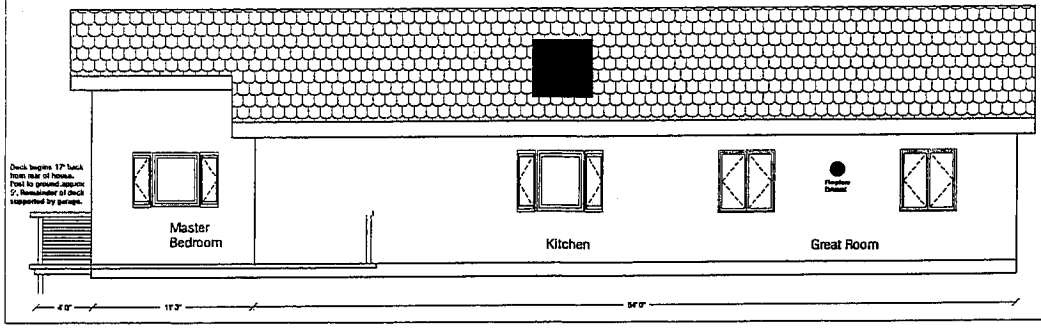
Right Side



Front



Rear



Materials Details

- Dark sky style light fixtures.
- Cedar siding shown on front drawing.
- Stainless steel railing for deck on front and right drawing.
- Windows are casement style, with black exterior trim.
- Matching doors are sliders, with same trim as weindows.
- Roof is black composite.

Changes for 5/29 ASCC Review

Deleted 2 front light fixtures.
Deleted 5 of 6 skylights in great room. Reamaining one increased to 4'x4'.
Show Stainless steel posts. Material brushed natural stainless steel.
Top cap of railing to be same material as deck (1x6)

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General Contractor
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San Mateo, CA 94402
www.webfootc.com
Cell: 650.465.2573
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Revisions:

Scale: 1/4" = 1'

May 20, 2013

Elevations

Page A-3

Canyon Rebuild
308 Canyon Drive
Portola Valley, CA

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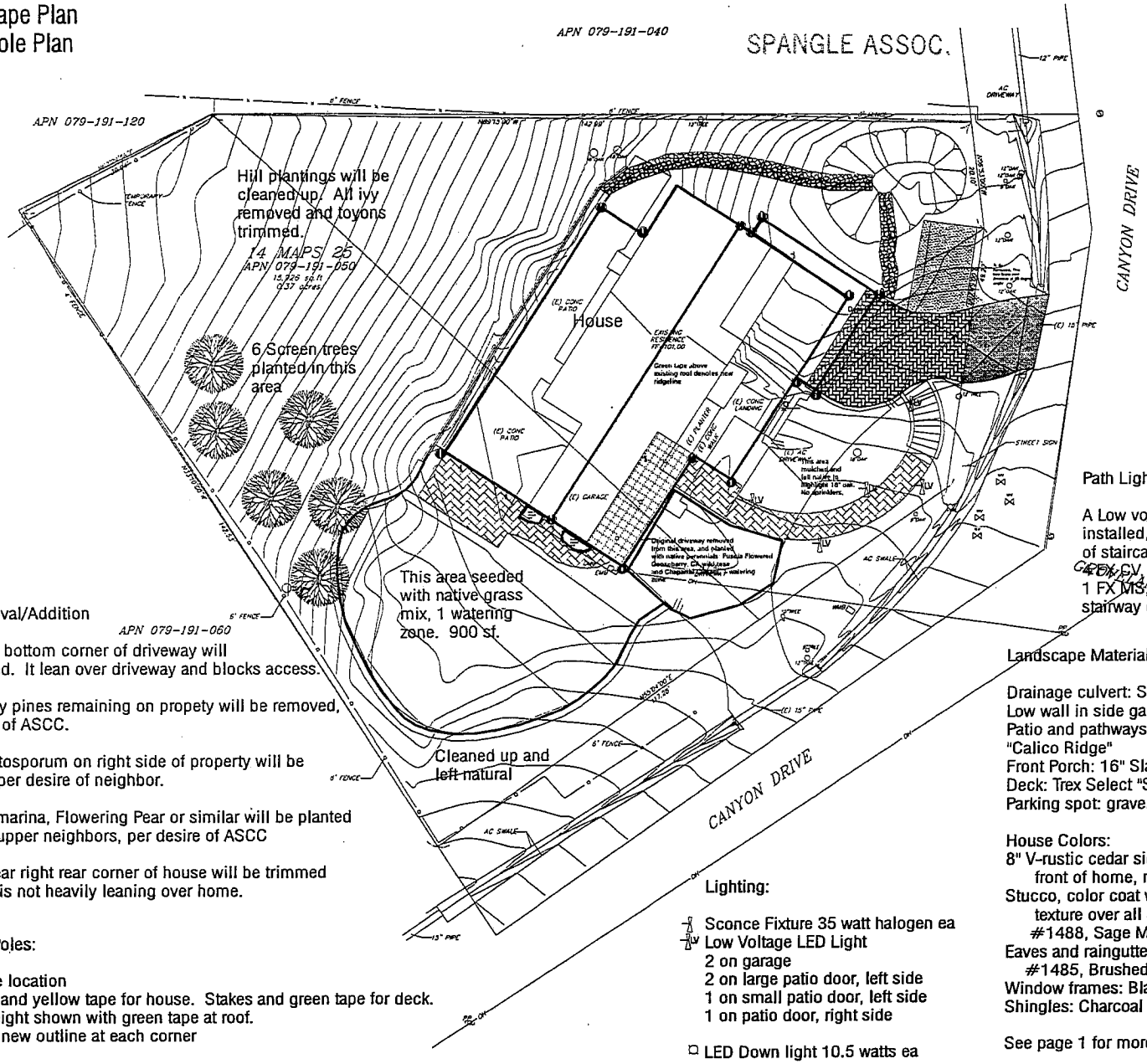
Landscape Plan
Story Pole Plan



Tree Removal/Addition

12" Oak at bottom corner of driveway will be removed. It lean over driveway and blocks access.

3 Monterey pines remaining on propety will be removed, per desire of ASCC.

1 large Pittosporum on right side of property will be removed, per desire of neighbor.

6 Arbutis marina, Flowering Pear or similar will be planted to screen upper neighbors, per desire of ASCC

18" oak near right rear corner of house will be trimmed back so it is not heavily leaning over home.

Story Poles:

- 3' stake location
  Stakes and yellow tape for house. Stakes and green tape for deck.
  Max height shown with green tape at roof.
  Shows new outline at each corner

Lighting:

- Sconce Fixture 35 watt halogen ea
- Low Voltage LED Light
  2 on garage
  2 on large patio door, left side
  1 on small patio door, left side
  1 on patio door, right side
- LED Down light 10.5 watts ea

Construction Staging Plan:

See Civil plans. Increase Upper and lower culvert length to 28' each.

Fill new corners with crushed gravel. This will allow truck access to the property with no impact on neighbors.

At end of project, gravel at top culvert will be replaced with soil from site, and left to naturally replant.

The grass area will not be used as a construction materials holding area.

Culverts on Canyon are quite dangerous, so increasing covered culvert length permenantly will effectively make the road safer for pedestrians and bicyclists.

Path Lighting:

A Low voltage path lighting system will be installed, with an outside switch near bottom of staircase, and an inside switch in entry hall. GREEN LAMP, natural copper, 3 LEDs ea (20 w. equiv) 1 FX MS, brass, 1 LED (10 w. equiv). on wall of stairway over switch.

Landscape Materials:

Drainage culvert: See Site plan
Low wall in side garden: Lyngso "Napa Wall Rock"
Patio and pathways and driveway: Calstone Quary Stone "Calico Ridge"
Front Porch: 16" Slate squares: "Copper"
Deck: Trex Select "Saddle"
Parking spot: gravel

House Colors:

8" V-rustic cedar siding, natural (clear) finish on front of home, main level only.
Stucco, color coat with smooth hand troweled texture over all other wall surfaces Benj. Moore #1488, Sage Mountain.
Eaves and raingutters and garage door, Benj. Moore #1485, Brushed Aluminum.
Window frames: Black.
Shingles: Charcoal (black).

See page 1 for more details.

Webfoot Construction
General Contractor
734 Oregon Ave
San Mateo, CA
94402
www.webfootc.com
Cell: 650.465.2573
Fax: 650.579.2710
Lic #876626

Canyon Rebuild
308 Canyon Drive
Portola valley, CA

Revisions:

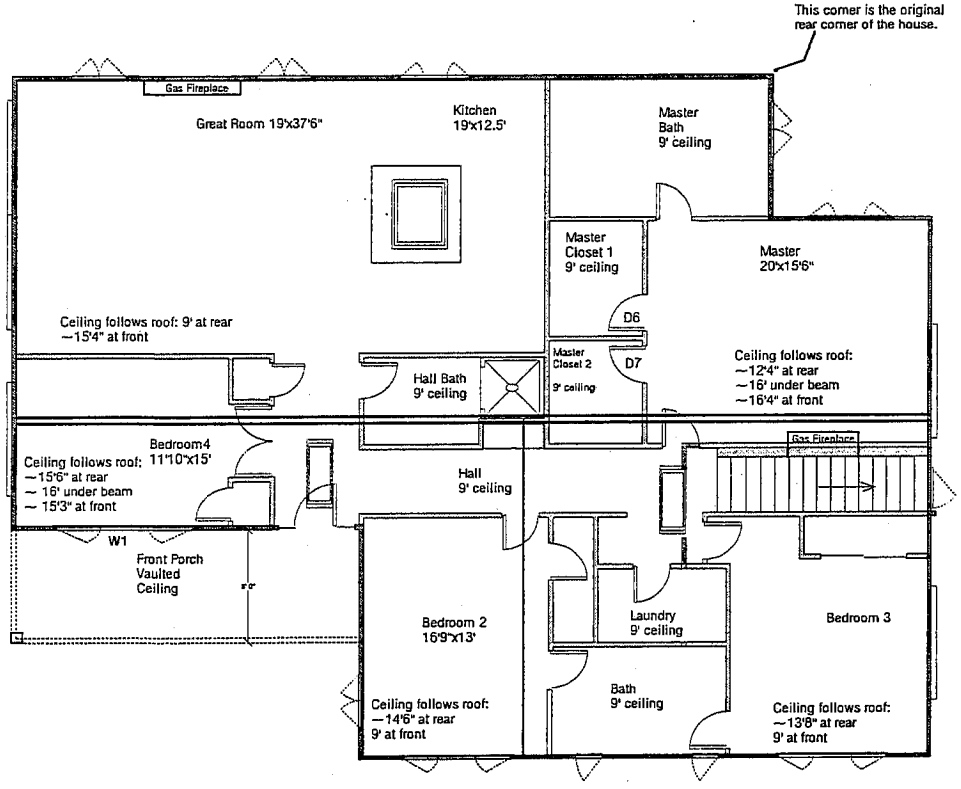
Scale:
Not To Scale
5/20/2013

Landscape Plan
Story Pole Plan

Reflected Ceiling Plan -- Main Floor

Notes

1. Main beam will be wrapped in sheetrock
2. Garage ceiling 8'
3. Flat ceilings all 9'



Ceiling Details

Ceiling height is 9'.
Greatroom, Bedroom 4 and Master Bdroom ceilings are vaulted.
All other rooms have flat ceilings.

Wall Legend

- New wall, main level, 2x4
- New wall, main level, 2x6
- New wall garage level
- Roof above, but no wall

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308 Canyon Rebuild
308 Canyon Drive
Portola Valley, CA

Revisions:

Scale:
1/4" = 1'

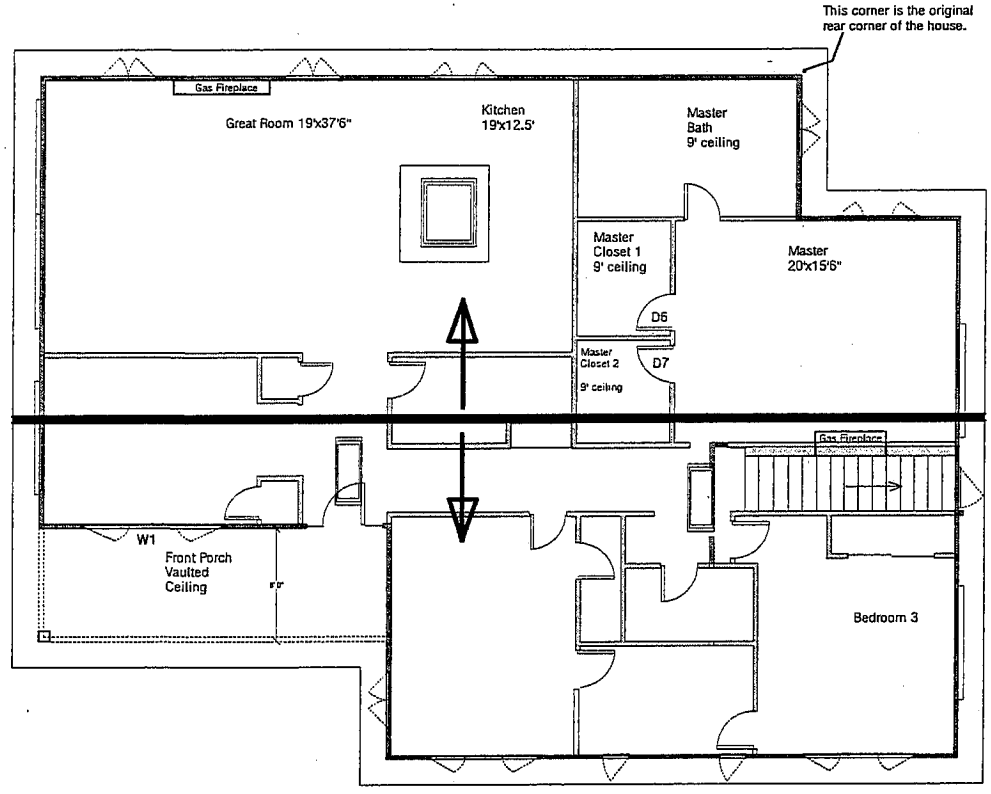
May 20, 2013

Reflected Ceiling Plan

Reflected Ceiling Plan — Main Floor

Notes

1 Roofing material limit4ed lifetime comp shingles
2. Gutters welded galvanized steel
3. Roof pitch 4/12



Ceiling Details

Ceiling height is 9'.
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All other rooms have flat ceilings.

Wall Legend

- New wall, main level. 2x4
- New wall, main level, 2x6
- New wall garage level
- Roof above, but no wall
- Main beam

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308 Canyon Rebuild
308 Canyon Drive
Portola Valley, CA

Revisions:

Scale:
1/4" = 1'

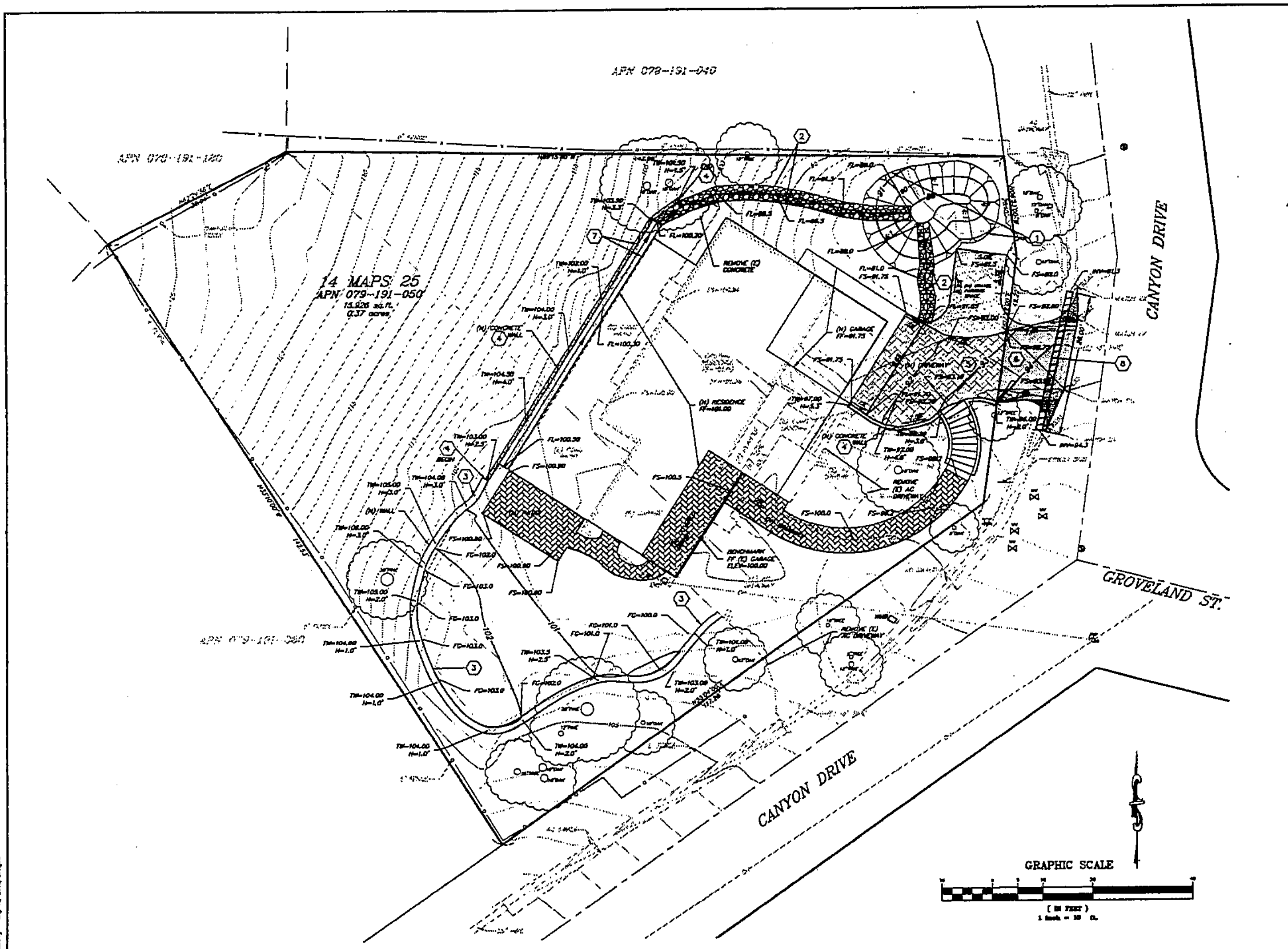
May 20, 2013

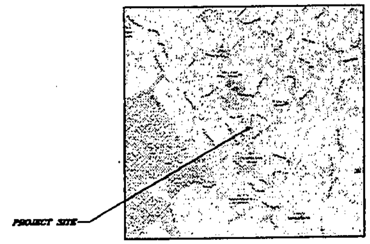
Roof Plan

308 CANYON DRIVE, PORTOLA VALLEY, CA

GRADING PLAN

PREPARED FOR: MIKE SOKOLSKY, WEBFOOT CONSTRUCTION





VICINITY MAP
NTS

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EDGE OF PAVEMENT
- CHAINLINK FENCE
- WOOD FENCE
- WIRE FENCE
- OVERHEAD UTILITIES
- CENTERLINE
- SPOT ELEVATIONS
- FIRE HYDRANT
- EXISTING TREE

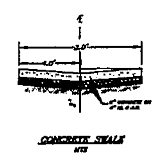
AC	ASPHALT CONCRETE
CMP	CORRUGATED METAL PIPE
EMB	ELECTRIC METER BOX
FF	FINISHED FLOOR
FG	FINISHED GROUND
FL	FLOWLINE
FS	FINISHED SURFACE
GM	GAS METER
H	HEIGHT
PP	POWER POLE
R/W	RIGHT OF WAY
TW	TOP OF WALL
WMB	WATER METER BOX

BENCHMARK NOTE:

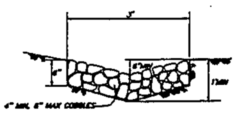
ELEVATIONS ARE BASED ON ASSUMED DATUM. BENCHMARK IS THE LETTER FINISH FLOOR OF THE GARAGE AS SHOWN. ELEVATION = 100.00'

CONSTRUCTION NOTES

1. EXCAVATE SHALLOW RETENTION BASIN WITH 4:1 SIDE SLOPES.
2. CONSTRUCT COBBLE-LINED SWALE PER DETAIL HEREON.
3. CONSTRUCT ROCK STACK WALL, 3' HIGH MAX.
4. CONSTRUCT POURED IN PLACE CONCRETE RETAINING WALL.
5. CONSTRUCT PAVER DRIVEWAY.
6. CONSTRUCT ASPHALT DRIVEWAY, 3" AC ON 4" CLASS 2 BASE.
7. CONSTRUCT 2' WIDE CONCRETE SWALE PER DETAIL HEREON.
8. REMOVE EXISTING CULVERT AND INSTALL NEW 15" CMP CULVERT.



CONCRETE SWALE
NTS



COBBLE SWALE DETAIL
NTS

AREAS

Existing floor area = 1220 SF
Existing garage = 380 SF
85% of Adjusted Max Floor Area (AMFA) = 2874 SF house + 400 SF garage
Proposed floor area (house) = 2628 SF
Proposed garage area = 424 SF
Adjusted Max Impervious Area (AMIS) = 3861 SF (Does not include roof)
Proposed impervious area = 1760 SF

QUANTITIES

EARTHWORKS (CY)
100 CUT
5 FILL
95 CUT (NET)

EARTHWORK QUANTITIES ARE ESTIMATE ONLY AND DO NOT ACCOUNT FOR REMOVALS OF UNSUITABLE MATERIALS. CONTRACTOR SHALL PERFORM OWN TAKEOFF IN CONJUNCTION WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

UTILITY NOTE

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.

RECEIVED
MAY 21 2013
SPANGLE ASSOC.

PREPARED AND SUBMITTED BY:
MATTHEW S. SCHOBER P.E. C 70489 EXP. 9-30-14 DATE

triad/holmes assoc.

DATE	5/15/13
SCALE	1"=10'
	MS
JOB NO.	9.1548
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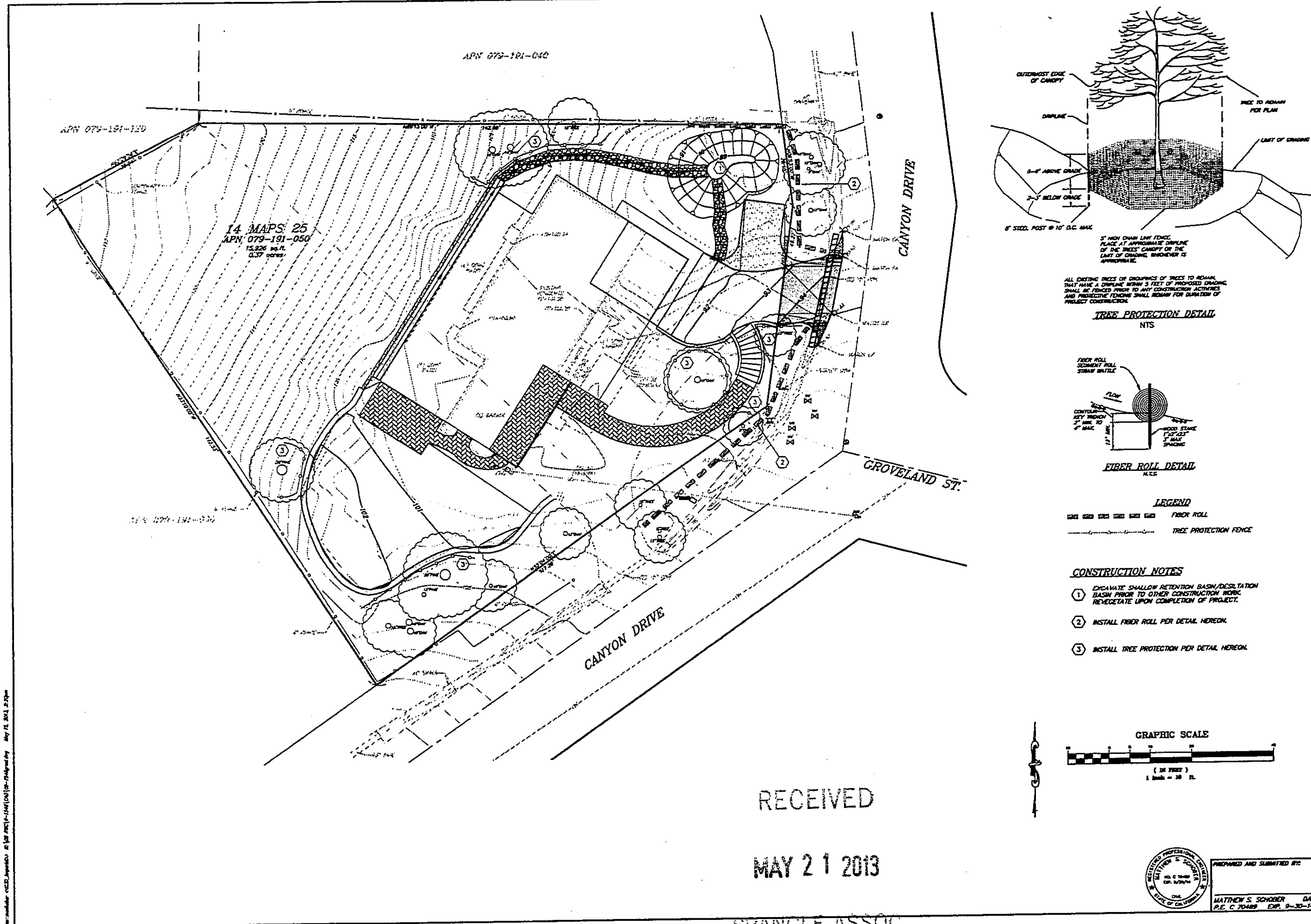
SHEET	1
OF	2 SHEETS



308 CANYON DRIVE, PORTOLA VALLEY, CA

EROSION CONTROL PLAN

PREPARED FOR: MIKE SOKOLSKY, WEBFOOT CONSTRUCTION

bkd/holmes assoc.
civil engineering
land surveying

PREPARED AND SUBMITTED BY:

MATTHEW S. SCHOBER DATE
P.E. C 70489 EXP. 9-30-14

DATE 5/15/13
SCALE 1"=10'
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OF 2 SHEETS

RECEIVED
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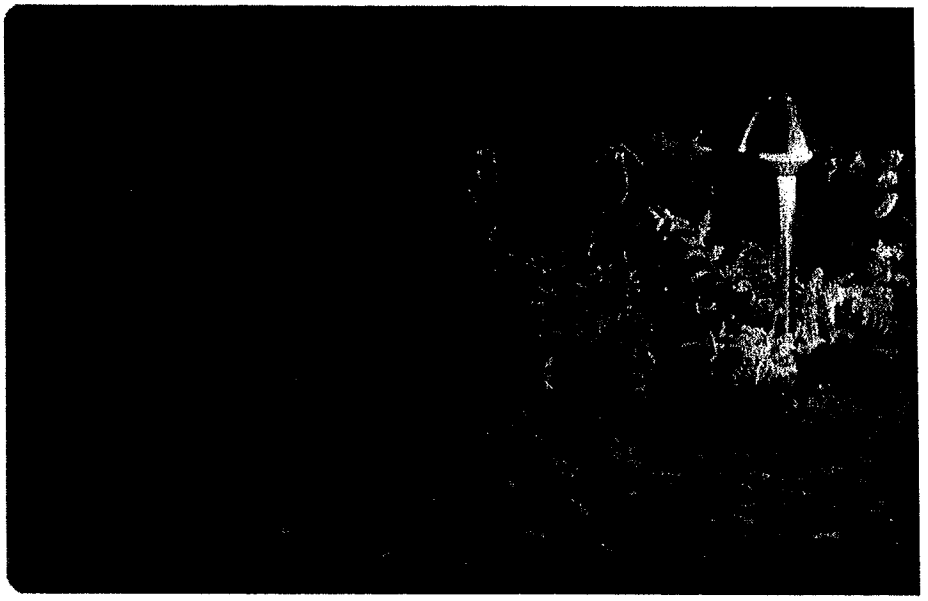
SPANGLE ASSOC.

FXLuminaire



CV

SHARE

LED PATH LIGHT

The CV is derived from the most elegant and universally harmonious shape, the ellipse. When expressed by FX in solid copper and brass, the elliptical CV graces any garden space with pure cosmic elegance. The brass trim creates contrast with the raw copper structure producing a visual garnish to an unbroken outline. With time, the copper and brass will move toward each other in color and character, allowing this fixture to quietly mature with any garden.

QU
LEI
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MA
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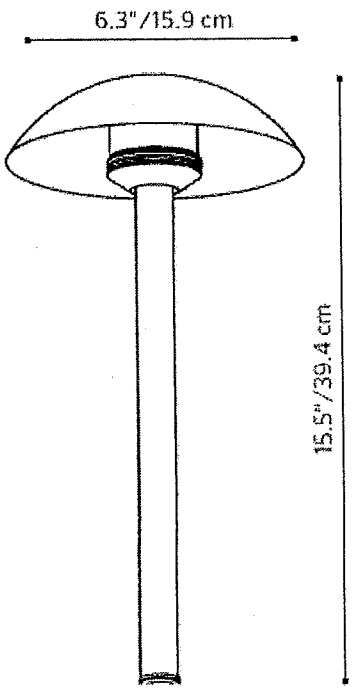
HEI

MODELS SPECIFICATIONS RESOURCES

CV SPEC CHART

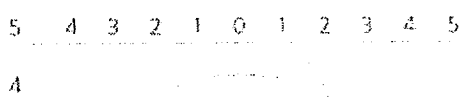
Number of LEDs	1	3
Halogen Lumen Output Equivalent	10 Watt	20 Watt
Useful LED Life (L70)	50,000 hrs avg	50,000 hrs avg
Input Voltage	10 to 15V	10 to 15V
VA Total (Use this number to size the transformer)	2.4	4.5
Watts Used	2	4.2
Lumens per Watt (Efficacy)	19.4	25
Max Lumens	39	103
CRI (Ra)	86	66.6

CV DIMENSIONS

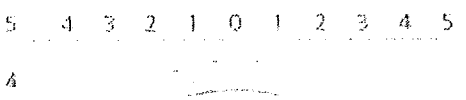


CV PHOTOMETRICS

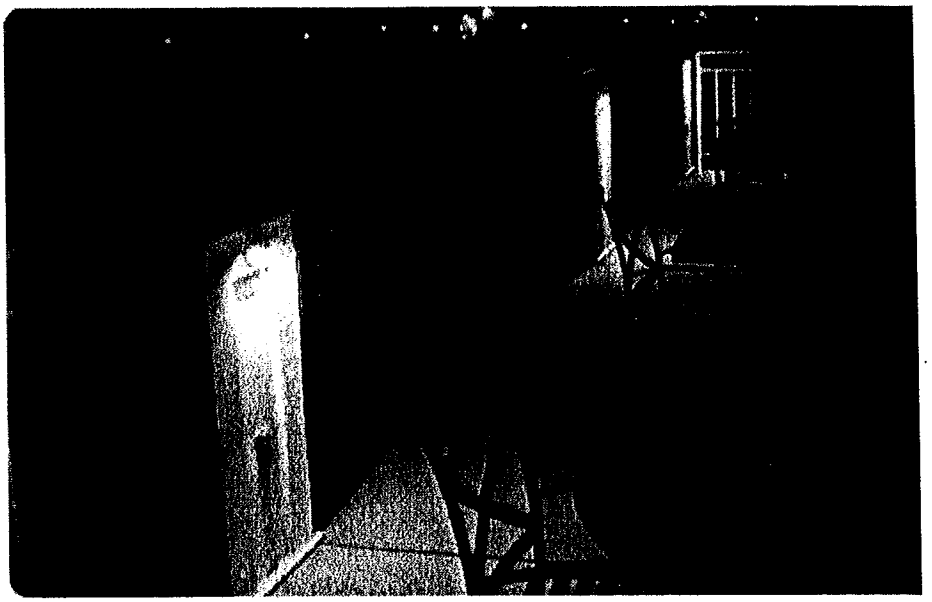
CV 1LED ISOFOOTCANDLE PLOT



CV 3LED ISOFOOTCANDLE PLOT



FXLuminaire PRODUCTS LIGHTING PROFESSIONALS LIGHTING BASICS GET FXL



MS

SHARE

QU

LEI

FIN

MA

LED WALL LIGHT

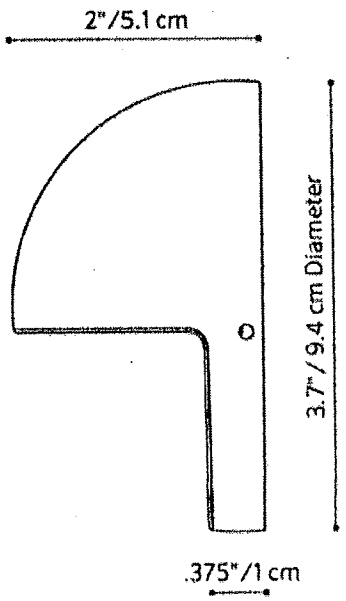
The MS comes to the FX LED line as an immediate favorite thanks to its close relative the MM. The MS takes all the great features of the MM and adds the energy efficiency and long life of LED. Changeable filters and available in Brass or Powder Coat allow you to add glow at night and during the day.

MODELS SPECIFICATIONS RESOURCES

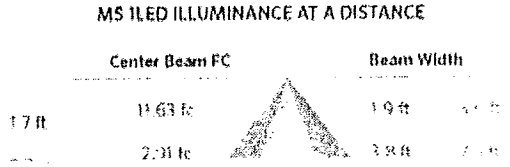
MS SPEC CHART

Number of LEDs	**1**
Halogen Lumen Output Equivalent	10 Watt
Useful LED Life (L70)	50,000 hrs avg
Input Voltage	10 to 15V
VA Total (Use this number to size the transformer)	2.4
Watts Used	2.0
Lumens per Watt (Efficacy)	25
Max Lumens	52
CRI (Ra)	78.5

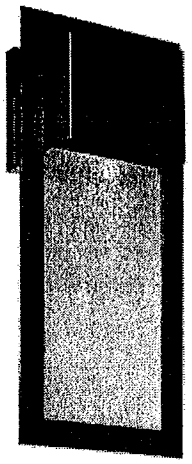
MS DIMENSIONS



MS PHOTOMETRICS



» 72382-246



72382-246
Wall Mount

Description: 1 Light Wall Mount in Alder Bronze Finish w/Clear Seeded Glass

Family: Westgate

Dimensions: 7"W x 15 3/4"H x 4 1/2"Ext.

Glass/Shade: Clear Seeded Glass

Lamping (Watts/Bulb): 1-35W GU10 Halogen

Finish: Alder Bronze

LR6™

Six-Inch LED Downlight

Product Description

The LR6™ LED downlight delivers 650 lumens of exceptional 90+ CRI light while achieving over 60 lumens per watt. This breakthrough performance is achieved by combining the high efficacy and high-quality light of Cree TrueWhite® Technology. The LR6 is available in warm or neutral color temperatures and has a variety of trim options. It easily installs into most standard six-inch recessed IC or non-IC housings, making the LR6 perfect for use in commercial new construction or retrofit applications.

Performance Summary

Utilizes Cree TrueWhite® Technology

Active Color Management

Delivered Light Output: 650 lumens

Input Power: 10.5 watts

CRI: 90

CCT: 2700K, 3500K

Warranty: 10 years†

Lifetime: Designed to last 50,000 hours

Dimming: Dimmable to 20%*

Ordering Information

Example: LR6

Product
LR6 2700K, Edison Base
LR6-GU24 2700K, GU24 Base
LR6C 3500K, Edison Base
LR6C-GU24 3500K, GU24 Base

Housings & Accessories

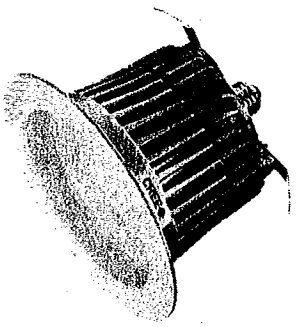
Reference Housing & Accessory documents for more details.

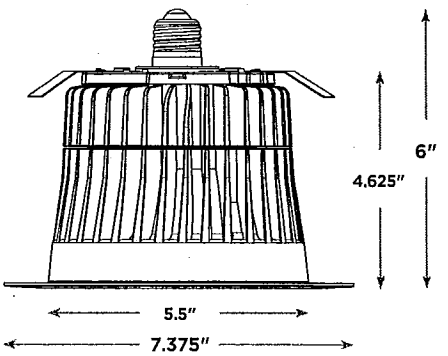
Trim	
LT6A Diffuse anodized finish	**LT6AB** Black anodized finish
LT6AW Wheat diffuse anodized finish	**LT6WH** Smooth white
LT6AP Pewter diffuse anodized finish	**LT6BB** Flat black finish trim and reflector

Housing & Mounting (sold separately)	
H6 Architectural	**SC6** Cylindrical Surface Mount
RC6 New Construction	**SC6-CM** Cylindrical Cord Mount
RR6 Retrofit	**SC6-WM** Cylindrical Wall Mount

* Reference www.cree.com/lighting for recommended dimmers.
† See www.cree.com/lighting for warranty terms.

LR6





LR6™

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology mixes the light from the highest performing red and unsaturated yellow LEDs. This patented approach delivers an exclusive combination of 90+ CRI, beautiful light characteristics, and lifelong color consistency, all while maintaining high luminous efficacy—a true no compromise solution.

CONSTRUCTION & MATERIALS

- Durable die-cast aluminum housing protects LEDs, driver and power supply. Adjustable flip clips resist heat while providing retention for flush ceiling fit.
- Thermal management system uses integral heat sink to conduct heat away from LEDs and transfer it to the plenum space for optimal performance. LED junction temperatures stay below specified maximum even when installed in attic insulation with ambient temperatures exceeding 60 C.
- Suitable for insulated and non-insulated ceilings.
- One-piece aluminum lower reflector redirects light while also conducting heat away from LEDs. It creates a comfortable visual transition from the lens to the ceiling plane and easily accommodates LT6 snap-in trims.

OPTICAL SYSTEM

- Unique combination of reflective and refractive optical components achieves a uniform, comfortable appearance while eliminating pixelation and color fringing. This ensures smooth light patterns are projected with no hot spots and minimal striations.
- Components work together to optimize distribution, balancing the delivery of high illuminance levels on horizontal surfaces with an ideal amount of light on walls and vertical surfaces. This increases the perception of spaciousness.
- Diffusing lens shields direct view of LEDs while lower reflector balances brightness of lens with the ceiling to create a low-glare high angle appearance.

ELECTRICAL SYSTEM

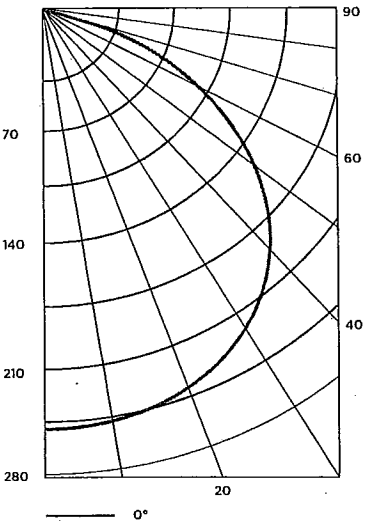
- Integral, high-efficiency driver and power supply.
- **Power Factor** > 0.9 nominal
- **Input Voltage:** 120V, 60Hz
- **Dimming:** Dimmable to 20% with certain incandescent dimmers. Reference www.cree.com/lighting for recommended dimmers.

REGULATORY & VOLUNTARY QUALIFICATIONS

- ENERGY STAR® qualified.
- cULus Listed
- Exceeds California Title-24 high efficacy luminaire requirements.
- Suitable for damp locations.

Photometry

LR6 LIGHTING SCIENCES INC. CERTIFIED TEST #: 22226



Intensity (Candlepower) Summary

Angle	Mean CP
0°	249
5°	248
15°	242
25°	228
35°	203
45°	165
55°	115
65°	62
75°	24
85°	6
90°	0

Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fix
0-30	197	30.39%	30.39%
0-40	325	49.94%	49.94%
0-60	556	85.35%	85.35%
0-90	650	100%	100%

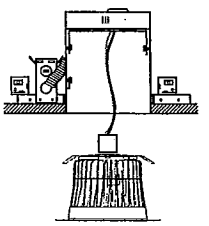
Reference www.cree.com/lighting for detailed photometric data.

Installation

- Designed to easily install in standard 6" downlight housings from Cree and other manufacturers.*
- Quick install system utilizes a unique retention feature. Simply attach socket to LR6. Move light to ready position and slide into housing.

NOTE: Reference www.cree.com/lighting for detailed installation instructions.

*Reference www.cree.com/lighting for a list of compatible housings.



Application Reference

Spacing	Lumens	Wattage	LPW	w/ft²	Average FC
4 x 4	650	10.5	62	0.60	38
6 x 6				0.28	18
8 x 8				0.15	9
10 x 10				0.10	6

10' Ceiling, 80/50/20 Reflectances, 2.5 workplane.
LLF: 1.0 Initial. Open Space: 50' x 40' x 10'

Spacing	Lumens	Wattage	LPW	w/ft²	Average FC
4' on Center	650	10.5	62	0.40	12
6' on Center				0.27	8
8' on Center				0.20	6
10' on Center				0.17	5

10' Ceiling, 80/50/20 Reflectances, Light levels on the ground.
LLF: 1.0 Initial. Corridor: 6' Wide x 100' Long

www.cree.com/lighting T (800) 236-6800 F (262) 504-5415 www.cree.com/canada T (800) 473-1234 F (800) 890-7507

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: May 13, 2013

RE: Agenda for May 13, 2013 ASCC Meeting

6c. PRELIMINARY REVIEW, ARCHITECTURAL REVIEW AND SITE DEVELOPMENT PERMIT X9H-653 FOR RESIDENTIAL REDEVELOPMENT, 308 CANYON DRIVE, *LENDERKING*

This is a preliminary review of this proposal for residential redevelopment of the subject .37-acre Brookside Park subdivision property. The parcel currently contains a 1,600 sf, partial two-story, Ranch style residence with attached garage, and double access/loop driveway connection to Canyon Drive. The proposed 3,052 partial two-story residence with attached garage would be larger than the existing house and somewhat taller, but is to be located in essentially the same footprint and have much the same form as the

existing residence. The loop driveway would, however, be eliminated and, with project completion, there would only be one driveway connection to Canyon Drive.

The plans call for 105 cubic yards of grading to develop the new driveway access to the lower level garage and related walkway access to the new front door and also develop a north side guest parking space. This volume of grading requires the subject site development permit and the ASCC is the approving authority on the permit. The grading includes 100 cubic yards of cut and 5 cubic yards of fill. The excess cut, 95 cubic yards, would be removed from the site.

The total proposed house floor area with attached garage is 3,052 sf and this is all of the proposed building development on the site. This is just at the 85% single structure floor area limit. Thus, no special floor area findings are needed by the ASCC for the project.

The proposal is shown on the following enclosed plans, unless otherwise noted, dated March 27, 2012 and prepared by Webfoot Construction:

Sheet 1, Grading Plan, Triad/Holmes Assoc., 3/21/13
Sheet 2, Erosion Control Plan, Triad/Holmes Assoc.,
Page A-1, Intro., As Built Floor Plan
Page A-2, New Floor Plan
Page A-3, Elevations
Page A-4, Landscape Plan, Story Pole Plan

Also submitted as part of the application are the following materials:

- An exterior materials board dated 3/27/13 that will be presented at the ASCC meeting and is discussed later in this report.
- Outdoor water use efficiency checklist, 3/28/13 (attached).
- Cut sheets for proposed house mounted and recessed light fixtures (attached). Proposed locations for the fixtures are shown on the house elevation and landscape plan sheets.
- GreenPoint Rated Checklist, received March 28, 2013. The checklist targets 130 BIG points whereas a minimum of 75 is required under town green building standards.

As noted at the head of this memorandum, the preliminary review of this project will start with a 3:30 p.m. site meeting on Monday, May 13th. To facilitate the site meeting, story poles have been placed at the site as stated on plan sheet "Page A-4." The following comments are offered to assist the ASCC conduct the site meeting and preliminary review of the application. Following the preliminary review project consideration should be continued to the next regular ASCC meeting.

1. **Project description, grading and vegetation impacts**. The subject .37-acre site is located along the west side of Canyon Drive, immediately west of the intersection of Canyon Drive and Groveland Street. The site is somewhat triangular in shape with the base of the triangle being the parcel boundary common with the Canyon Drive right of way. The established building area is located on the eastern half of the parcel where elevations are similar to the street levels and where access can easily be achieved. The western half the site is encumbered by significantly steeper

slopes and contains no residential improvements and none are proposed for this area with the current project.

The site is currently being thinned of overgrown vegetation and there has been some removal of pines. The tree removal has proceeded under town review and subject to authorization granted by the town in December of 2012. The attached April 24, 2013 preliminary review letter from the conservation committee encourages consideration of some additional front yard pine tree removal to enhance the environment for the existing oaks.

The grading plan sheet shows the location of the existing house and the outline of the proposed new residence. As can be seen from the plan, the existing proposed house widths are the same, but the proposed new residence with deck would extend closer to Canyon Drive and it would also extend to the western edge of the existing rear yard patio, i.e., to the base of the steeper slope. Thus, minimum grading or site change is needed to accommodate the new house footprint and there would be no vegetation impacts of any significance.

Placing the new house in much the same location as the existing house and patio leaves the more level south side for outdoor living space. Some minor grading and low retaining wall work in this area is proposed to even out previously graded surfaces and enhance the usefulness of this outdoor living area. The proposed low retaining wall, 3-foot maximum height, follows the more natural contours around the area. Also, the removal of the more southerly driveway loop access allows for new front yard landscaping to enhance the frontage and buffer the outdoor living area from the street.

The northerly driveway access would be retained and modified with grading and additional retaining wall work to provide access to the proposed north side lower level garage. The grading proposed on the north side would also develop a guest parking space and small storm drainage retention basin. The new guest parking space would have a gravel surface and be partially screened from street views by the existing oaks in the Canyon Drive right of way. The driveway surface from the street to the front property line would be asphalt and the section from the property line to the garage would be surfaced in paver blocks with dark rust/brown finish.

Retaining walls with a maximum height of just over 5 feet at the face of the lower level garage would be used to limit grading along the south side of the driveway. The wall height would decrease to four feet or less toward the front property line and there would be an opening in the wall for the new front yard pathway to the front door. Overall, the added grading and driveway changes enhance sire access and allow for removal of much of the existing front yard loop driveway paving. The proposed guest parking area also provides for some opportunity to back out of the garage and into the parking space to avoid the need to back into the street.

Overall the approach to site development appears well designed. The house location limits the need for new grading or tree removal and the driveway plan reduces the scope of impervious surface area on the site.

2. **Site development permit committee project review.** The plans have been circulated for site development committee review and comment. As noted above,

the attached April 24th preliminary review letter has been received from the conservation committee. It is generally supportive of the proposal, including the planned landscape concepts, but does offer some suggestions for consideration by the applicant.

Review reports from the town geologist (4/8/13), and fire marshal (4/16/13) have also been received and are attached. No unusual conditions are identified in these reports. Input is still expected from the public works director and trails committee, although there are no trails identified on the town's trail map in this area. The site is served by a sanitary sewer thus a report from the health officer is not expected.

3. **Floor Area (FA), Impervious Surface (IS) Area, height and setback limit compliance.** The total proposed floor area of 3,052 sf is in one structure and this is 22 sf under the 85% floor area limit for the site. The total allowed floor area is 3,617 sf. The permitted impervious surface area is 3,861 sf and the proposed IS 1,760 sf.

   The maximum height of the proposed new ridgeline is 27.5 feet, roughly two feet higher than that of the existing house, and this is over the lowest point of contact with finished grade, which occurs at the north end of the house. This height is under the 34-foot maximum height limit. Also, at this point the height is just under the 28-foot height limit relative to adjacent grade. Otherwise, most heights exposed to off site views are well under the 28-foot height limit and actually 20 feet or considerably less. In any case, the proposal does conform to the zoning ordinance height limits.

   Compliance with the required 20-foot front and rear yard setbacks and the 10-foot side yard setback is demonstrated on the grading plan sheets. All setbacks are satisfied and setback averaging is not necessary for compliance. The proposed house is well removed from the rear and south side parcel lines and no closer than 20 feet to the front property boundary. At the closest point to the north side property line, the setback is just over 12 feet. The house height at this point is 10 feet. Given the setbacks and topography, the plans also fully conform to the daylight plane height limit/setback line that applies to properties in the R-1/15M zoning district in which this parcel is located.

4. **Architectural design, exterior materials and finishes**. The architecture for the proposed house is similar to the Ranch style of the existing house. The proposal will, however, introduce more contemporary elements consistent with more recent residential renovations that have been approved for properties in the Brookside Park area. Proposed exterior materials and finishes include

   - Horizontal cedar wood siding on the front elevation with a natural wood finish.
   - Stucco siding finished in a medium to dark warm taupe color with a light reflectivity value (LRV) of less than 25%, and well below the policy maximum of 40%.
   - The window/door frame finish has an LRV of under 10% and that is far below the 50% maximum for trim elements. The gray roof material has an LRV of approximately 35% and under the 40% maximum for roof finishes.

- Garage door, eaves, gutters, painted in a trim color of medium to light gray with LRV of roughly 60% and above the 50% policy limit.
- Window frames to have a black finish, well under the 50% LRV limit.
- Roofing, black composite shingles with an LRV of under 5% and well under the 40% policy limit.

The proposed front elevation deck over the garage is to be of a composite material with a very dark, almost walnut finish. The deck railing is to be a stainless steel material. This deck feature helps reduce the apparent massing of the front elevation and also softens views to the lower level garage doors.

The roof has no skylights and there is no chimney feature. The gas fireplace has a rear elevation vent.

The only comment on the design and exterior finishes is that a slightly darker trim color appears needed to satisfy town LRV policies.

5. **Fencing and landscaping.** No new fencing is proposed and it appears that the existing property line fencing shown on the plans is to remain. If any other plans for fencing are anticipated they should be shared with the ASCC.

   The concepts for landscaping are presented on Page A-4. They are fairly simple at this point, but will likely change with or prior to house occupancy. Any new landscape development beyond what is shown on the plans, or implemented with the project, should be subject to ASCC review and approval.

6. **Exterior lighting.** Proposed house lighting is shown on plan Pages A-3 and A-4. Cut sheets for the proposed fixtures are attached. The lighting appears to generally conform to town lighting standards and guidelines. The plans, however, do not show any pathway lights or lights at the entry stairs. We assume some yard, entry stair and pathway lighting will be desired, and the exterior lighting should be reviewed with a complete overall lighting plan.

7. **"Sustainability" aspects of project, Build-It-Green (BIG) Checklist.** As noted above, the completed BIG checklist targets 138 BIG points, which is well over the 75 points required under the town's mandatory green building standards. This project will need to achieve formal GreenPoint rating certification as part of the building permit process.

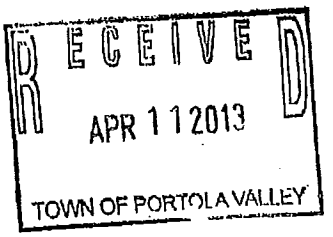
The ASCC should consider the above comments, conduct the preliminary project review, including the afternoon site meeting, and offer comments to assist the applicant and staff in assembling the application in form for eventual ASCC action. Project review should then be continued to the May 29, 2012 ASCC meeting.

xc: Planner
Webfoot

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

April 8, 2013
V5123

TO: Carol Borck
Assistant Planner
TOWN OF PORTOLA VALLEY
765 Portola Road
Portola Valley, California 94028



SUBJECT: **Geotechnical Peer Review**
RE: Lenderking, Proposed New Residence
SDP# X9H-653
308 Canyon Drive

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

- Geotechnical Investigation (report) prepared by Murray Engineers Inc., dated March 6, 2013;
- Grading, and Erosion Control Plans (2 sheets, 10-scale) prepared by Trad/Holmes Associates, dated March 21, 2013; and
- Architectural and Landscape Plans (4 sheets, various scales), prepared by Webfoot Construction, dated March 27, 2013.

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

DISCUSSION

The applicant proposes to remodel the existing residence and expand the existing building footprint with several additions. The new layout for the proposed residence includes a lower level attached garage. The project involves re-routing the driveway to the northern portion of the property. Other proposed site improvements include various landscaping and retaining walls and a catchment basin. Provided earthwork estimates include 100 cubic yards of cut and 95 cubic yards of fill. Access to the site is provided by a private driveway extending from Canyon Drive.

SITE CONDITIONS

The subject property is generally characterized by gentle to steep (approximately 8 to 35 percent inclination) hillside topography. Previous grading for the existing residence has resulted in a cut pad. The site also contains areas of fill beneath the driveway and southeastern potion of the building pad. Site cuts are very steep to precipitous (67 to 150 percent inclination) near the western portion of the building pad. Drainage at the site is generally characterized by uncontrolled sheet flow to the southeast, north and east.

The subject property is underlain, at depth, by sedimentary bedrock materials of the Whiskey Hill Formation (i.e., interbedded siltstone and sandstone). These bedrock materials are locally overlain by potentially expansive colluvial soil and artificial fill materials. Recent subsurface exploration by the Project Geotechnical Consultant has revealed bedrock generally between four to five feet below grade in the area of proposed construction. According to the Town Ground Movement Potential Map, the property is situated within an "Sbr" zone, which is defined as *"Level ground to moderately steep slopes underlain by bedrock within approximately three feet of the ground surface or less; relatively thin soil mantle may be subject to shallow landsliding, settlement, and soil creep."* The site is located approximately 1,000 feet northeast of a mapped active trace of the San Andreas fault.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed residential improvements are constrained by undocumented fill materials, surficial soil creep, potentially expansive surficial soil and bedrock materials, and very strong seismic ground shaking. The Project Geotechnical Consultant has performed an investigation of the site and recommended geotechnical design criteria that are in general conformance with prevailing standards. We recommend geotechnical approval of the Site Development Permit application with the following conditions to be addressed during the building permit application process:

1. Construction Plans – Detailed building and structural plans should be submitted to the Town for review

2. Geotechnical Evaluation and Plan Review – The Project Geotechnical Consultant should consider deepening new footings near the front of the residence (vicinity of Boring B-2) to avoid bearing on high plasticity colluvium. The geotechnical consultant should review and approve all geotechnical aspects of the development plans (i.e., site preparation and grading, site drainage

improvements and design parameters for foundations and retaining walls) to ensure that their recommendations have been properly incorporated.

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

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

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

LIMITATIONS

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

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT

Ted Sayre
Principal Engineering Geologist
CEG 1795

David T. Schrier
Principal Geotechnical Engineer
GE 2334

TS:DTS:JN

Preliminary Conservation Committee Comments

308 Canyon Drive
4/24/13

Lighting

CC would like to see actual fixtures. Are the lights shielded to prevent light pollution?

Slider to living room and bedroom slider have a light on each side instead of the 1 light only the Town prefers.

Are no lights planned for path from garage to front door?

Impermeable Surfaces

Impermeable surfaces have been kept to a minimum. Consideration should be given to having driveway and path to door laid on a pervious base.

Landscape Plan:

We appreciate large areas left open and native

There is a large area of open and uncultivated steep hillside. It is currently primarily oak woodland habitat, in relatively undisturbed condition. The committee strongly recommends that this area remain undisturbed and the following steps taken to move it even closer to a native condition, both to preserve the rural atmosphere of the neighborhood and to provide habitat for local wildlife:

1. Removal of invasive plants.
2. Careful protection and maintenance of existing oaks and toyon.
3. Any additional plantings are discouraged and should be strictly limited to materials on the Town Native Plant List, and appropriate to the existing habitat.
4. Any paths should be of only pervious material.

We appreciate limited amount of turf – confirm use only low water varieties.

Several very large old pines remain. The one in front should be removed so the surrounding oaks could flourish and fill out their canopies

Plants List

Are there really no decorative plantings other than 1 small area by front porch?

Fencing

With only existing native landscaping, there is no need for perimeter fencing.

Conservation would like to attend ASCC Site visit to see if further comments from us are warranted.

Submitted by Judith Murphy, Chair

xc: planner
web host

WOODSIDE FIRE PROTECTION DISTRICT

Prevention Division

4091 Jefferson Ave, Redwood City CA 94062 ~ www.woodsidefire.org ~ Fire Marshal Denise Enea 650-851-6206

ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – go to www.woodsidefire.org for more info

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION:308 Canyon Dr.	Jurisdiction: PV
Owner/Architect/Project Manager: Lenderking,Blockstein,Estrada	Permit#: (ASRB)X9H-653
PROJECT DESCRIPTION: New House	
Fees Paid: ☒$YES ☒ See *Fee Comments* Date: 4/16/13	
Fee Comments: CH# 1764 $60.00 (for ASRB)	

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

1. Must comply to Portola Valley Muni Code 15.04.020E for ignition resistant construction & materials Chapter 7 2010 CBC
2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.
3. Approved spark arrestor on all chimneys including outside fireplace
4. Install Smoke and CO2 detectors per code.
5. NFPA 13D Fire Sprinkler System to be installed in house.
6. 100' defensible space around proposed new structure prior to start of construction.
7. Upon final inspection 30' permiter defensible space will need to be completed.
8. Driveway meets WFD requirments.
9. Fire hydrant is within 500'.
10. Address is in WFD map book.

RESUBMIT Once final plans come through project should be approved pending any changes.

Reviewed by:M. Hird	Date: 4/16/13

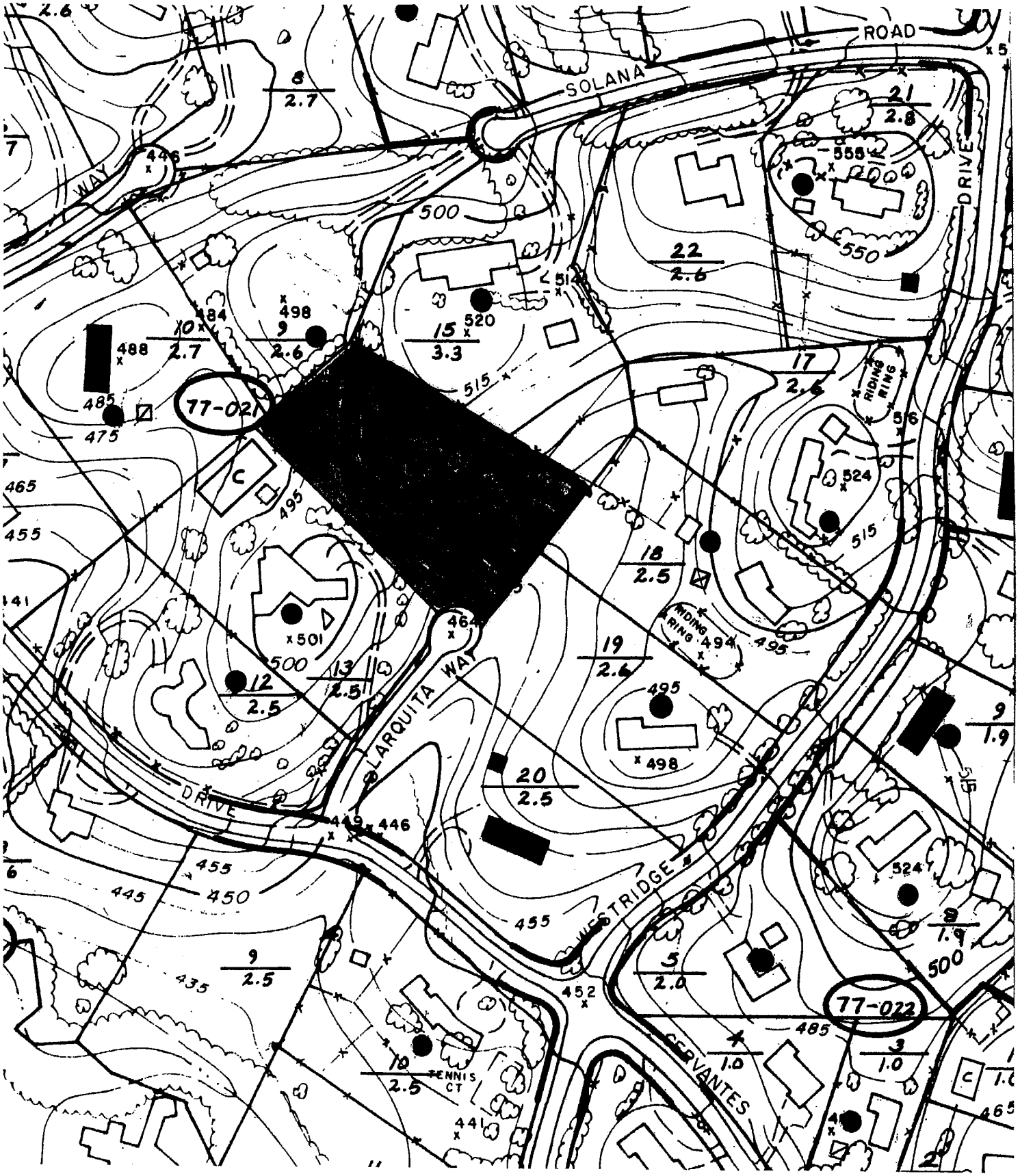
☒Resubmit ☐Approved with Conditions ☐Approved without conditions

Sprinkler Plans Approved: ----------	Date:	Fees Paid: ☐$350 ☐See *Fee Comments*
As Builts Submitted: ----------	Date:	As Builts Approved Date:
Fee Comments:		

Rough/Hydro Sprinkler Inspection By: ---------	Date:
Sprinkler Inspection Comments:	

Final Bldg and/or Sprinkler Insp By: --------	Date:
Comments:	

ARCHITECTURAL REVIEW & X9H-652
RESIDENTIAL REDEVELOPMENT
25 LARGUITA LANE, SHOSTAK



Vicinity Map — **Architectural Review Residential Redevelopment & X9H-652, Shostak**

Scale: 1" = 200 feet — 25 Larguita Lane, Town of Portola Valley

May 2013

HALO

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION - H4 LED DOWNLIGHT TRIMS

Halo H4 LED family consists of 4" recessed downlights with EL4 Series LED Light Engines and TL4 and TLS4 Series LED Trims designed for installation in H4 LED series housings with integral LED dimmable drivers. Halo LED Downlight Trims are offered in open and lensed baffles and reflectors; and wet location shower rated models. TL4 and TLS4 Series LED Trims are compatible with EL4058x downlight LED light engines. Halo LED offers high quality, fit, finish, and performance in an energy-efficient, high-efficacy downlight.

SPECIFICATION FEATURES

MECHANICAL

Baffles and Reflectors

- Precision formed aluminum
- Reflector Finishes offered in White, Specular Clear, Haze, Specular Black, Satin Nickel, and Tuscan Bronze
- Baffle Finishes offered in White and Black

Trim Rings

- Durable die-cast aluminum
- Precision keyed slots designed to lock with matching keyed bosses in H4 LED Light Engine
- Works with LED Light Engine's heat sink to provide further thermal conduction away from the LED
- Standard finishes offered in White, Black, Satin Nickel, and Tuscan Bronze.
- Optional, thin profile designer trim rings offered in White, Black, Satin Nickel, Tuscan Bronze, and Polished Chrome finishes.
- Thin profile designer trim rings provide subtle ceiling appearance. Thickness dimensions: 0.120" at OD and 0.180" at ID.

FEATURES

- Superior optical design provides high lumen output, smooth beam distribution, and good visual comfort
- Precision design and materials for a high-quality fit and finish
- Multiple trim options allow Halo H4 LED recessed downlights to be used in a wide range of interior spaces
- High-quality standard and plated finishes
- Solite® lensed trims offer high-clarity glass for high-lumen transmission along with a subtle diffusion of source brightness
- Solite® and Frost Glass Lensed models are UL/cUL listed for Wet Location, protected ceilings, and are IP66 Ingress Protection rated for dust and water
- Polymer shower trim features a non-electrically conductive plastic "dead front". One piece baffle and ring, and lens are formed from plastics - special polymers to meet Halo performance and quality standards.
- H4 LED trims offer ENERGY STAR® Qualification when used with designated Halo H4 LED Light Engines*
- Can be used to meet State of California Title 24 and International Energy Conservation Code – IECC High Efficacy requirements when used with designated LED Light Engines*

*Refer to compliance matrix

Warranty

Cooper Lighting provides a three year limited warranty on Halo LED Luminaires which includes the LED Recessed Housing, LED Light Engine, and LED trims. (Subject to all of the limitations set forth in Cooper Lighting Terms and Conditions of sale. Refer to www.cooperlighting.com.)

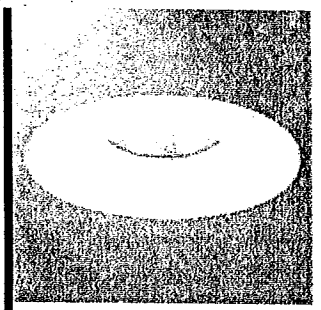
Can be used for IECC International Energy Conservation Code High Efficacy Compliance

Can be used for T24 California Title 24 High Efficacy Compliance

Qualified & Compliant as designated with LED Light Engine and Trim. Refer to LED Compliance Matrix and Light Engine Specifications.

Compatible with H4 LED Light Engines

Model	Color Temperature
2700°K nominal	
EL405827	2700°K
3000°K nominal	
EL405830	3000°K
3500°K nominal	
EL405835	3500°K
4000°K nominal	
EL405840	4000°K



H4 LED Downlight Trims

TL4xx and TLS4xx Series

4-Inch LED Trims

FOR USE WITH EL458xx LED LIGHT ENGINES AND H455, H456 SERIES 4" LED HOUSINGS.

Complete fixture consists of H455 or H456 Series LED Housing, EL4058xx Series Light Engine and TL4 Series LED trim.

High Efficacy LED

HALO®

H4 LED Downlight Series – LED Light Engines

The Halo H4 LED is a family of 4" aperture recessed downlights with H455 and H456 series housings designed for use with Halo EL4 Series LED Light Engines and compatible TL4 and TLS4 Series LED trims. Halo H4 LED housings have integral LED drivers that offer dimming as a standard feature.

The Halo LED EL4058xx Light Engines are designed for use in the LED dedicated housing Series H455x and H456x. Halo LED EL4058xx Series light engines deliver in the range of 534-700 lumens (depending upon the trim and selected color temperature); and the Series offers a selection of four color temperatures: 2700K, 3000K, 3500K, 4000K. Halo LED offers a superior optical design that yields productive beam lumens, good cutoff and low glare.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

DESIGN FEATURES

MECHANICAL

(A) Upper Heat Sink

- Durable extruded aluminum construction.
- Conducts heat away from the LED keeping the junction temperatures below specified maximums, even when installed in insulated ceiling environments.

(B) Lower Heat Sink

- Durable die-cast aluminum construction.
- Precision keyed flange designed to lock with matching keyed slots in H4 trim rings.
- Works in conjunction with the upper heat sink for heat conduction away from the LED

MOUNTING

(C) Friction Blades

- Precision formed stainless steel spring blades provide retention of the EL series of light engines in the H455 and H456 series housings.
- Friction blade design allows the light engine to be installed in any position within the housing aperture (360 degrees).
- Tether security cable included on the light engine for attachment to the housing during installation, as recommended and when required by code.

ELECTRICAL

(D) LED Connection

- LED connector is a non-screw base connector offering easy installation with the H455 and H456 Series housings.
- LED connector meets California Title-24 high-efficacy luminaire requirement for a non-screw base socket, and where required to qualify as a high-efficacy luminaire.

COLOR SPECIFICATION & QUALITY STANDARDS

- Halo employs a tight chromaticity specification and LED color binning process to ensure LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated Color Temperature (CCT) consistency over the useful life of the LED
- Halo LED chromaticity specification not only meets, but exceeds ENERGY STAR® SSL color standards (as per ANSIC 78.377-2008).
- Every Halo LED Module is quality tested and performance measured on the production line, and then serialized to register lumens, wattage, CRI and CCT
- Halo LED's serialized testing and measurement process further ensures color and lumen consistency to meet stringent Cooper Lighting specifications and exceed ENERGY STAR® SSL standards
- Halo LED Modules and light engines include color designation in the model number
- Example: EL405827

  8 27
  - 27 — 2700°K nominal CCT
  - 8 — > 80 CRI

QUALIFICATION

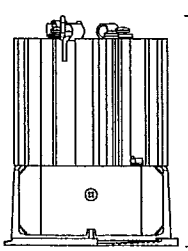
- 534 - 700 lumens (depending upon color temperature and trim selected)
- Halo LED offers the choice of four correlated color temperatures: 2700°K, 3000°K, 3500°K, 4000°K
- 80 CRI
- L70/50 Lumen Maintenance 70% lumens/ 50,000 hours
- Up to 50 Lumens per Watt
- LED package consisting of an engineered array of multiple LEDs to create one virtual source, for a productive "cone of light"
- Designed for interchangeable trim choices, with selection from multiple reflector, baffle, and lens trim options
- H4 LED Light Engines are ENERGY STAR® Qualification as used with designated LED trims*
- Can be used to meet State of California Title 24 and International Energy Conservation Code – IECC High Efficacy requirements when used with designated LED trims*
- LED emits no ultraviolet and only minimal infrared wavelengths
- ROHS compliant

** Refer to Energy Code Summary and H4 LED trims specification sheet online www.cooperlighting.com*

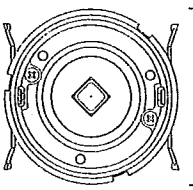
Can be used for IECC International Energy Conservation Code High Efficacy Compliance

Can be used for T24 California Title 24 High Efficacy Compliance

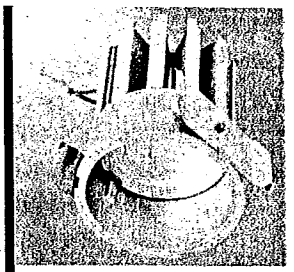
Qualified and Compliant as designated.*



4.78"
121.41mm



3.78"
96.01mm

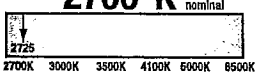


H4 LED Downlight Series

LED Light Engines

Available in
2700°K
3000°K
3500°K
4000°K
Correlated Color Temperatures

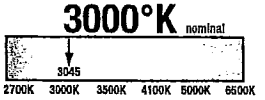
2700°K nominal



EL405827

4" LED Light Engine, 2700°K

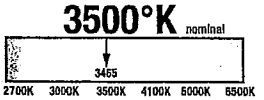
3000°K nominal



EL405830

4" LED Light Engine, 3000°K

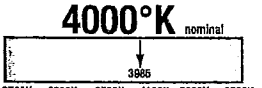
3500°K nominal



EL405835

4" LED Light Engine, 3500°K

4000°K nominal



EL405840

4" LED Light Engine, 4000°K

COOPER Lighting
www.cooperlighting.com

HALO LED H4 Series

The Halo H4 LED is a family of 4" aperture recessed downlight housings designed for exclusive use with Halo EL4, ELG4, ELSG4 Series LED Light Engines and compatible 4" LED trims. Halo H4 LED housings have integral LED drivers that offer dimming as a standard feature.

H456ICAT120D is an insulated ceiling, AIR-TITE™ housing offering 120 volt dimming capability. Designed for use with EL4 series LED Light Engines and TL4 and TLS4 LED Series Trims; and ELG4, ELSG4 Adjustable Gimbal Light Engine/Trim combination. The H456ICAT120D offers high quality downlighting along with high efficacy – the result being great lighting and significant energy savings.

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESIGN FEATURES

MECHANICAL

Housings
- Box enclosure of formed aluminum construction.
- Openings are gasketed AIR-TITE.
- Designed for insulated ceilings in direct contact with insulation. (May also be installed in non-insulated ceilings.)

Plaster Frame
- Galvanized steel die-formed construction.
- The housing can be removed from plaster frame to provide access to the junction box.
- Plaster frame features include:
  - Patented regressed locking screw positioned for securing hanger bars from below the ceiling.
  - Cutouts for easily crimping hanger bars in position.
  - AIR-TITE aperture gasket is pre-installed.
  - HALO identity embossed on plaster frame.

GOT NAIL! Pass -N-Thru™ Bar Hangers
- Pre-installed nail easily installs in regular lumber, engineered lumber and laminated beams.
- Safety and guidance system prevents snagging, ensures smooth straight nail penetration and allows bar hangers to be easily removed if necessary.
- Automatic leveling flange aligns the housing and lets you hold the housing in place with one hand while driving nails.
- Housing can be positioned at any point within 24" joist span.
- Pass-N-Thru™ feature allows bar hangers to be shortened without removing from plaster frame.
- Score lines allow "tooless" shortening for 12" joists.
- Bar hangers may be repositioned 90°.
- Integral T-bar clip snaps onto T-bars - no additional clips required.

Slide-N-Side™ Junction Box
- Positioned to accommodate straight conduit runs
- Seven 1/2" trade size conduit knockouts with true pry-out slots
- Slide-N-Side™ wire traps allow non-metallic sheathed cable to be installed without tools and without removing knockouts.
- Accepts a wide range of non-metallic (type NM) sheathed cables - the standard cable types used in lighting in both U.S. and Canada.
  - Allows wiring connections to be made outside the junction box
  - Simply insert the cable directly into the trap after connections are made.
  - Accommodates the following standard non-metallic sheathed cable sizes:
    (US) #14/2, #14/3, #12/2, #12/3
    (Canada) #14/2, #14/3, #12/2

LED Connection
- LED connector is a non-screw base connector offering easy installation with the EL4, ELG4, ELSG4 Series LED Light Engines.
- LED connector meets California Title-24 high-efficacy luminaire requirement for a non-screw base socket, and where required to qualify as a high-efficacy luminaire.

LED Driver
- LED dimmable driver mounts to the housing.
- Driver is a120 Volt, high efficiency, electronic power supply providing low voltage power to EL Series LED Light Engines.
- Driver meets FCC EMI/RFI Consumer Level limits for use in residential and commercial installations.
- Driver features high power factor and low THD and has integral thermal protection in the event of over temperature or internal failure.
- Driver is specifically designed for compatibility with EL4 LED Light Engines, and ELG4, ELSG4 Adjustable Gimbal Light Engine / Trims; and operates the LED for long life, meeting 50,000 hour / 70% lumen maintenance standard.
- If dimming is not required the fixture can be operated from a standard wall switch.

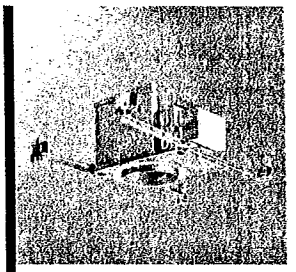
Dimming
- The HALO H4 LED luminaire is designed for dimming capability to 15% in normal operation with standard 120V LED-Rated, electronic low voltage, and many incandescent dimmers. The LED module may also dim to 5% using dimmers with low end trim adjustment. (Consult dimmer manufacturer for application/compatibility. Note, some dimmers require a neutral in the wallbox).

Warranty
Cooper Lighting provides a three year limited warranty on Halo LED Luminaires which includes the LED Recessed Housing, LED Light Engine, and LED trims.

Labels
- UL/cUL Listed 1598 Luminaire
- UL/cUL Listed for Damp Location
- UL/cUL Listed for Wet Location, covered ceiling - with select trims
- UL/cUL listed for Feed Through
- UL/cUL listed for Direct Contact with insulation and combustible material

Compliance
- Use with designated LED light engines and trims for ENERGY STAR® qualification.
- Can be used for State of California Title 24 high efficacy compliance with designated LED light engines and trims.
- Can be used for International Energy Conservation Code (IECC) high efficacy compliance with designated LED light engines and trims.
- Refer to H4 LED Light Engine and Trim specification sheets online for compliance information.

Qualification
IC and AIR-TITE™
Certified under ASTM-E283 and listed UL/cUL 1598. May be used to meet insulated ceiling and restricted air-flow requirements such as:
- Washington State Energy Code
- International Energy Conservation Code (IECC)
- New York State Energy Conservation Construction Code (NY-ECCC)
- State of California Title 24 "Recessed Luminaires in Insulated Ceilings."



H456ICAT120D

4-Inch LED Recessed Housing New Construction Insulated Ceiling - With 4" LED Light Engines and 4" LED Trims

High Efficacy LED Housing-Dimmable

FOR USE IN INSULATED CEILINGS FOR DIRECT CONTACT WITH INSULATION

ALSO SUITABLE FOR NON-IC APPLICATIONS

H4 Series LED Energy Data:
(Values at non-dimming line voltage.)
Minimum Starting Temp: -30°C (-22°F)
EMI/RFI: FCC Title 47 CFR, Part 18 (Consumer)
Sound Rating: Class A standards
Input Voltage: 120V
Power Factor: >0.90
Input Frequency: 50/60Hz
THD: <20%
Rated Wattage: 15W max.
Input Power: 14.0W
Input Current: 121mA
Driver Compliance: UL6950, LPS rated
Maximum IC (Insulated Ceiling) Ambient Continuous Operating Room Temperature: 25°C (77°F)
Maximum Non-IC (Non-Insulated Ceiling) Ambient Continuous Operating Room Temperature: 40°C (104°F)

H4 Series LED Summary Lighting Data:	
Lumen range:	534-700
Lumens per watt:	up to 46
Color	
Correlated Color Temperature (CCT):	2700K-4000K
Color Rendering Index (CRI, Ra):	80

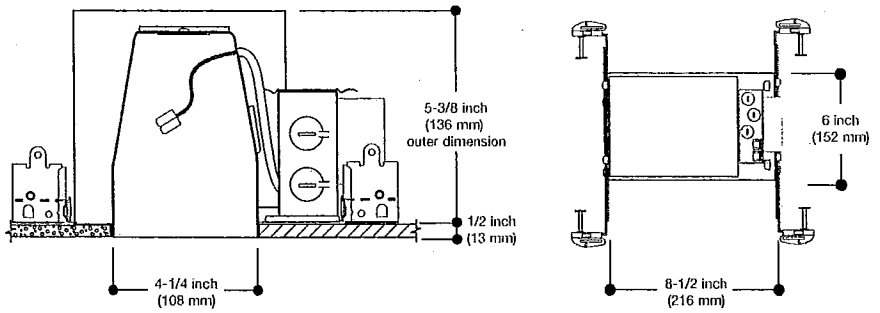
Use with designated LED light engines and trims for ENERGY STAR® Qualification

Can be used for IECC International Energy Conservation Code High Efficacy Compliance

Can be used for T24 California Title 24 High Efficacy Compliance

COOPER Lighting
www.cooperlighting.com

DIMENSIONS



ORDERING INFORMATION - H4 LED Downlights

SAMPLE NUMBER: H456ICAT120D EL405827 TL400SC

Complete unit includes LED housing, light engine, and trim, ordered separately

H4 LED Housing

H456	ICAT	120D

H456=
4" Housing
H4 LED Series
Downlight

ICAT=
New Construction,
Insulated Ceilng,
AIR-TITE

120D=
LED driver,
120V, 50/60Hz,
Dimmable - most
standard electronic
low voltage
(recommended)
and incandescent/
magnetic low
voltage dimmers
(see dimming
application notes,
and refer to dimmer
manufacturers for
compatiblity)

H4 LED Light Engine

EL4	05	8	27

EL4=
4" LED
Downlight
Light Engine

05=
550
Design
Lumens*

8=
80 CRI

27=2725°K
30=3045°K
35=3465°K
40=3985°K

* Lumen output range of 534-700 lumens (depending upon color temperature and trim)

H4 LED Trim

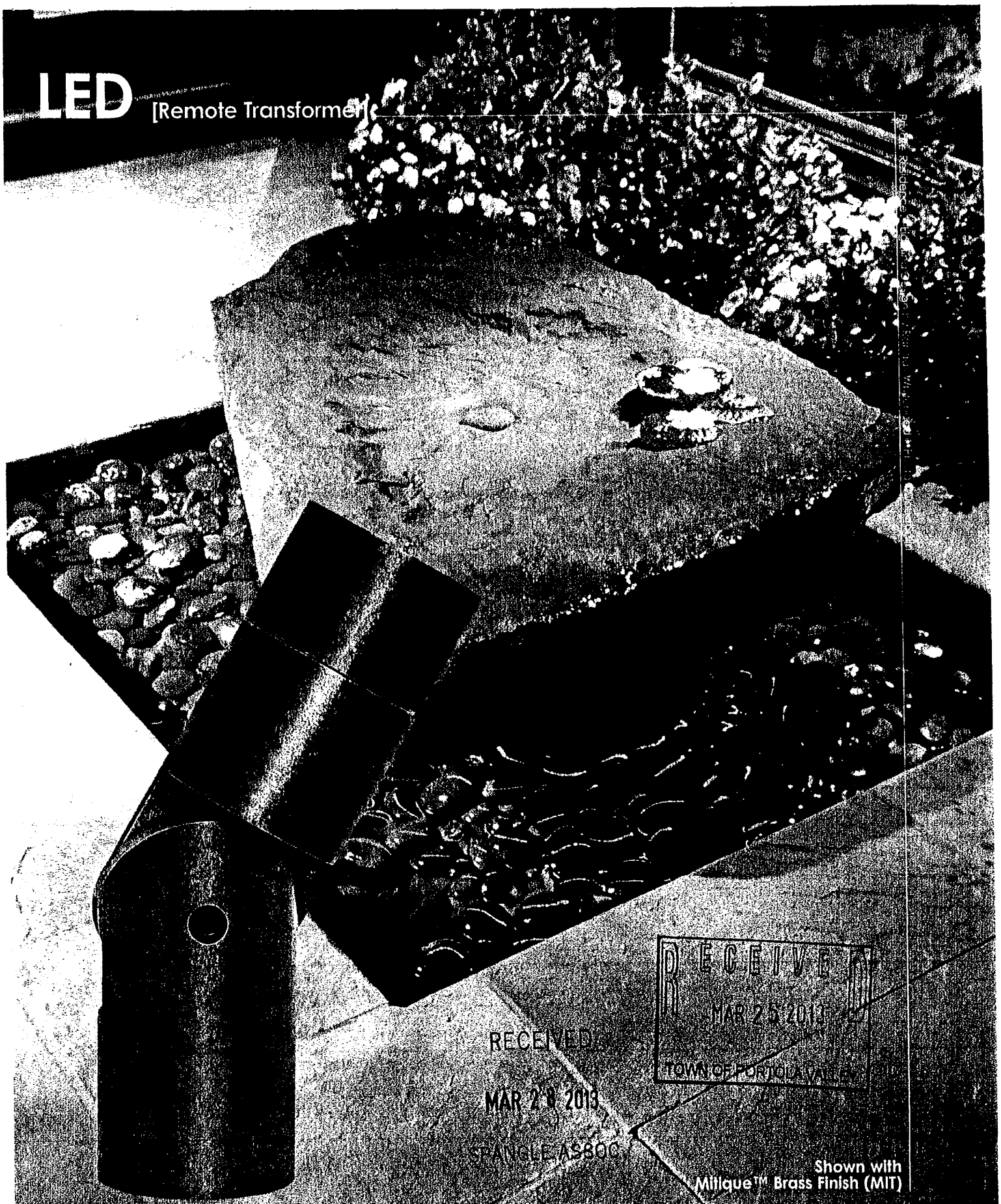
TL40x

TL400SC=Specular Clear Refector, White Trim Ring
TL400H=Haze Reflector, White Trim Ring
TL400WH=White Reflector, White Trim Ring
TL400SBK=Specular Black Reflector, White Trim Ring
TL400SN=Satin Nickel Reflector, Satin Nickel Trim Ring
TL400TBZ=Tuscan Bronze Reflector, Tuscan Bronze Trim Ring
TL401WB=White Baffle, White Trim Ring
TL401BB=Black Baffle, White Trim Ring
TL402SCS=Specular Clear Reflector with Solite® Lens, White Trim Ring
TL402HS=Haze Reflector with Solite® Lens, White Trim Ring
TL402WHS=White Reflector with Solite® Lens, White Trim Ring
TL402SBKS=Specular Black Reflector with Solite® Lens, White Trim Ring
TL402SNS=Satin Nickel Reflector with Solite® Lens, Satin Nickel Trim Ring
TL402TBZS=Tuscan Bronze Reflector with Solite® Lens, Tuscan Bronze Trim Ring
TL403WBS=White Baffle with Solite® Lens, White Trim Ring
TL403BBS=Black Baffle with Solite® Lens, White Trim Ring
TLS408WHWB=Square Baffle Trim with Solite® Regressed Lens, White Baffle, White Ring
TLS408WHBB=Square Baffle Trim with Solite® Regressed Lens, Black Baffle, White Ring
TLS408SNBB=Square Baffle Trim with Solite® Regressed Lens, Black Baffle, Satin Nickel Ring
TLS408TBZBB=Square Baffle Trim with Solite® Regressed Lens, Black Baffle, Tuscan Bronze Ring
TL409WW=Wall Wash Downlight - Semi-Specular Clear Reflector with Specular Wall Wash Optic, Diffusing Lens and White Ring
TL409WHWW=Wall Wash Downlight - White Reflector with Specular Wall Wash Optic, Diffusing Lens and White Ring
TL422PS=White Polymer Baffle and Ring, and Regressed Prismatic Polymer Lens. Shower Trim front is non-electrically conductive with "dead-front" polymer material.

Accessories

Designer Trim Rings, Thin Profile
For use with Round TL4 trims (not compatible with Square TLS4 trims).
TRM400WH=White, die-cast trim ring
TRM400BK=Black, die-cast trim ring
TRM400SN=Satin Nickel, die-cast trim ring
TRM400TBZ=Tuscan Bronze, die-cast trim ring
TRM400PC=Polished Chrome, die-cast trim ring

LED [Remote Transformer]



Shown with
Mitique™ Brass Finish (MIT)

Catalog Number Logic

Material	Series	Source	Housing	Lamp	Optics	Finish	Lens	Shielding	Cap Style	Base Height	Option
B	AR	LED	RM	e23	MFL	MAC	12		A	12	PP

Material
Blank - Aluminum
B - Brass
S - Stainless Steel

Series
AR - ArtiStar™

Source
LED - Solid State System with Integral Driver

Housing
RM - Requires Remote Transformer

LED Type
e22 - 8WLED/3K
e23 - 8WLED/4K
e24 - 8WLED/Red
e25 - 8WLED/Green
e26 - 8WLED/Blue
e27 - 8WLED/Amber

Optics
NSP - Narrow Spot (Red Indicator)
SP - Spot (Green Indicator)
MFL - Medium Flood (Yellow Indicator)
WFL - Wide Flood (Blue Indicator)

Finish
Aluminum & Brass Finishes

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

Brass

Machined	MAC
Polished	POL
Mitique™	MIT

Stainless Steel

Machined	MAC
Polished	POL
Brushed *Interior Use only*	BRU

See Pages 38-39 for additional finish choices

Lens
12 - Soft Focus Lens (Standard)
13 - Rectilinear Lens

Shielding
11 - Honeycomb Baffle

Cap Style
A - 45°
B - 90°
C - Flush
D - 45° less weephole (for Interior Use Only)
E - 90° less weephole (for Interior Use Only)
F - 90° cutoff with flush lens

Base Height
3 - 3" with Anchor Base (Standard)
6 - 6" with Anchor Base
12 - 12" with Anchor Base
18 - 18" with Anchor Base
24 - 24" with Anchor Base

Option
PP - Power Pipe™ option with 18" Stake
SF - Stability Flange (for use with Power Pipe™)
WM - Wall or Ceiling Mount with 5" dia. canopy*
**Base height limited to 6" max. with brass and stainless steel fixtures.*

For lamp information, see page 40.

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 chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 316).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
'Aim and Lock' knuckle is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap
Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E'), or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL™
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified. Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference.

Installation
Machined anchor base with 7/8"dia. slip conduit hole and [3] 3/16" dia. anchor bolt holes (hardware by others). Available in standard increments to facilitate fixture elevation above grade. Optional 18" Power Pipe™ for direct burial into soil or concrete. Power Pipe™ additionally features optional 6" diameter, molded stability flange, which simplifies installation and projects into substrate to reinforce housing stability. Optional 5" dia. machined canopy permits mounting to junction box (gasket by others). 6" maximum base height for canopy-mounted brass or stainless steel fixture.

Transformer
For use with 12VAC BKSSL remote transformer.

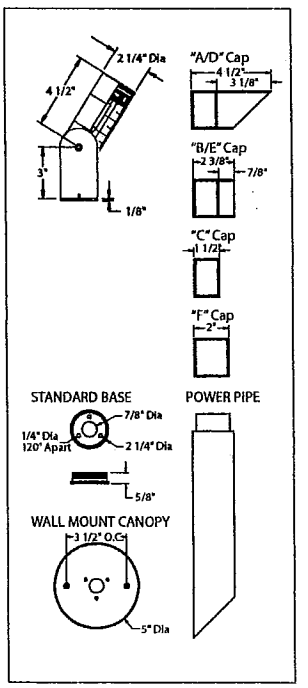
Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. Knuckle vertical aiming screw is additionally black oxide treated for additional corrosion resistance.

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. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Standard 8750. Certified to CAN/CSA Standard C22.2 No. 9. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. Made in USA.



Recessed wall luminaires with directed light

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

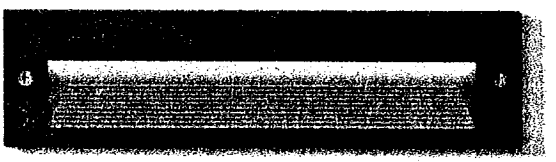
Housing: Constructed of die-cast and aluminum with integral wiring compartment. Mounting tabs provided.

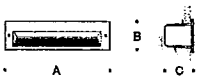
Enclosure: One piece die-cast aluminum faceplate. Clear tempered glass; .125" thick, machined flush to faceplate surface. Faceplate is secured by two (2) flush, socket head, stainless steel captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature, molded silicone rubber gasket for weather tight operation.

Electrical: 11.2W LED luminaire, 14.5 total system watts, -30°C start temperature. Integral 120V-277V electronic LED driver, 0 -10V dimming available - consult factory.The LED and driver are mounted on a removable plate for easy replacement. Standard LED color temperature is 3000K (available in 4000K; add suffix K4).
Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed, suitable for wet locations and for installation within 3 feet of ground. IC rated. Protection class: IP65.





		Lamp	Lumen	A	B	C
2384LED		11.2W LED	900	12½	2¾	2½

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

SC

SC

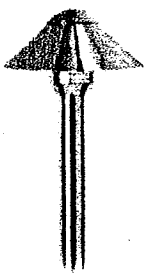
LED Path Light

The simple and chic design of the SC melds with any architecture and is a timeless addition to any landscape. The SC has a strong linear silhouette and a full radius top making it a natural fit. The most cutting edge artisans are beginning to incorporate a mixed metal media in sculpture and architectural elements as a form of creative expression. From the beginning, FX has been at the forefront of this trend, blending natural and powder coated components resulting in a visually stimulating experience.

Models **Specifications** **Resources** **Support**

SC Included Parts

SC: Includes fixture, specified LED board, spike, and filters



SC

LSS

Included Filters

Amber

Green

Blue

FINISH CHART

Metal Finish Options

AB

Antique Bronze* (On Copper)

AT

Antique Tumbled* (On Copper)

CU

Copper

NP

Nickel Plate*

* May require longer lead time

Powdercoat Finish Options

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

SC Installed Options

Factory Installed Options: Order 1 + 2 + 3 + 4

1 Fixture Code	**2** Lamp Code	**3** Riser Options	**4** Finish Options
SC	**1 LED** (50,000 avg. life hours)	**8R** (8" Riser) **12R** (12" Riser) **18R** (18" Riser) **24R** (24" Riser) **36R** (36" Riser)	**XX** = See finish chart

Examples

SC-1LED-12R-AT SC with 1 LED, 12" riser, antique tumbled finish

SC-1LED-24R-DG SC with 1 LED, 24" riser, desert granite finish

Field Installed Options: Order Individually

Super Slot Spike

P/N 753900
2" x 8"

Long Slot Spike

P/N 250015840000
2.5" x 10"

Included

Super J-Box

P/N SJ-XX**
2.5" x 12"

Post Mount

P/N PM-XX**
2.5" x 13"

** Denotes powder coat finish

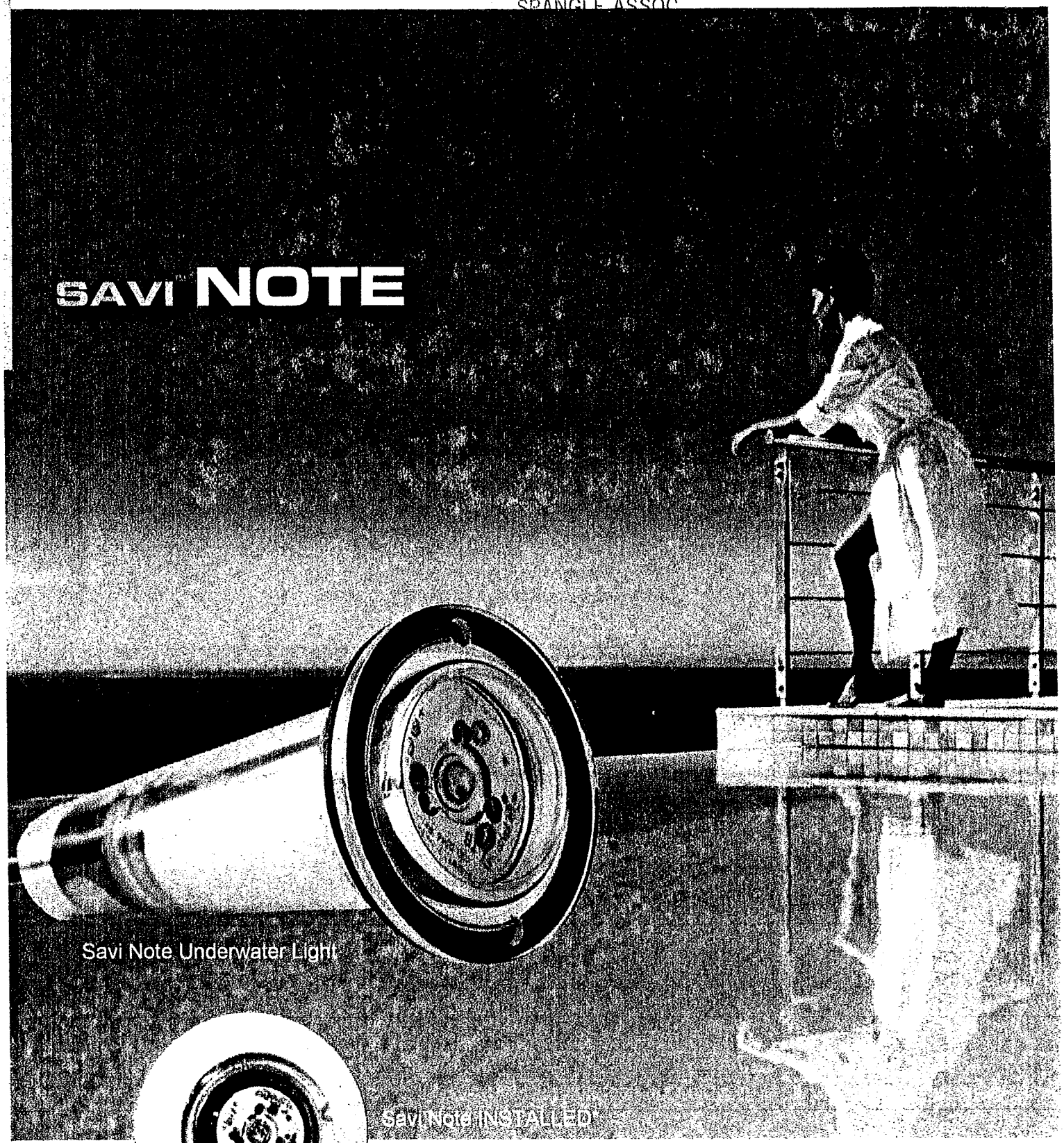
Examples

LSS Long Slot Spike, 2.5" x 10"

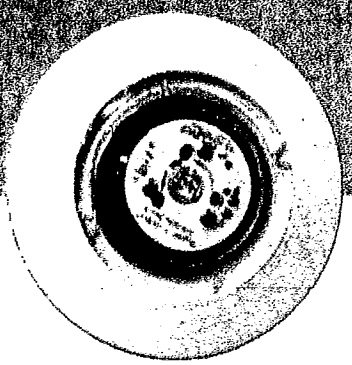
PM-AL Post Mount, 2.5" x 13", with Almond finish

SAVI®
POOL AND SPA

SAVI NOTE

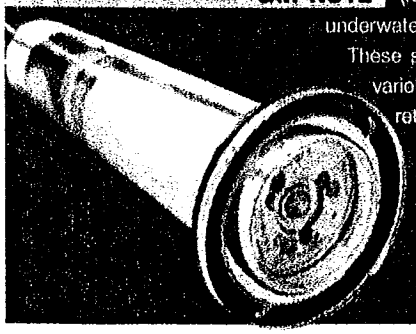


Savi Note Underwater Light



Savi Note INSTALLED

NICHELESS COLOR LED LIGHTING



SAVI NOTE (requires M4 Controller*). SAVI Note is a nicheless, underwater, multi-color LED lighting system for pools and spas. These small but powerful 75 watt equivalent lights create a variety of effects and a myriad of colors. Can be used to retrofit fiber optic systems. They fit into standard pool fittings as shallow as 4" below water level so they are ideal for swimouts, beach entries, sun shelves and other shallow water applications.

- *NO NICHE REQUIRED!* *Fits standard gunite, fiberglass and vinyl return fittings.*
- *PERFECT for beach entries, steps, swimouts, sunshelves and even "multiple lens" underwater illumination*
- *NO BONDING*
- *NO GROUNDING*

ETL CE ENERGY STAR PARTNER

FEATURED HIGHLIGHTS:

- COMPLETE COVERAGE Evenly distribute light with multiple SAVI Note locations.
- TRUE-COLOR Mix Technology Colors mix in the lamp not in the pool so the light is always pure, bright and vibrant.
- LED LAMP LIFE 5X longer than standard pool lighting
- AUTO MEMORY Saves last setting when turned off - returns to saved setting each night
- COMPATIBILITY Easily synchronize the SAVI Note with a SAVI POOL LIGHT, SAVI MELODY, SAVI SPA LIGHT and / or SAVI X-STREAM NOTE & MELODY for a truly incredible lighting display.
- EASY INSTALLATION No niche is required for installation. The SAVI NOTE fits into a standard return fitting with a minimum 12 inches of 1.5" diameter PVC pipe. Then reduce to a 1" diameter conduit for the cable run to the transformer.

SPECIFICATIONS:

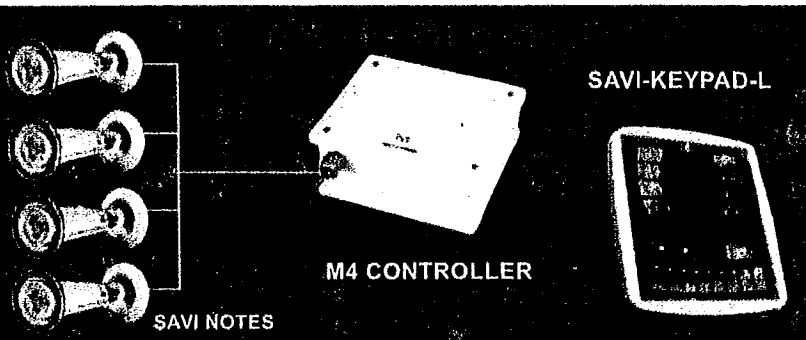
- 360° Beam Spread

patent numbers 6,971,760. Other Patents Pending

M4 CONTROLLER

M4 Controllers are used to light SAVI Note and SAVI X-Stream Note LED Light Drivers offering a wide array of colors and lighting effects.

All M4 units 120V 3Amps



M4-SA Standard

- Control up to 4 Savi Notes or Savi X-Stream Note LED Drivers.
- Synchronizes with Savi Pool and Spa Lights, Savi Melody, and Savi X-Stream Melody.
- 9 Different Color Modes
  - 5 static colors: White, Light Blue, Green, Pink and Dark Blue
  - 4 color shows; Smooth color transition, Blue-green fade, Fast color change, and Medium color change.

M4-RB Rainbow

- Controls 4 Savi Notes or Savi X-Stream Notes with unique pre-set color programs that emulate rainbows, blue-green fades and a variety of color changing patterns where each Note is changing colors separately from the other Note lights.

The M4-RB has 13 Modes

- 4 Color "Chasing" Modes, including Fast & Slow Rainbow, Multi - Color Chase & Ocean Wave.
- 2 Color Changing Modes: Slow Color Change & Romance (Pink, Blue, Violet)
- 7 Fixed Colors

M4-DMX

- Controls up to 4 Savi Notes or Savi X-Stream Note LED Drivers.
- Keypad option for color mode or program selection.
- No switch "Toggling" required.
- Comes with PC compatible industry standard DMX control software for writing your own programs
- Independently control individual Note lights
- Choose colors, duration and sequences for unique one of a kind lighting installations.

SAVI®
POOL AND SPA
A Division of Next Step Products

NEXT STEP PRODUCTS LLC
9400 Southridge Park Court, Suite 200
Orlando, Florida 32819
T. 407.855.5630 F. 407.210.8679
www.nextstepproduct.com

urbantreemanagement inRECEIVED

MAR 28 2013

SPANGLE ASSOC.

RECEIVED
MAR 25 2013
TOWN OF PORTOLA VALLEY

February 8, 2013

Prepared for:
Shostak Residence
25 Larguita Lane
Portola Valley, CA 94028

Re: Tree Survey

Assignment

It was our assignment to physically inspect the 57 trees on site, review the proposed development plans and write a tree survey report.

Summary

There were 57 trees surveyed for this report. There are minimal real conflicts with the proposed development and the trees. Tree Protection Fencing will be required.

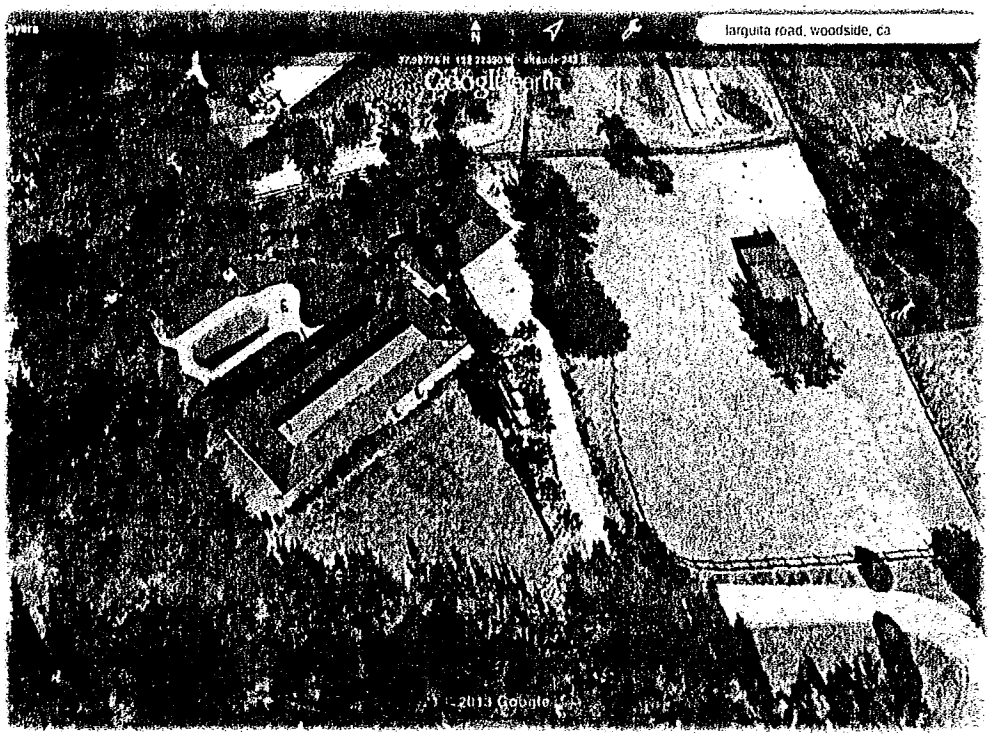
Methods

The trunks of the trees are measured using a standard measuring tape at 4 ½ feet above soil grade (referred to as DBH or Diameter at Breast Height), except those specimens whose form does not allow for a representative measurement at this height. The measurement for multi-stem specimens is taken below the lowest fork on the trunk when possible in accordance with the International Society of Arboriculture Standards. The canopy height and spread are estimated using visual references only.

Risks to Trees by Proposed Construction

The trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root die-back. It is therefore essential that Tree Protection Fencing be used as per the Architects drawings.

In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.



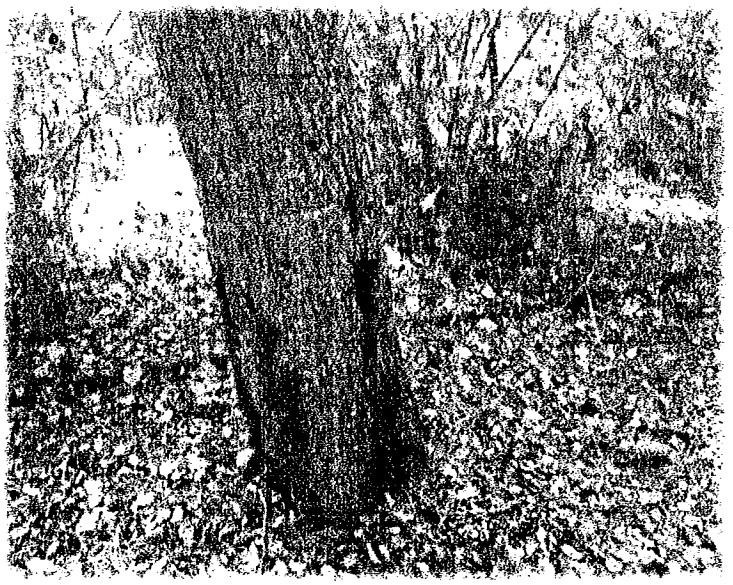
Specific Trees

This portion of the report discusses specific trees which are either of concern due to Health or Structural issues, conflicts with planned development or because they necessitate special care during construction.

Tree #1 is a Stone Pine (see image to right) in Good Health but of Poor Structure. It has multiple leaders with poor angles of attachment that could result in limb failures. I recommend removal of this tree.

Trees #4 and #9 are Coast Live Oaks that are in Fair/Poor Health due to fungal infections in limbs. Trees #46 and 47 exhibit trunk-based fungal infections. Pruning these trees and applications of fungicidal sprays are recommended. These trees and all other oaks on the property would also benefit from root collar excavations in order to prevent bark rot and fungal infections originating in the lower trunk area.

Fungal infection on overhead branch of tree #4 (see image to right).

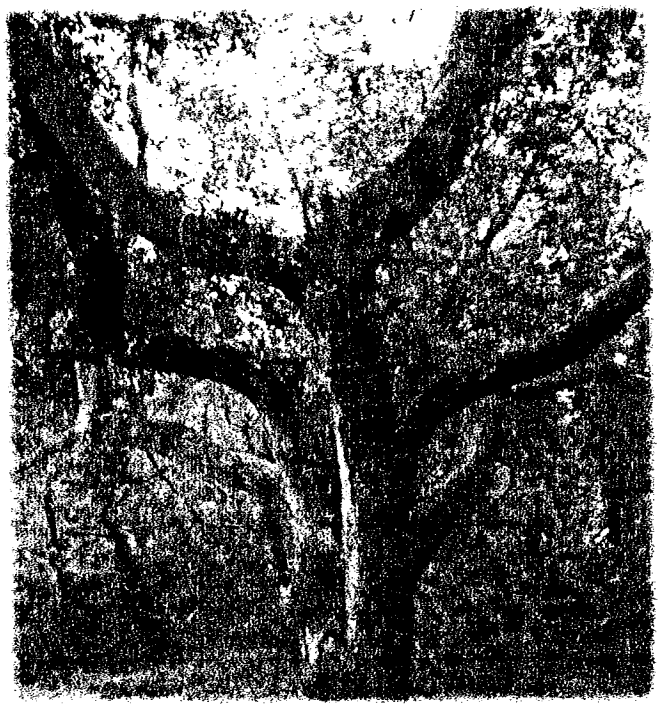


Fungal Infection in several areas of trunk of tree #9 (to left – *Phytophthora sp*).

Tree #14 (to left) and tree #15 (not pictured) are Monterey Pines in Fair/Poor and Fair health respectively. They both have Poor Structures with multiple leaders. I recommend removal of these trees.

Tree #24 is a very large Ash with its trunk located on the adjacent property. It has Poor Structure, with the largest 24" leader angling sharply over the surveyed property. This tree has large dead portions and is in overall Fair/Poor Health. Removal of the largest leader or removal of the entire tree is recommended

Monterey Pines # 27-33 (see image to left) are in Fair to Poor Health due to the presence of Pine Pitch Canker and their advanced age. They are also in mostly Poor Structural condition. These large trees are crowded closely together and exhibit multiple leaders at multiple levels and intertwined large and medium limbs. Removal of the entire group is recommended.



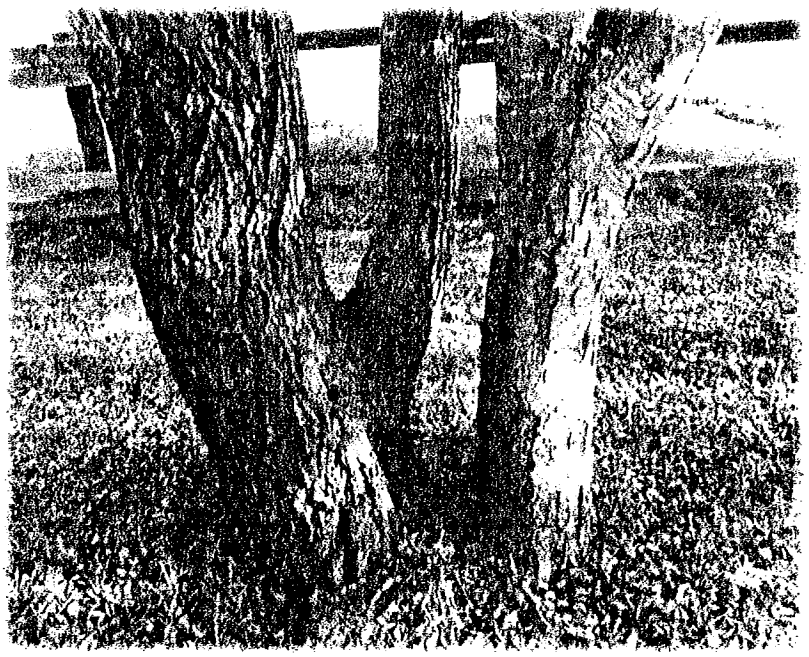
Tree #35 is a Coast Live Oak that was badly pruned in the past. It was topped at various sites and the resulting limbs are haphazard and poorly attached. Removal of this tree is recommended, or heavy mitigationpruning.

Tree #36 is a Cherry. It is in conflict with development of the property, has Poor Structure and is in declining Health. I recommend removal of this tree.

Monterey Pines # 39-42 are located adjacent to a neighbor's fence. They are in Fair Health, but topping has resulted in a plethora of poorly attached leaders at a height of about 22 feet on each of these trees. Removal is recommended.

Tree #51 is an Ash of Fair Health but Fair/Poor Structure. It has multiple leaders with poor limb attachment. I recommend removal of this tree.

Trees #54 and #55 are crowded and both have poor structural integrity. Because tree #54 is more robust than #55, I recommend removal of tree #55 to provide room for #54.



Trees # 56 and 57 are in a similar situation to # 54 and #55. They area closely crowded with Poor Structure. I recommend removal of tree # 56 to provide room for #57.

General Recommendations

Based on the existing development, planned construction and the condition and location of trees present on site, the following is recommended.

Driveway

The removal of the existing driveway surface should be one of the final elements of the construction so it can be used as a construction access route that protects the roots. Any machine-removal of driveway material should be completed carefully to avoid disturbing roots. A certified arborist should supervise the removal of the driveway surface within the tree protection zone of these trees.

In order to reduce any impacts from the installation of the new driveway surface to a less than significant level:

1. I recommend re-using the existing base to minimize the need for excavation into the root zone of these trees. If excavation is required it should not exceed 4-6 inches into the root zone of these trees. If further excavation is necessary than an air-spade should be used to expose these trees' roots to determine the impact that this excavation work will have.

2. Any roots exposed during these construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project arborist has an opportunity to

assess the impact that removing these roots could have on the trees.

3. A certified arborist should supervise any excavation activities within the tree protection zone of these trees.

4. Biaxial Geo-grid can be used to successful minimize the thickness of the base material and compaction that is required for typical driveway construction.

5. Interlocking permeable pavers or permeable concrete should be used to allow water to reach the roots below the driveway surface.

Pathways

Demolition of old pathways and construction of new pathways within tree protection fencing should be completed by hand wherever possible to avoid disturbing or compacting existing roots. Although in general, pathways, especially compacted granite or natural duff pathways are of less concern than those with hard surfaces, care should be taken. Trees 9, 10, 11, 13, 17 and 23 are nearest pathways according to the development plan.

Utility Installation

All new utilities should be routed along the edge of the driveway that is farthest from Trees; or in any area away from the trees. Any roots exposed during these construction activities that are larger than2 inches in diameter should be cleanly cut at the edge of the excavation trench and covered with burlap and kept moist until the roots can be covered again with soil. Typically wetting the burlap in the morning and the end of the workday is sufficient. A certified arborist must pre-approve the cutting of roots greater than 2" in diameter.

General Tree Protection Plan

The homeowners are going to trim, cable, fertilize and care for all of the trees at the start of this project. It is their goal to make the trees as healthy and stable as possible before the project starts.

It is required that protective fencing be provided during the construction period to protect those trees that are planned to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. In most cases, it would be essential to locate the fencing a minimum radius distance of 6 times the trunk diameter in all directions from the trunk. There are areas where we will amend this distance based upon proposed construction. In my experience, the protective fencing must:

a. Consist of chain link fencing and having a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fencing posts must be located a maximum of 10 feet on center.

d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved be a certified arborist.

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

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

Mulch should cover all bare soils with the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. I prefer course wood chips because it is organic, and degrades naturally over time.

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

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

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

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

Landscape irrigation trenches must be a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

The sprinkler irrigation must be designed to avoid water striking the trunks of trees, especially oak trees.

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

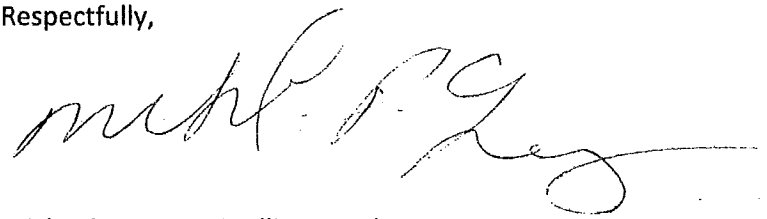
The plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from the California Oak Foundation, 1212 Broadway,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

Certification

****

This tree evaluation and accompanying tree data and location map were prepared for the property located at 25 Larguita Lane, Portola Valley, CA on February 8, 2013. I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,



Michael P. Young & Allie Strand, AICP

Rob Shostak <RShostak@vocera.com> April 12, 2013 8:38 AM
To: Carol Borck <cborck@portolavalley.net>, "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, "'bill@duxarx.com' (bill@duxarx.com)" <bill@duxarx.com>
RE: 25 Larguita Lane, Shostak

Thanks for passing this on, Carol. Sue is correct, we currently have two horses, and have no intent to make it a threesome.

-----Original Message-----
From: Carol Borck [mailto:cborck@portolavalley.net]
Sent: Friday, April 12, 2013 8:30 AM
To: Tom Vlasic (vlasic@spangleassociates.com); 'bill@duxarx.com' (bill@duxarx.com); Rob Shostak
Subject: FW: 25 Larguita Lane, Shostak

Below, please find comments from the Stable Inspector on the proposed project.

Carol

-----Original Message-----
From: Sue McAdam [mailto:smcadam@att.net]
Sent: Friday, April 12, 2013 2:57 AM
To: Carol Borck
Subject: 25 Larguita Lane, Shostak

Dear Carol,

I have reviewed the plans for a new 3-stall stable at 25 Larguita Lane. This will be a replacement for an older stable and corral, currently permitted. As the 2.5 acre property is more than sufficient for three horses, and the planned new stable and 1200sf corral will be in a large relatively flat field and well in compliance with all setbacks, I see no problems. With no designated feed storage area in the stable design, the intent may be to have only two horses and use the third stall for feed and bedding.

Thank you for the opportunity to review these plans.

Best wishes,

Sue McAdam
Stable Inspector

WESTRIDGE ARCHITECTURAL SUPERVISING COMMITTEE
3130 Alpine Rd. # 288 PMB 164 Portola Valley CA 94028

Rusty Day, Chairman; Walli Finch, Treasurer; Bev Lipman, Secretary;.
George Andreini, Trails; and David Strohm

The Committee may be reached by mail at the above address or through:
Bev Lipman 854-9199 *bevlipman@sbcglobal.net* or Walli Finch 854-2274

April 9, 2013

Rob and Nan Shostak
25 Larguita Lane
Portola Valley CA 94028

Re: New Residence and Outbuildings, 25 Larguita Lane

Dear Rob and Nan,

Thank you for sending us your revised March 21, 2013 plans and proposed materials board for your new residence and outbuildings at 25 Larguita. The Committee appreciates the changes and refinements you have made to the project and approves the March 21 plans and materials board for your new residence, driveway and exterior lighting.

We understand that you have agreed that the garage structure adjoining the guest house will not subsequently be used for or converted to residential use, and that you will execute a deed restriction to that effect.

The March 21 plan set does not include elevations for the proposed stables, and we would like to see final plans for the stables before approving them. We note that the plans do not indicate any area for storage of hay or manure, and we would like to learn how you propose to handle these issues.

The March 21 plans include depictions of a variety of different fence types, including a 6 foot high solid wood fence. The Committee generally disapproves of solid wood fencing, particularly of such height, except in the immediate vicinity of an adjoining residence. Please clarify precisely the style and dimension of fencing you are proposing, and the location of each style of fence.

In addition, the March 21 landscaping plans are marked "conceptual." While the proposed landscaping concepts appear acceptable, the Committee approves only plans that are "final," not preliminary or conceptual.

Finally, please provide your estimated schedule for initiation and completion of the entire project, including landscaping.

The Committee greatly appreciates the sensitive and constructive approach you have taken in developing your project and we wish you the best of luck in bringing it to realization.

Sincerely,

Rusty Day, Chairman

Cc: Carol Borck, Town of Portola Valley
Tom Vlasic, Spangle Associates
WASC members
Peter Duxbury, Duxbury Architects
William McIntosh, Duxbury Architects

xc: planner
Shostak
Duxbury

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Carol Borck, Assistant Planner
FROM: Howard Young, Public Works Director
DATE: 4/25/12
RE: 25 Larguita

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

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

2. All items listed in the most current "Public Works Pre-Construction Meeting for Site Development" shall be reviewed and understood. Document is available on Town website.

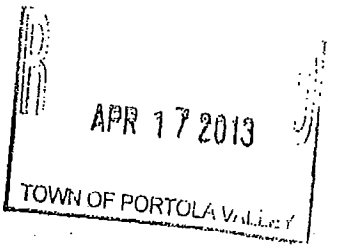
3. Any revisions to the Site Development permit set shall be highlighted and listed.

xc: planner
Shostak
dux

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

April 12, 2013
V5113

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



SUBJECT: **Geotechnical Peer Review**
RE: Shostak, New Residence
Site Development Permit X9H-652
25 Larguita Lane, Portola Valley

At your request, we have completed a geotechnical peer review of the site development permit application for the proposed new residence:

- Geotechnical Investigation for Shostak Residence (Report) prepared by Romig Engineers, Inc., dated November 30, 2012;
- Architectural Plans (11 sheets, various scales) prepared by Duxbury Architects, dated March 21, 2013;
- Civil Plans and Details (7 Sheets, various scales) prepared by Lea & Breeze Engineering, dated March 4, 2013; and
- Landscape Plans (7 sheets, 16 scale) prepared by Thomas Klope Associates, dated March 20, 2013.

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 demolish an existing house and construct a new 5,600-square-foot residence with an approximately 2,000 square foot basement. The existing pool and pool house will also be demolished. The existing detached garage will be remodeled, and a guest house will be added adjacent to the garage. The existing stable will be replaced with a new stable. Estimated earthwork quantities consist of 1,775 yards of balanced cut and fill.

SITE CONDITIONS

The subject property is characterized by a relatively level cut pad flanked by descending fill slopes and natural slopes. Previous grading has resulted in placement of fill on southeast, northwest, and southwest flanks, forming moderately steep to steep (27 to 55 percent inclination) fill slopes. At the northern side of the pad, a steep (50 to 55 percent inclination) cut slope ascends toward the adjacent property. A natural slope

south of the existing building pad is moderately steep (23 to 25 percent inclination). Drainage consists of sheetflow to the southeast toward a natural stream channel and to the west toward a natural drainage swale.

The Town Geologic Map indicates that the proposed building site is underlain, at depth, by sedimentary rock (conglomerate, sandstone, siltstone, and claystone) of the Santa Clara Formation. Borings drilled by the Project Geotechnical Consultant indicate that the site is underlain, at depth, by sandstone with local claystone. The bedrock is locally overlain by colluvium and old, undocumented fill. The Town Movement Potential Map shows that the subject property is located within a "Sex" zone, which is defined as: *"generally highly expansive, clay rich soils and bedrock"*. Lab testing data included in the referenced report indicate that the soil is likely to be moderately expansive. The historically active trace of the San Andreas fault is mapped approximately 0.5 miles (0.8 kilometers) southwest of the property.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed site development is constrained by old, undocumented fill, potentially creeping colluvium, moderately expansive soils, and potentially violent seismic shaking. The consultant has recommended that the new residence, guest house, and site retaining walls should be supported on continuous spread footings bearing in undisturbed bedrock. The Project Geotechnical Consultant has recognized the presence of old fill at the site, but they have not provided specific recommendations for removal and replacement of the old fills. The consultant should provide recommendations for removal and replacement of old fills where proposed structures and improvements (including improvements to the driveway) are planned. The consultant should also provide a geologic cross section for the proposed building site.

We recommend that the following be completed prior to geotechnical approval of the building permit application:

1. **Supplemental Geotechnical Evaluation** – The Project Geotechnical Consultant should provide recommendations for removal and replacement of old fill. In addition, the consultant should provide a geologic cross section through the proposed building site.

   Appropriate documentation to address the above should be submitted to the Town, for review by the Town Geotechnical Consultant, prior to potential geotechnical approval of the proposed site development.

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

The Geotechnical Plan Review should be submitted to the Town for review by Town Staff prior to issuance of the building permit application.

The following should be performed 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 in 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:PJ:st

May 10, 2013
2842-1

Robert and Nancy Shostak
25 Larguita Lane
Portola Valley, California 94028

RE: SUPPLEMENTAL RECOMMENDATIONS
SHOSTAK RESIDENCE
25 LARGUITA LANE
PORTOLA VALLEY, CALIFORNIA

Dear Mr. and Mrs. Shostak:

At your request, we are providing these supplemental recommendations for the proposed residence and other site improvements planned at your property located at 25 Larguita Lane in Portola Valley, California. As you know, we performed a geotechnical investigation for the project and presented the results in our report dated November 30, 2012. The recommendations in that report still pertain to the project except as modified herein.

This letter was also prepared to respond to the geotechnical review comments dated April 12, 2013, prepared by Cotton, Shires, & Associates, Inc., the Town of Portola Valley's geotechnical consultant. Cotton, Shires, & Associates, Inc. has requested further discussion "regarding the specific recommendations for removal and replacement of the old fills in the area of the planned structures and improvements including the driveway are planned." A geologic cross section through the building site was also requested.

PROJECT DESCRIPTION

The project consists of constructing an approximately 5,600 square foot residence an approximately 2,000 square foot basement below its west end as shown on the attached Proposed Site Plan, Figure 1. A narrow driveway extension will be constructed to the southwest corner of the residence. The main driveway will be repaved with a paving stone surface. The existing detached garage will be remodeled and a guest house constructed along its east side. The existing stable structure will be rebuilt. The swimming pool will be demolished and backfilled and the pool house will be removed and the rear yard will be landscaped with several patio terraces and a prefabricated spa located past the west end of the residence.

The proposed site grading will include placing fill along the south (front) side of the residence and along the main driveway and driveway extension. The fill in this area will be on the order of 1 to 4 feet in depth. The main driveway grades will be raised by 1 to 2 feet. Fill will also be placed along the existing fill slope to the west of the residence which will range from about 1 to 6 feet in thickness. A cut slope will also be graded above the proposed stable to create a larger building pad.

DISCUSSION AND UPDATED RECOMMENDATIONS

Based on our subsurface investigation and site observations, existing fill is generally located along the slope at the west to northwest side of the building pad and along the downslope edge of the driveway, as shown on Figure 1. Minor surface fills are likely located along the perimeter of the residence and garage. The residence, basement, and guest house addition will be primarily located at the relatively flat cut portion of the building pad with some minor fill present below the east side of the guest house addition. The west side of the basement will also extend into the edge of the fill located along the west side of the building pad. Based on the proposed layout and floor elevations, we expect that the foundations of the basement and at grade area of the residence will be bearing primarily on weathered bedrock below the fill and surface soils while deepened footings may be required at the guest house so that the footings will extend below the fill. Significant existing fill is not expected to be encountered in the area of the driveway extension. A cross section through the proposed building area is attached (see Figure 2).

It appears that the proposed fill along the slope to the west of the residence and at the main driveway will be placed over the existing fill. We expect that the existing fill slope along the west side of the building pad is in the range of 5 to 6 feet in depth and about 2 to 4 feet in depth along the driveway. In addition, the east end of the proposed guest house slab floor and portions of other site improvements such as the spa/patio and new septic tank appear to partially overlap the existing fill. In our opinion, the existing fill should be excavated and recompacted below the driveway, exterior flatwork, spa, new fill areas, and any other site improvements where significant fills are encountered. Supplemental geotechnical recommendations regarding grading for the project are presented in the following sections of this letter.

In our opinion, the proposed stable may be supported on a conventional spread footing foundation bearing in weathered bedrock. The conclusions and recommendations presented in our previous report may also be used for design and construction of the stable structure.

Existing Fill Recommendations

In our opinion, the existing fill should be excavated and recompacted below the guest house addition, exterior flatwork, driveway, new fill areas, and other site improvements. The fill should be excavated down to competent bedrock and compacted under our direction. The resulting excavation bottom and sidewalls should be cut (benched) into as the structural backfill is being placed and compacted as discussed in the "Earthwork" section of our referenced report. Imported backfill materials should be approved by a member of our staff prior to delivery to the site. The backfill should be moisture conditioned, and compacted as recommended in the section of our report titled "Compaction." A member of our staff should observe and test during re-working of the building pad, as required.

Slope Grading

Prior to placing significant fill on existing slopes having an inclination steeper than 6 horizontal to 1 vertical, the area should be benched, and a key excavated into the underlying competent weathered bedrock with subdrains installed as discussed below. Conceptually, the fill should be benched into competent bedrock, and a key excavated into the bedrock at the

base of the fill areas. The key should extend a minimum of 2 feet into weathered rock or competent native soils. The benches should be inclined into the back of the benches at an inclination of at least 1.5 percent. A generalized benching detail is shown in Figure 3. At a minimum, a subdrain should be installed at the base keyway. It may be beneficial to include subdrains at some of the benches higher up within the fill. The location and depth of the keyways and benches should be approved by our field representative. We should be retained to observe the earthwork operations, including excavation of the keyway and benches, subdrain installation, and placement and compaction of the fill.

Finished slopes should be cut or filled to an inclination no steeper than about 2:1 (horizontal:vertical). Exposed slopes may be subject to minor sloughing and erosion that may require periodic maintenance. We recommend that all slopes and soil surfaces disturbed during construction be planted with erosion-resistant vegetation.

Where installed, the subdrains should consist of a 12-inch width of free-draining crushed rock wrapped in an approved filter fabric or Caltrans Class 2 Permeable Material. Four-inch diameter rigid plastic pipe (Schedule 40 PVC, SDR 35 or equal) should be placed with perforations down on a 4-inch thick bed of Permeable Material. The Permeable Material should be continued up to at least 12-inches above the elevation of the next bench. Alternatively, ¾-inch crushed rock enclosed in a filter fabric may be trenched into the fill section placed at appropriate locations. A solid pipe should be used to direct the subdrain to a suitable discharge location. Cleanouts should be provided at appropriate locations.

We make no warranty, expressed or implied, except that our services are performed in accordance with geotechnical engineering principles generally accepted at this time and location.

If you have any questions or comments about these supplemental recommendations, please call.

Very truly yours,

ROMIG ENGINEERS, INC.

REGISTERED PROFESSIONAL ENGINEER THOMAS W. PORTER No. 77883 CIVIL STATE OF CALIFORNIA

Tom W. Porter, P.E.

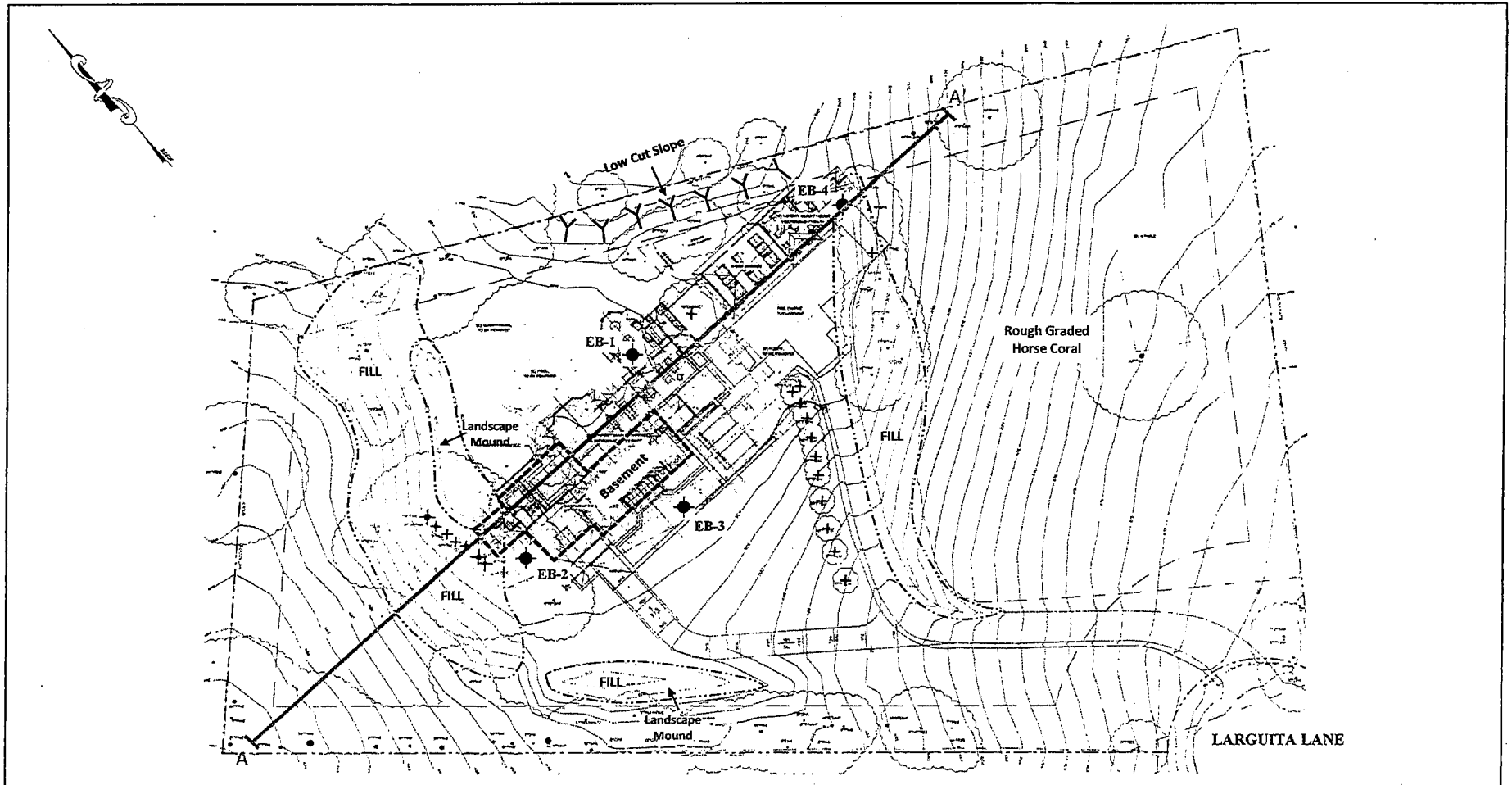
REGISTERED PROFESSIONAL ENGINEER GLENN A. ROMIG 002157 GEOTECHNICAL STATE OF CALIFORNIA

Glenn A. Romig, P.E., G.E.

Attachments: Figure 1 - Site Plan
Figure 2 - Geologic Cross Section A-A'
Figure 3 - Conceptual Benching Detail

Copies: Addressee (1)
Duxbury Architects (4)
Attn: Mr. Bill McIntosh

GAR:TWP:dr



LEGEND

EB-1 ✦ Approximate Location of Exploratory Boring.

Approximate Scale: 1 inch = 40 feet.

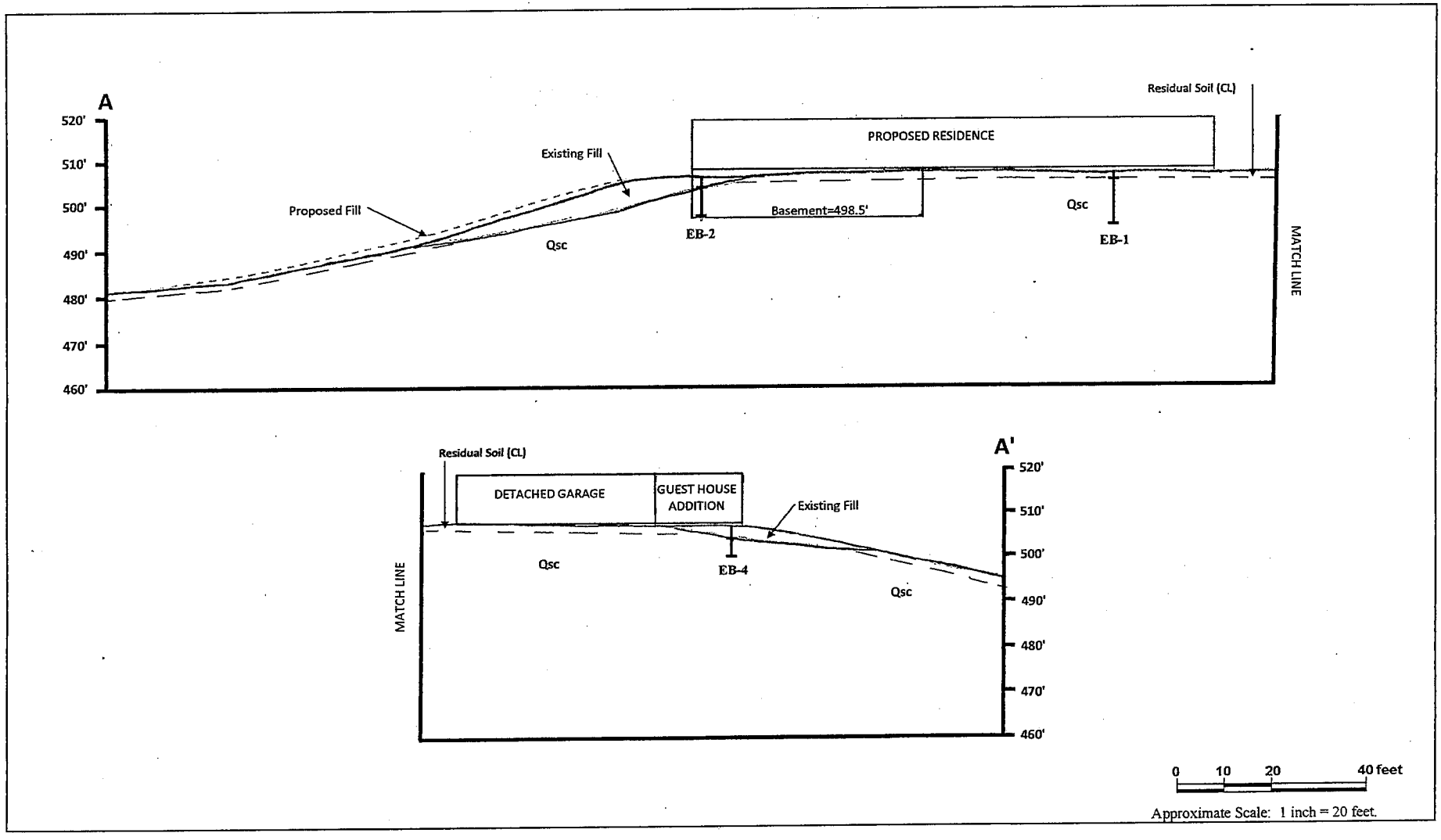
Base is site plan provided by Duxbury Architects, dated September 14, 2012.

0 20 40 80 feet

SITE PLAN
SHOSTAK RESIDENCE
PORTOLA VALLEY, CALIFORNIA

ROMIG ENGINEERS, INC.

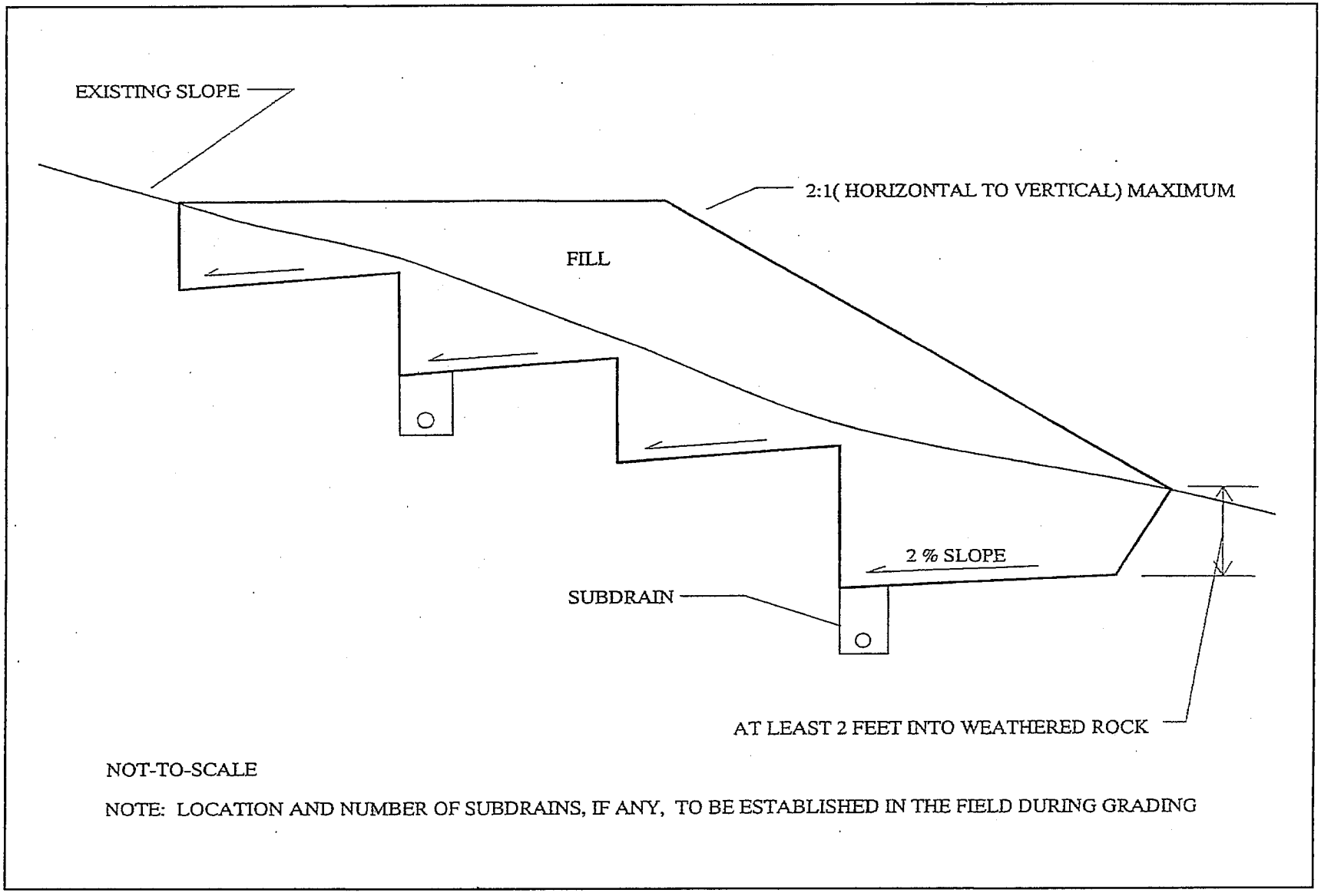
FIGURE 1
MAY 2013
PROJECT NO. 2842-1



GEOLOGIC CROSS SECTION A-A'
SHOSTAK RESIDENCE
PORTOLA VALLEY, CALIFORNIA

ROMIG ENGINEERS, INC.

FIGURE 2
MAY 2013
PROJECT NO. 2842-1



CONCEPTUAL BENCHING DETAIL
SHOSTAK RESIDENCE
PORTOLA VALLEY, CALIFORNIA

FIGURE 3
MAY 2013
PROJECT NO. 2842-1

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

LAND USE DATA REPORT

2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403
(650) 372-6200 •Fax (650) 627-8244
www.smhealth.org/environ

APN 077-021-140	SR#	Date 4-10-2013
Site Address 25 Larguita Lane		Owner Shostak, Robert
City Portola Valley	ZIP	Contractor
Attn: Carol		

Hello Carol:

My comments are based on my review of the septic plans dated April 1, 2013 designed by Mr. Steve Hartsell.

1. The chosen septic drainfield area is showing only 3 soil percolation test holes. Per Performance Standards adopted for Percolation Test Procedure in the San Mateo County Septic Ordinance, Section 1. (B) subsection 1: " A minimum of six test holes per building site in the area to be used for drainfields shall be provided. Three holes must be in the primary area and three must be in the proposed expansion area."

Additional percolation testing will be required and a revised septic design are required for this project.

Stanley Low, REHS
Land Use Program Specialist

WOODSIDE FIRE PROTECTION DISTRICT

Prevention Division

4091 Jefferson Ave, Redwood City CA 94062 ~ www.woodsidefire.org ~ Fire Marshal Denise Enea 650-851-6206

ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – go to www.woodsidefire.org for more info

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION:25 Larguita Lane	Jurisdiction: PV
Owner/Architect/Project Manager: Robert & Nancy Shostak	Permit#: x9h-652
PROJECT DESCRIPTION: New House	
Fees Paid: ☒$YES ☐ See *Fee Comments* Date:	
Fee Comments: Pd ck# 1226 3/25/13 $60.00 for ASRB	

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

1. Must comply to Portola Valley Muni Code 15.04.020E for ignition resistant construction & materials Chapter 7A 2010 CBC
2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.
3. Approved spark arrestor on all chimneys including any outside fireplace
4. Install Smoke and CO detectors per code.
5. NFPA 13D Fire Sprinkler System to be installed in house and garage/guest house
6. 100' defensible space around proposed new structure prior to start of construction.
7. Upon final inspection 30' permiter defensible space will need to be completed.
8. Driveway pavers must be a rough brushed type and should be preapproved by WFPD.
9. Any reqd off street parking can not be designated in the fire truck turnaround area.
10. New hydrant location approved as shown
11. Knox switch reqd at electric gate.

Reviewed by:D. Enea	Date: 4/16/13

☐Resubmit ☒Approved with Conditions ☐Approved without conditions

Sprinkler Plans Approved: NO	Date:	Fees Paid: ☐$350 ☐See *Fee Comments*
As Builts Submitted: ----------	Date:	As Builts Approved Date:
Fee Comments:		

Rough/Hydro Sprinkler Inspection By: ---------	Date:
Sprinkler Inspection Comments:	

Final Bldg and/or Sprinkler Insp By: ---------	Date:
Comments:	

Preliminary Conservation Committee Comments

25 Larguita
4/24/13

Lighting.

Is the amount of lighting more than is needed for safety? Lighting should be for safety and not architectural/design purposes

Impermeable Surfaces

Impermeable surfaces should be kept to a minimum. Are the interlocking pavers set on a permeable base? Consideration should be given to having some large portion of this coverage laid on a pervious base.

Site Disturbance:

Volume of proposed grading is 2,522 cubic yards. This appears to be excavation to create basement, with removed dirt then spread across the hillside to regrade. The clay sub-soil spread at some depth across a native oak woodland will degrade the soil surface and make it inhospitable to natives and vulnerable to invasive weeds. The existing trees in this area will need to be carefully protected from the regrading. This entire area should be reseeded with native grasses, which will have a difficult time outcompeting invasives in this clay soil. Despite the ecological cost, it might be more appropriate to truck much of this subsoil off site.

Landscape Plan:

The committee appreciates areas left open and native

We appreciate the limited amount of turf and suggest use only low water varieties.

Birch trees require heavy watering. The ones near the house are appropriate. The ones placed nearer the property line among the oaks will threaten the oaks.

We recommend checking with the nursery to make sure that the olive species is sterile.

In addition to the landscaped areas detailed in the submitted plan, there is a large area of open and uncultivated hillside. It is currently primarily oak woodland habitat, in (undisturbed/good/fair/poor) condition. The committee strongly recommends that this area remain undisturbed and the following steps taken to move it even closer to a native condition, both to

preserve the rural atmosphere of the neighborhood and to provide habitat for local wildlife:

1. Removal of invasive plants.
2. Careful protection and maintenance of existing natives.
3. Any additional plantings are discouraged and should be strictly limited to materials on the Town Native Plant List, and appropriate to the existing habitat.

Any work done on the property should fully protect this area from the effects of construction debris and runoff. Large machinery should not be allowed in this area, even for access – alternative routes should be used. Erosion control should be carefully implemented.

The Conservation Committee would like to accompany ASCC on their site visit to see if additional comments from us are warranted.

Submitted by Judith Murphy, Chair

TOWN OF PORTOLA VALLEY
SECOND UNITS AND ACCESSORY STRUCTURES

Policy established by the Portola Valley Town Council, July 29, 1992

SECOND UNITS

The zoning ordinance of the town allows one second dwelling unit on parcels of one acre or larger. All second units are limited to 750 square feet and must meet all conditions set forth in the zoning ordinance. Problems have arisen in determining what constitutes a second unit. For instance, what is the difference between a second unit and a cabana? In order to administer this provision it is therefore necessary to set forth guidelines as to what constitutes a second unit as opposed to other normal accessory buildings. The guidelines contained in this policy statement are to be followed by town staff in administering the zoning regulations.

Features	Second Unit	Workshop, Studio, or Entertaining Room	Pool House or Cabana
Toilet	yes	yes	yes*
Wash basin (in bathroom)	yes	yes	yes*
Shower or tub	yes	no	yes*
Regular sink	yes	yes	no
Bar sink	yes	yes	yes
220 wiring	yes	yes	yes
More than one main room**	yes	no	no

* All doors to bathroom facilities must be from outside of the building. Also, plumbing facilities must be located on the wall common with the rest of the building and arranged so as to make any construction of an internal doorway very difficult.

** Baths, closets and other rooms in order not to be considered as a main room must each have a floor area less than 75 square feet.

ACCESSORY STRUCTURES

Potential problems exist if accessory structures (roofed and enclosed structures) are constructed with floor areas in excess of 750 square feet. Examples include pressures on the Town at a later date for conversion to a second unit (allowing the building to remain at the same size) or using a combination of rooms in one structure as a second unit in excess of 750 feet. While accessory structures larger than 750 square feet may be permitted, care will need to be exercised to minimize future problems. Therefore, if the ASCC determines in its reasonable judgment, that either of the following conditions exists, then it shall require that the accessory structure, or structures, be limited to a maximum of 750 square feet:

1. The configuration and relationship of portions of the proposed accessory structure are such that they can be converted or connected, without undue structural change or cost, to form a second unit that would be larger than 750 square feet.

2. Two separate accessory structures, one of which could be a conforming second unit, can be connected and the structures otherwise modified, without undue structural change or cost, to form a second unit that would be larger than 750 square feet.

A conforming 750 square foot second unit and an accessory building may be combined in one structure larger than 750 square feet if the ASCC finds that Condition 1 *does not* exist.

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.

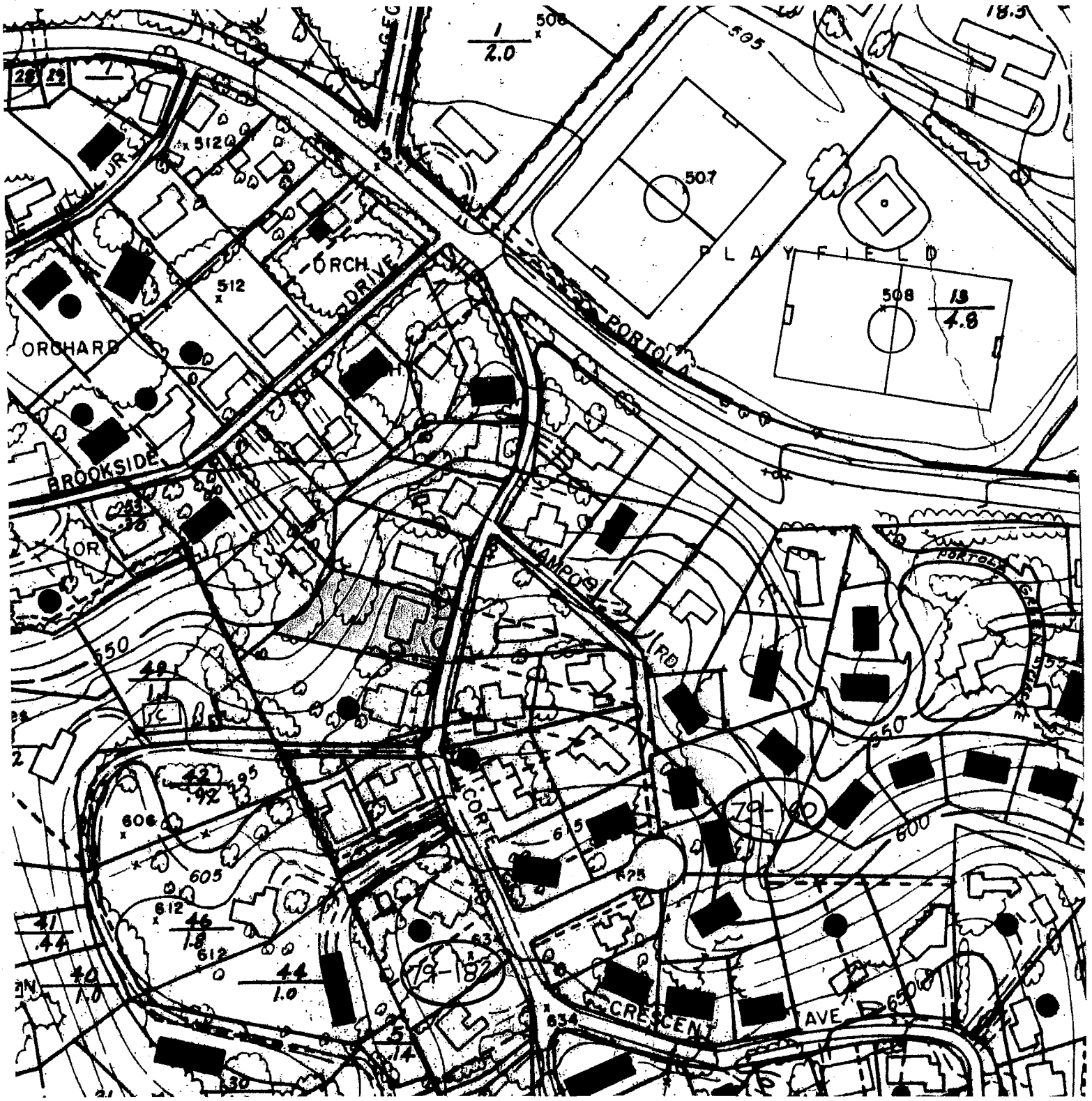
8. The second unit is served by the same vehicular access to the street as the principal dwelling and complies with off-street parking requirements for dwellings set forth in Section 18.60 except that parking spaces do not have to be covered, guest spaces are not required and tandem parking is permitted.

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 RESIDENTIAL ADDITIONS
140 CORTE MADERA ROAD, LEE



Vicinity Map

Scale: 1" = 200 feet

Architectural Review Residential Additions, Lee

140 Corte Madera Road, Town of Portola Valley

May 2013

Xc: Asst planner

Corey and Sally Lee
140 Corte Madera Road
Portola Valley, CA 94028

May 23, 2013

SUBJECT: May 29, 2013 PV ASCC Review of house remodel plan

Dear Members of the PV ASCC,

Thank you for reviewing our proposed plans for a remodel and second story addition to our house at 140 Corte Madera Road. When we purchased this property 21 years ago, we always dreamed of adding a second story master suite to enjoy the beautiful views of Windy Hill. After the priority of raising our two children here, we now wish to expand the square footage of our current single story house/garage as well as address some home updates and repair needs.

The proposed design also extends the garage to enable space for our vehicles and a workshop to engage in my hobbies of woodworking and automotive maintenance. This proposal will not only provide a visually appealing appearance from the street but also a sound retention.

We are excited to embark on this project with the expertise of Harrell Remodeling, Inc. (HRI) and believe the design and materials chosen will fit well with the wonderful serene setting of our neighborhood.

After the remodel is completed, we plan to landscape to improve on its curb appeal.

Unfortunately are not able to join you at the May 29 ASCC meeting, as we are currently volunteering on a humanitarian mission in Lima, Peru. We have been very involved in the design process and trust our team with HRI to represent us at the meeting to address any questions or points of clarification you may have.

We appreciate your consideration and approval of the design so the next steps of the plan may progress forward.

Warm regards,

COREY and SALLY LEE
650-793-1391

Harrell Remodeling, Inc.
Design+Build

Architectural & Site Control Commission (ASCC)
Town of Portola Valley

April 01, 2013

Project Address: 140 Corte Madera Rd.
Portola Valley, CA 94028

Dear Members of ASCC,

Please accept our application for ASCC review. With this letter we would like to express our thoughts behind the presented design. Our clients have lived in this house for over 21 years. At this time they've decided to remodel and take care of many needed repairs to their existing one story home, plus construct a new second story addition for a master suite.

We consider the proposed design enhances the appearance of the existing one story house as well as provide additional square footage the family has needed for a long time. Our plans are to replace the existing siding and roof with all new materials that will harmonize the look of the house with the lot and the neighboring homes and be more fire resistant simultaneously.

The existing site topography is not conducive to the construction of any future detached structure in a way that meets the homeowner's needs. The current proposed design meets the homeowner's needs and provides a reasonable plan for the property and a superior design solution for the neighborhood. We feel it is necessary to concentrate more than 85% of the floor area in a single building to serve the family's needs on this property. Due to the steep slope and the unstable geology in the greater area of the back half of the lot, more cost would be required to build out onto that area in a single story than to go up. The other advantage for the homeowners of the second story is the distant views of Portola Valley's natural setting.

The proposed size of the second story addition will not significantly impact views enjoyed by the neighbors' properties to any greater extent than a design for the project with increased floor area on one level only. The building will not in any substantial way negatively affect neighboring properties.

Lastly, the building will be in keeping with the character and quality of the Portola Valley neighborhood.

Sincerely,

Rafael Gomez
Design
Harrell Remodeling, Inc.
1954 Old Middlefield Rd., Mountain View, CA 94043
Office 650-230-2900, Direct 650-230-2926

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.

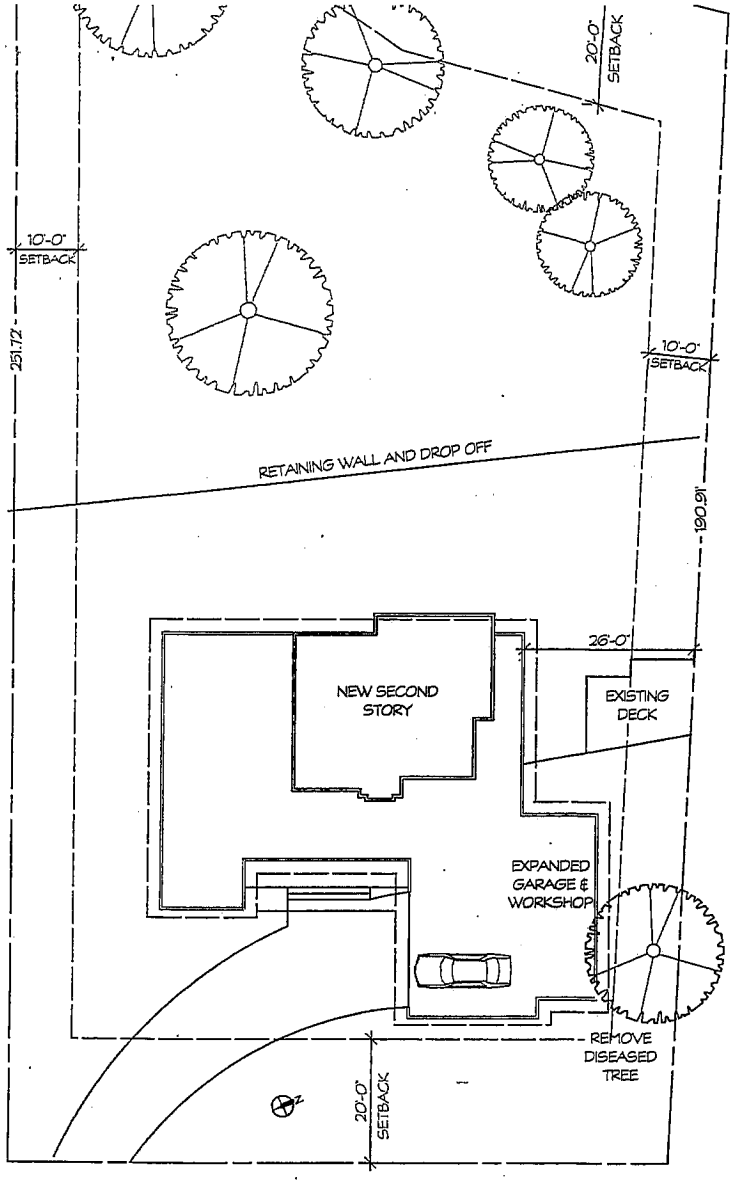
3. The larger building is appropriate because the reduction in permitted floor area caused by steep slopes, unstable geology and/or areas subject to flooding so reduces the floor area permitted for any single building that in order to develop a reasonable plan for the property it is necessary to concentrate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

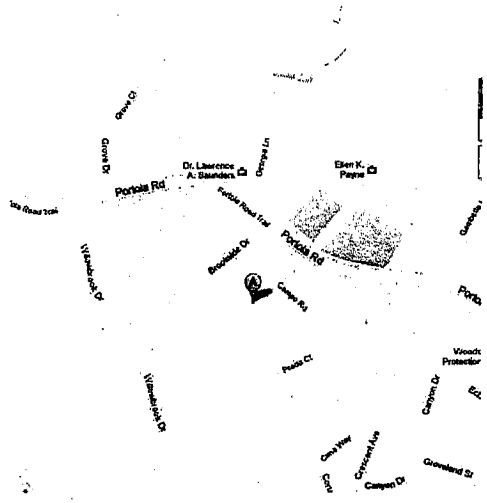
D. The building will be in keeping with the character and quality of the neighborhood.

July 1996
Rev. June 1998



SITE PLAN

SCALE: 1" = 20'



AREA MAP

(E) HOUSE	2464
(N) 1st FLOOR	2770
(N) 2nd FLOOR	827
TOTAL	3597
SITE	23,100

COVERAGE

CRC 2010
CPC 2010
CMC 2010
CEC 2010
CEnC 2008

APPLICABLE CODES

ENLARGE EXISTING GARAGE AND ADD WORKSHOP. ADD SECOND STORY MASTER SUITE AND BUMP OUT BACK OF HOUSE TO ENCLOSE EXISTING DECK. MOVE GAS MAIN AND MOVE AND ENLARGE EXISTING ELECTRICAL PANEL TO 200 AMP. MOVE UNDERGROUND

SCOPE OF WORK

PROJECT DESIGNER
RAFAEL GOMEZ ____ (650) 230-2926
PROJECT STRUCTURAL ENGINEER
TOM DACK ____ (510) 793-1130
PROJECT TITLE 24 CONSULTANT
TITLE24ONLINE ____ (510) 793-2658

PROJECT CONSULTANTS

4A / S2 — DETAIL OR SECTION IDENTIFICATION; SHEET ON WHICH DETAIL OR SECTION OCCURS

A / B / A3 / D / C — INTERIOR ELEVATION REFERENCE NUMBER; SHEET ON WHICH ELEVATION OCCURS

A — WINDOW REFERENCE NUMBER - SEE SCHEDULE

2 — DOOR REFERENCE NUMBER - SEE SCHEDULE

1 — GRID LINE

EXISTING WALL REMOVED

NEW WALL

EXISTING WALL

PROPERTY LINE

HIDDEN, OVERHEAD OR SET-BACK LINE

LIVING ROOM — ROOM LABEL
(E) CARPET — FLOOR MATERIAL
96" CLG — CEILING HEIGHT

RECEIVED
APR - 3 2013
SPANGLE ASSOC

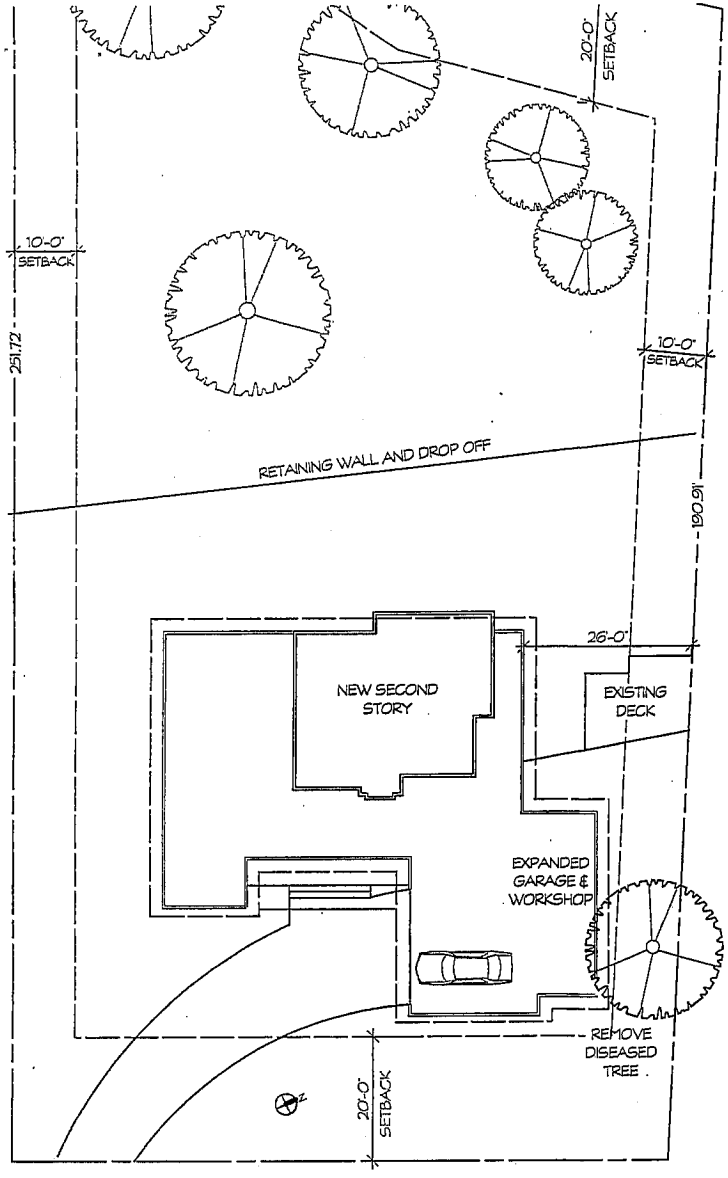
RECEIVED
APR 01 2013
TOWN OF PORTOLA VALLEY

LEE

HARRELL REMODELING, INC.
1954 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043
650.230.2900
CONTRACTORS LICENSE # 879199

COREY & SALLY LEE
140 CORTE MADERA ROAD,
PORTOLA VALLEY, 94028
(650) 793-1391

SHEET TITLE: SITE PLAN & NOTES
DATE: 3/27/13
SCALE: 1" = 20'
JOB: 130034
SHEET NUMBER: 1



SITE PLAN

SCALE: 1" = 20'

AREA MAP

(E) HOUSE ——— 2464 ☐

(N) 1st FLOOR ——— 2770 ☐
(N) 2nd FLOOR ——— 827 ☐
TOTAL ——— 3597 ☐

SITE ——— 23,100 ☐

COVERAGE

CRC 2010
CPC 2010
CMC 2010
CEC 2010
CEnC 2008

APPLICABLE CODES

ENLARGE EXISTING GARAGE AND ADD WORKSHOP.
ADD SECOND STORY MASTER SUITE AND BUMP OUT BACK OF HOUSE TO ENCLOSE EXISTING DECK.
MOVE GAS MAIN AND MOVE AND ENLARGE EXISTING ELECTRICAL PANEL TO 200 AMP. MOVE UNDERGROUND

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RAFAEL GOMEZ ——— (650) 230-2926
PROJECT STRUCTURAL ENGINEER
TOM DACK ——— (510) 793-1130
PROJECT TITLE 24 CONSULTANT
TITLE24ONLINE ——— (510) 793-2658

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2 — DOOR REFERENCE NUMBER - SEE SCHEDULE

1 — GRID LINE

EXISTING WALL REMOVED

NEW WALL

EXISTING WALL

PROPERTY LINE

HIDDEN, OVERHEAD OR SET-BACK LINE

LIVING ROOM — ROOM LABEL
(E) CARPET — FLOOR MATERIAL
9'6" CLG — CEILING HEIGHT

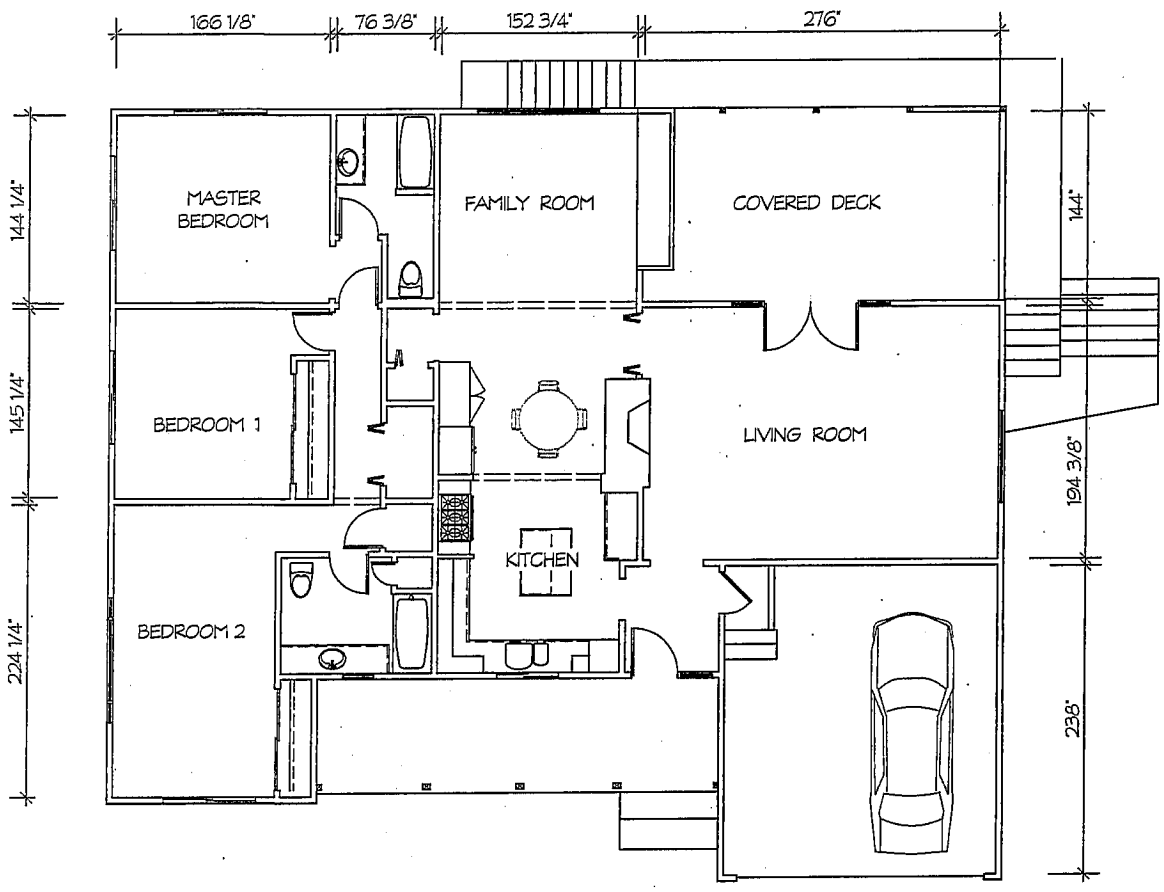
LEE

HARRELL REMODELING, INC.
1954 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043
650.230.2900
CONTRACTORS LICENSE # 847989

COREY & SALLY LEE
140 CORTE MADERA ROAD,
PORTOLA VALLEY, 94028
(650) 793-1391

SHEET TITLE
SITE PLAN & NOTES

DATE 3/27/13
SCALE 1" = 20'
JOB 130034
SHEET NUMBER 1



EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

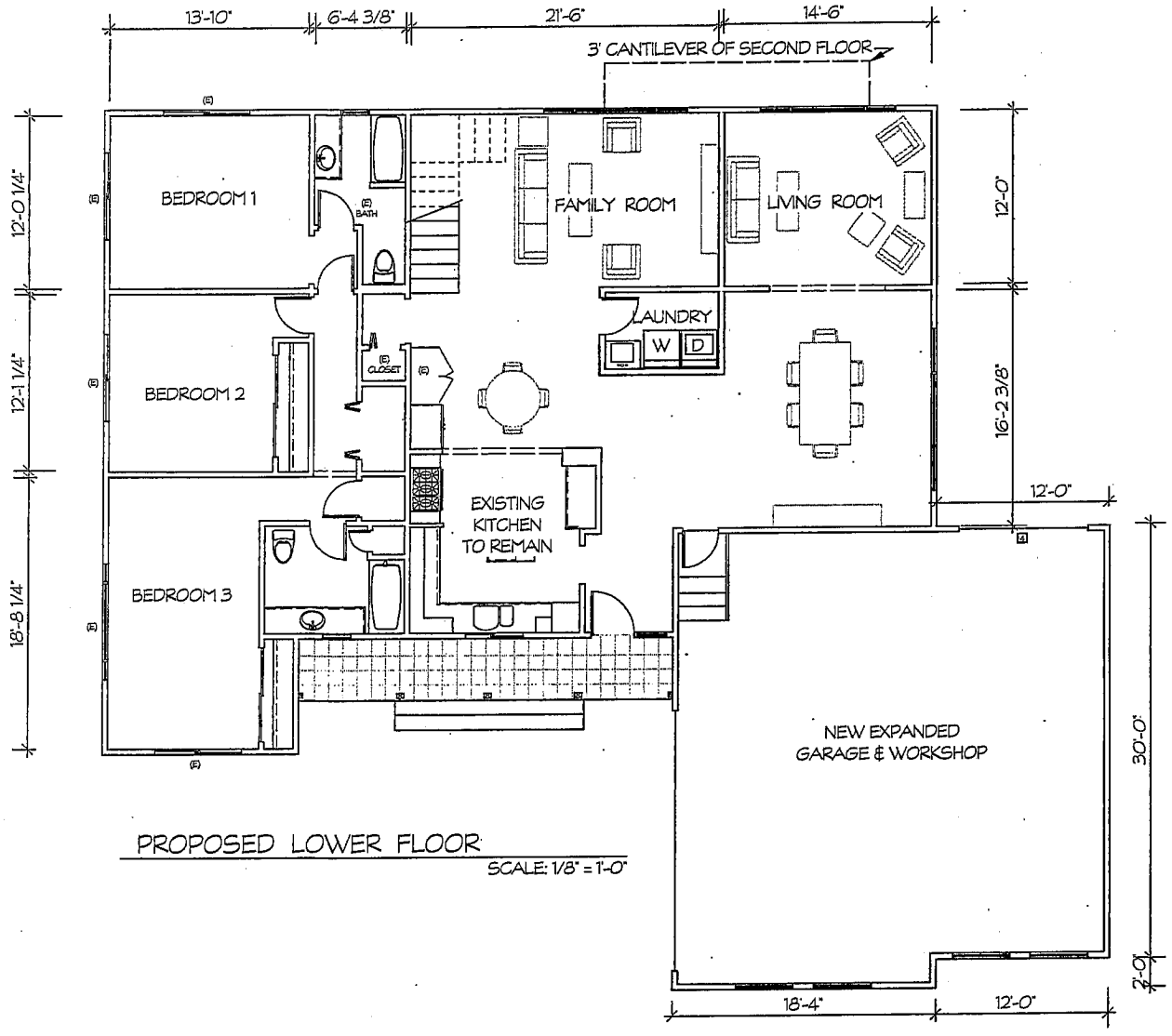
LEE

HARRELL REMODELING, INC.
1954 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043
650.230.2900
CONTRACTORS LICENSE # 841939

COREY & SALLY LEE
140 CORTE MADERA ROAD,
PORTOLA VALLEY, 94028
(650) 793-1391

SHEET TITLE
EXISTING FLOOR PLAN

DATE: 3/27/13
SCALE: 1/8"
JOB: 130034
SHEET NUMBER: 2



PROPOSED LOWER FLOOR

SCALE: 1/8" = 1'-0"

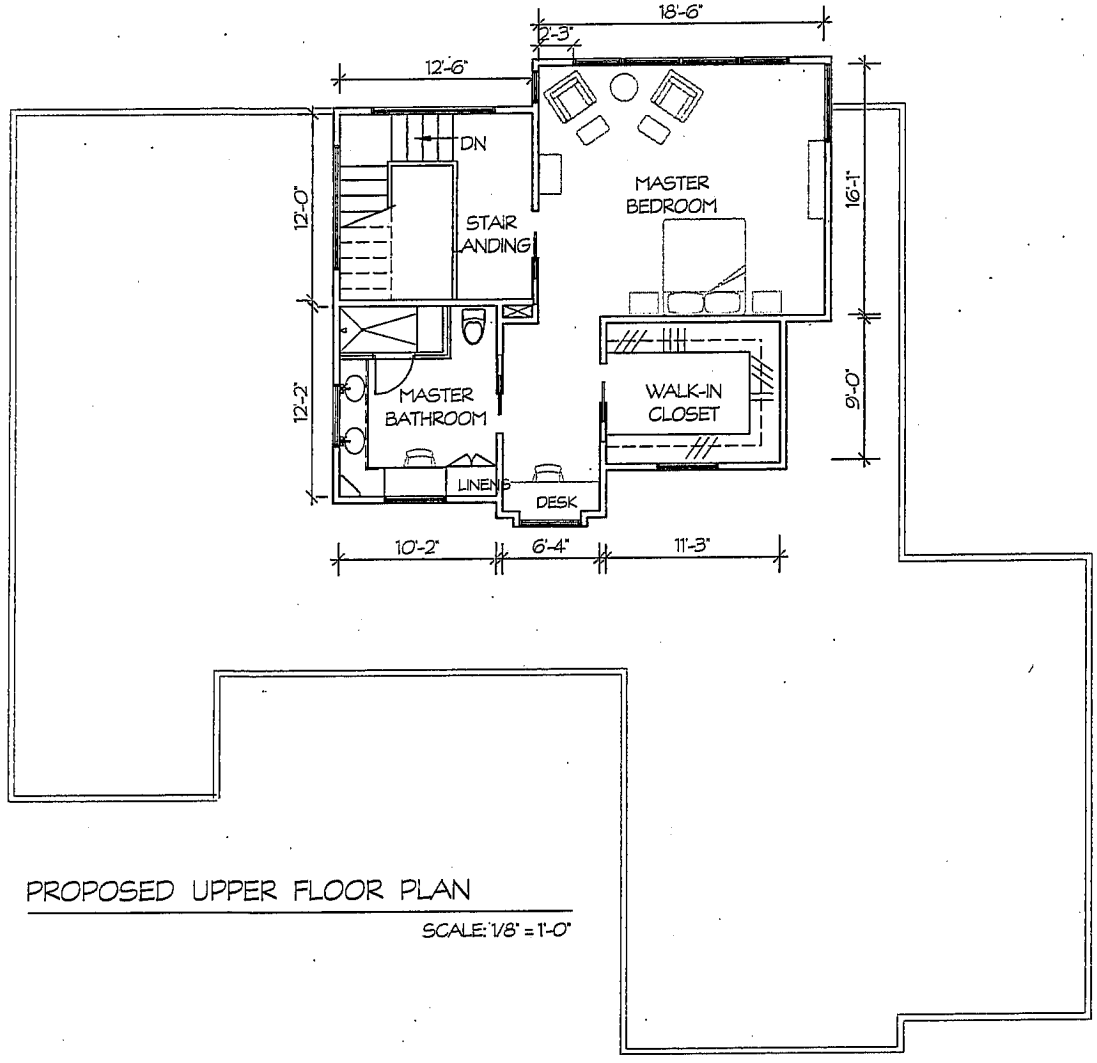
LEE

HARRELL REMODELING, INC.
1954 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043
650.230.2900
CONTRACTORS LICENSE # B478789

COREY & SALLY LEE
140 CORTE MADERA ROAD,
PORTOLA VALLEY, 94028
(650) 793-1391

SHEET TITLE
PROPOSED LOWER FLOOR

DATE: 3/27/13
SCALE: 1/8"
JOB: 130034
SHEET NUMBER: 3



PROPOSED UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"

LEE

HARRELL REMODELING, INC.
1954 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043
650.230.2900
CONTRACTORS LICENSE # 847999

COREY & SALLY LEE
140 CORTE MADERA ROAD,
PORTOLA VALLEY, 94028
(650) 793-1391

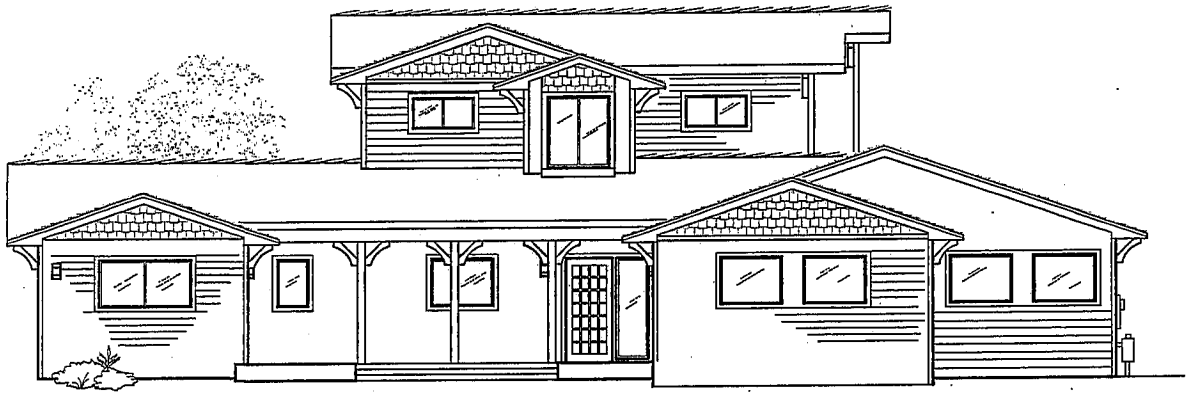
SHEET TITLE: PROPOSED UPPER FLOOR

DATE: 3/27/13

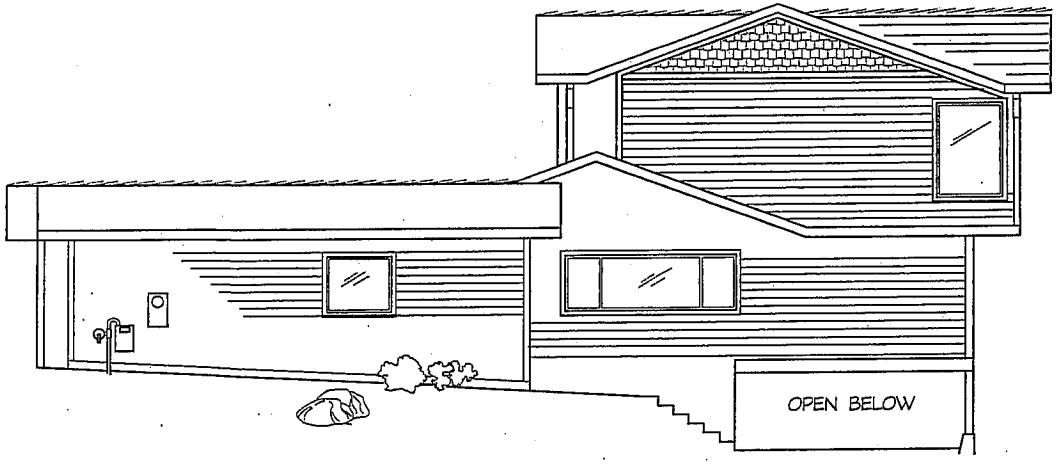
SCALE: 1/8"

JOB: 130034

SHEET NUMBER: 4



FRONT ELEVATION



SIDE ELEVATION

LEE

HARRELL REMODELING, INC.
1954 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043
650.230.2900
CONTRACTORS LICENSE # 849799

COREY & SALLY LEE
140 CORTE MADERA ROAD,
PORTOLA VALLEY, 94028
(650) 793-1391

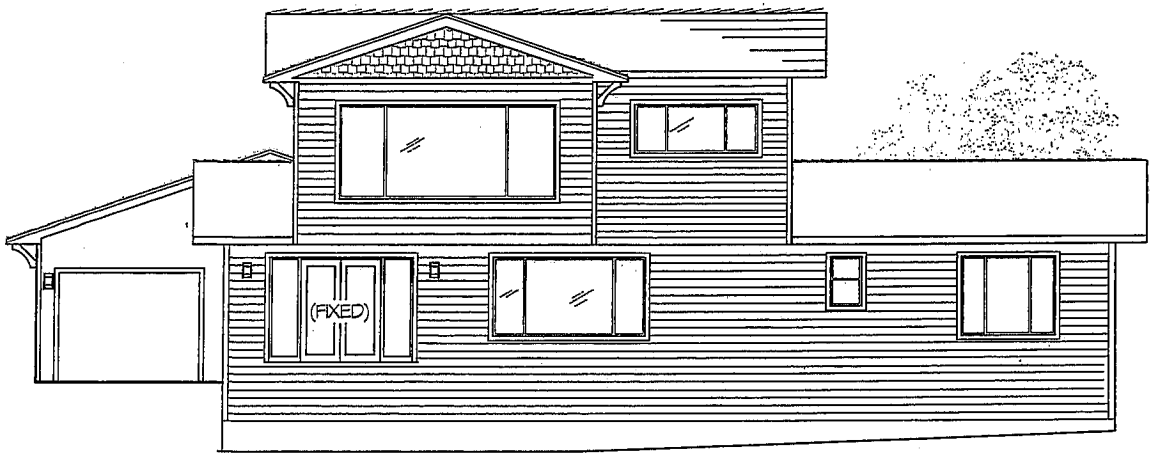
SHEET TITLE
PROPOSED UPPER FLOOR

DATE: 3/27/13

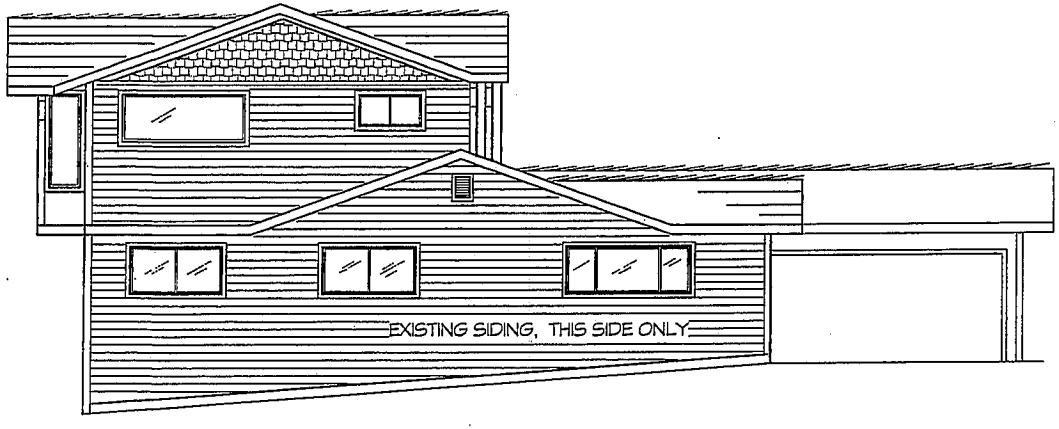
SCALE: 1/8"

JOB: 130034

SHEET NUMBER:
5a



BACK ELEVATION



SIDE ELEVATION

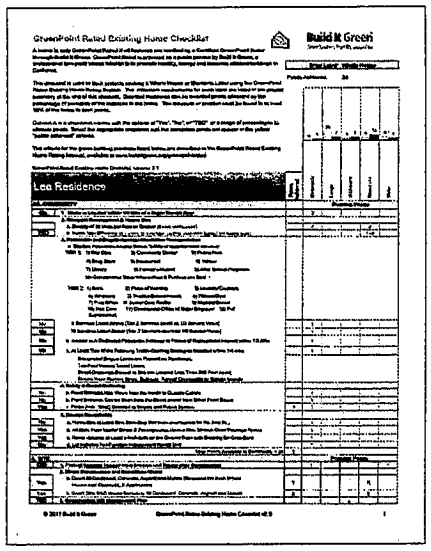
LEE

HARRELL REMODELING, INC.
1954 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043
650.230.2900
CONTRACTORS LICENSE # 847799

COREY & SALLY LEE
140 CORTE MADERA ROAD,
PORTOLA VALLEY, 94028
(650) 793-1391

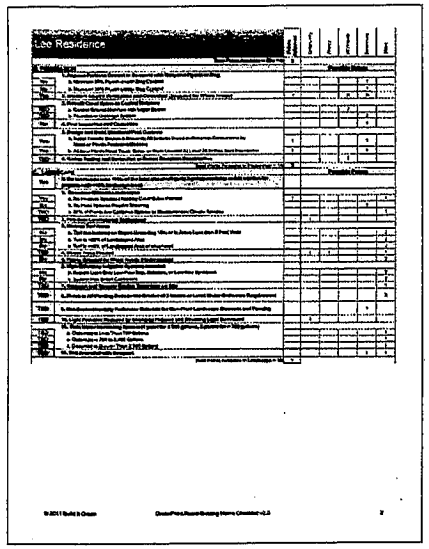
SHEET TITLE
PROPOSED UPPER FLOOR

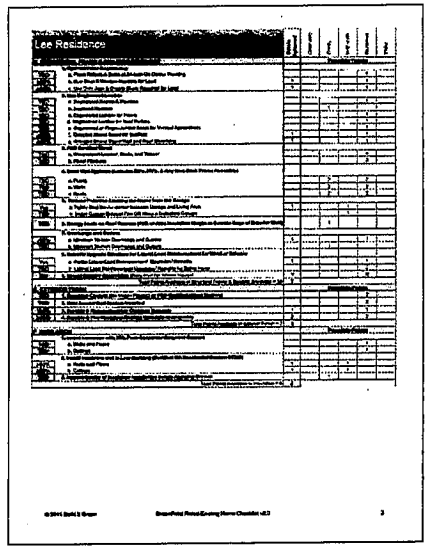
DATE: 3/27/13
SCALE: 1/8"
JOB: 130034
SHEET NUMBER
5b


GreenPoint Rated Existing Home Checklist

Build it Green

Lee Residence


Lee Residence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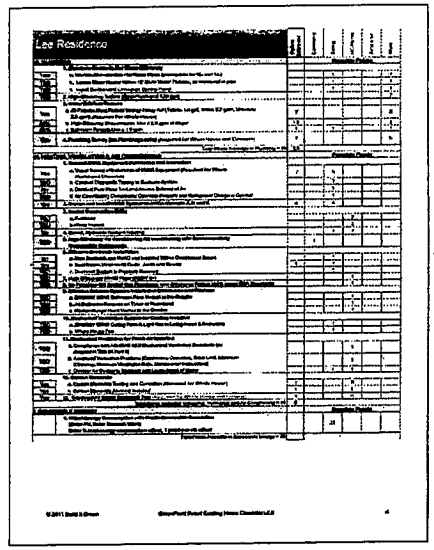
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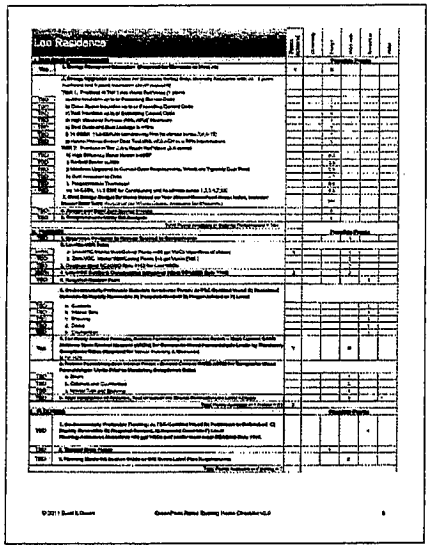
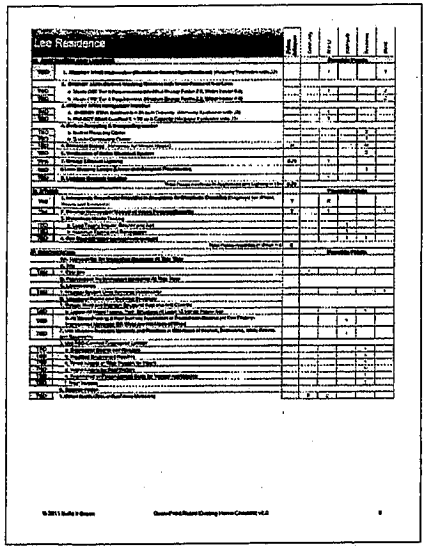
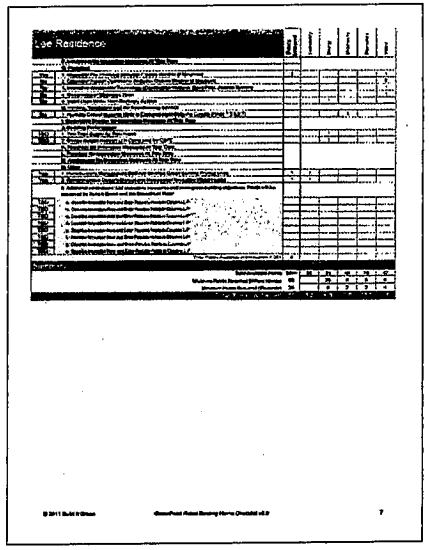

Lee Residence


Lee Residence


Lee Residence

LEE C&S

HARRELL REMODELING, INC.
1954 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043
PHONE (650) 250-2400
FAX (650) 250-2410
CONTRACTOR'S LICENSE # 841711

PROPOSED REMODEL FOR:
LEE C&S RESIDENCE
140 CORTE MADERA ROAD
PORTOLA VALLEY, CA 94028
650-765-1591
SAN MATEO COUNTY

COPYRIGHT STAMP

GREENPOINT CHECKLIST

DATE: 05.29.2013
REVISED: 05.29.2013
1: ---
2: ---
3: ---
JOB#: 130034
SCALE: AS NOTED

GPR1

* THIS PROJECT DESIGNED AND CREATED IN THE 03R SOLAR POWERED HARRELL REMODELING DESIGN CENTER.
* THIS DRAWING IS PRINTED ON 30% RECYCLED PAPER.

PLAN DIMENSIONS ARE GIVEN TO FINISH WORK. FIELD VERIFY ALL DIMENSIONS, ROOF PITCHES AND EXISTING CONDITIONS. DO NOT SCALE DRAWINGS.

RECEIVED

APR - 3 2013

OUTDOOR WATER USE EFFICIENCY CHECKLIST

SPANGLE ASSOC.

RECEIVED

APR 01 2013

TOWN OF PORTOLA VALLEY

To Be Completed by Applicant

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

See note - other side — Signature

3/26/13 — Date

Project Information

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

Applicant Name (print): Harrell Remodeling — Contact Phone #: (650) 230-2906

Project Site Address: 140 Corte Madera Road

Project Area (sq.ft. or acre): # of Units: # of Meters:

For a single-family project, or a single-family development project, enter this information on an average, per unit basis. For all other projects, input an aggregate value for the entire project.

			Agency Review (Pass)	Agency Review (Fail)
	Total Landscape Area (sq.ft.): N/A	☐ Tier 1 (1,000 - 2,500 sq.ft.) ☑ Tier 2 (> 2,500 sq.ft.)	☐	☐
	Turf Irrigated Area (sq.ft.):		☐	☐
	Non-Turf Irrigated Area (sq.ft.):		☐	☐
	Special Landscape Area (SLA) (sq.ft.):		☐	☐
	Water Feature Surface Area (sq.ft.):			
Landscape Parameter	**Requirements**	**Project Compliance**		
Turf	Less than 25% of the landscape area is turf	☑ Yes ☐ No, See Water Budget	☐	☐
	All turf areas are > 8 feet wide	☐ Yes	☐	☐
	All turf is planted on slopes < 25%	☐ Yes	☐	☐
Non-Turf	At least 80% of non-turf area is native or low water use plants	☑ Yes ☐ No, See Water Budget	☐	☐
Hydrozones	Plants are grouped by Hydrozones	☐ Yes	☐	☐
Mulch	At least 2-inches of mulch on exposed soil surfaces	☐ Yes	☐	☐
Irrigation System Efficiency	70% ETo (100% ETo for SLAs)	☐ Yes	☐	☐
	No overspray or runoff	☐ Yes	☐	☐
Irrigation System Design	System efficiency > 70%	☐ Yes	☐	☐
	Automatic, self-adjusting irrigation controllers	☐ No, not required for Tier 1 ☐ Yes	☐	☐
	Moisture sensor/rain sensor shutoffs	☐ Yes	☐	☐
	No sprayheads in < 8-ft wide area	☐ Yes	☐	☐
Irrigation Time	System only operates between 8 PM and 10 AM	☐ Yes	☐	☐
Metering	Separate irrigation meter	☐ No, not required because < 5,000 sq.ft. ☐ Yes	☐	☐
Swimming Pools / Spas	Cover highly recommended	☐ Yes ☐ No, not required	☐	☐
Water Features	Recirculating	☐ Yes	☐	☐
	Less than 10% of landscape area	☐ Yes	☐	☐
Documentation	Checklist	☐ Yes	☐	☐
	Landscape and Irrigation Design Plan	☐ Prepared by applicant ☐ Prepared by certified professional	☐	☐
	Water Budget (optional)	☐ Prepared by applicant ☐ Prepared by certified professional	☐	☐
Audit	Post-installation audit completed	☐ Completed by applicant ☐ Completed by certified professional	☐	☐

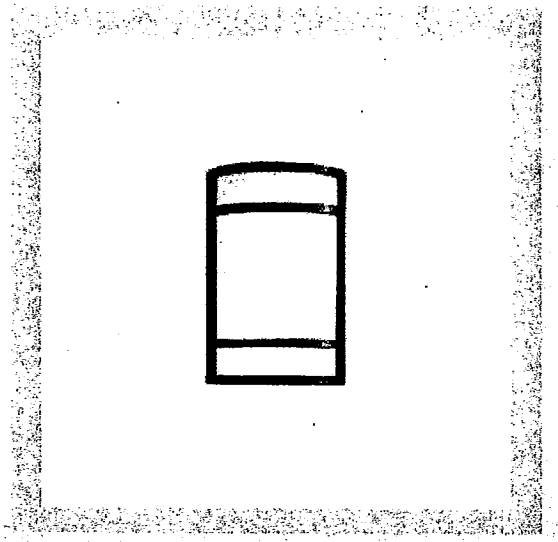
Johnson's Tree Service USA
403 E. Arques Ave Sunnyvale, Ca 94085
650-810-6989
Kevin@johnsonstreeserviceusa.com

Kevin Johnson
Certified Arborist WE-9199A
650-810-6989
Kevin@johnsonstreeserviceusa.com

For: **Sally Lee**
140 Corte Madera Rd.
Portolan Valley Ca.
650-793-1391

Description	Amount

This tree is infected with Ganoderma applanatum and has been attacked by carpenter worms at some time. This tree in my opinion is a hazard tree and should be removed as soon as possible.



9802-143-PL
1 Light Pocket Lantern

Family: Bay View

Dimensions: 7 3/4"W x 12" H x 4 1/2" Ext/

Glass / Shade: Etched Opal Glass

Style: Closed Top

Lamping: 1/26W GU24 Spiral

Finish: Oil Rubbed Bronze

EXTERIOR LIGHTS

RECEIVED

APR - 3 2013

SPANGLE ASSOC.

RECEIVED

APR 01 2013

TOWN OF PORTOLA VALLEY

PORTOLA ROAD CORRIDOR PLAN

Town of Portola Valley General Plan

D R A F T

Portola Road Corridor Plan

May 14, 2013

Table of Contents

Portola Road Corridor Plan

Introduction

6400 The Portola Road scenic corridor comprises Portola Road, the trail that parallels the road, and the lands immediately on either side of the road and trail. Running along the floor of the Portola Valley, this corridor is part of the area that helps define the visual charater and quality of the community and is considered the "heart of the town." The corridor links many of the town's most important destinations including commercial, institutional, recreational and natural resources. Both town residents and visitors alike make frequent use of the corridor and benefit from its scenic qualities. In addition, the corridor both divides and connects the steeper open spaces of the western hillsides and the more residentially developed eastern portions of the town.

6401 Immediate views and distant vistas within and from the roadway corridor define its character and underscore the open space and more rural values of Portola Valley as a whole. Therefore, management and treatment of both public and private lands along the corridor and the more critical viewsheds from the corridor should reflect the basic town values as set forth in this general plan. Landscaping, buildings and other land uses within and along the corridor need to be sited and designed to conserve the open and rural character. New development should be subservient to the setting, taking into account distant views to the largely undeveloped western hillsides and closer in views to orchards, fields, and native landscaping within the public right of way and on the frontages of privately held parcels.

6402 In addition to its scenic setting, the corridor plays a critical role as a transportation resource. Portola Road is one of the main arterial roads in town for motor vehicles, and the corridor is a key location for alternate forms of transportation, such as

walking and biking. Although it is not one of the main equestrian routes in town, the corridor serves to connect or provide access to many horse trails.

6403 The Portola Road Corridor Plan provides a comprehensive land use perspective for the entire corridor, sets forth the main objectives for it, and identifies principles and standards for guiding public and private actions to achieve plan objectives.

Objectives

6404

1. To protect open and natural views within and from the corridor, especially to the western hillsides, wherever possible while preserving critical habitat and variety of experience for all users. *(TF)*

2. To encourage more pedestrian, bicycle and equestrian use along the corridor, improve the experience for these users, and reduce local motor vehicle trips. *(TF) [Note: This also relates to Section 2159.3 in the current General Plan, which states, "To facilitate the safe movement of persons and vehicles through the valley floor and provide safe, convenient, scenic, park-like and enjoyable access to and within the centers."]*

3. To demonstrate environmental stewardship by keeping the corridor free of exotic invasive plants and promoting rehabilitation of native ecosystems. *(PC)*

4. To preserve, enhance and reinforce the identity of the town by providing for a unified design of the valley, with two clusters of commercial and civic facilities near the ends of the corridor as focal points that are linked by trails, open space and planting epitomizing the natural quality of the town. *(GP 2159.1 and 2159.2)*

5. To serve as a scenic corridor through the town that reflects the open space values of the town. Much of the area between the two more intense land use clusters is traversed by or near the San Andreas Fault and should therefore be kept in open space or low intensity uses. *(GP 2161, 2216.4 and 2216.4.b)*

Principles

6405 The following principles should be followed to achieve the objectives described above:

1. The town should actively pursue acquisition of properties or less than fee property rights, such as conservation easements, to preserve and enhance the most sensitive views of the western hillsides and achieve the other objectives of this element. *(TF)*

2. Vegetation along the road, both within the right-of-way and on private property, should be managed so as to enhance and preserve views, especially of the western hillsides, existing orchards and open fields. *(Based on TF)*

3. Parking along the shoulder of the road should be discouraged using measures that are as unobtrusive as possible and do not to impede the movement of bicyclists, equestrians, pedestrians and other users or affect the visual character of the roadway corridor. *(TF)*

4. The shoulders along Portola Road should have a consistent width sufficient to provide for multiple users, as long as widening the shoulders would not adversely impact the adjacent trail. *(TF)*

5. Invasive vegetation should be removed along the corridor, and native vegetation should be used for new plantings wherever possible. *(PC)*

6. The trail along Portola Road should be separate from the road and clearly delineated. *(based on TF) See also GP 2160.2: "In order to promote safe, convenient, pleasant circulation within the Portola Road corridor, walks for pedestrians and trails for horseback riders should be separated to the greatest extent possible from channels of travel used by motor vehicles."*

7. The trail should be designed to serve multiple types of users, including pedestrians, equestrians, and bicyclists. *(based on TF)*

8. The trail surface should not be paved but should be consistent with town trails standards for a multi-use corridor. Ideally, the trail would have a pervious surface with drainage improvements as needed. *(based on TF)*

9. Where appropriate, the town should acquire land or easements along or near the road to allow for a better trail configuration and better connections to the rest of the town's trail system. *(based on TF)*

10. Land abutting the corridor should be zoned and otherwise managed to maintain the maximum possible open space and scenic quality. Special consideration should be given to building size, design and setbacks along this road. *(GP 3315 & 3316)*

Standards

6406 1. The multi-use trail along Portola Road shall have an all-weather, non-paved surface suitable for horseback riding, bicycling, pedestrians, and other users. *(TF)*

2. Where the trail crosses the road, the nature of the crossings should be assessed for safe use by all users, and if necessary, improved. *(based on TF)*

3. While meeting town trail standards, the trail shall incorporate some variety in width, elevation and treatment of nearby vegetation. This variety helps to preserve the rural character of the area. *(TF)*

4. The town should thin and/or remove vegetation in the right-of-way in certain areas where the vegetation obscures views, and opening those views would enhance enjoyment by various users. Some clumps of vegetation of varying heights and size should be preserved, both to provide a varied experience and to preserve habitat along the corridor. *(TF)*

5. The town should encourage property owners on the western side of the road to remove vegetation on their properties when the vegetation obscures views of the western hillsides, existing orchards and open fields. This will involve selectively removing and trimming trees and bushes to open up certain views. *(TF)*

6 Undergrounding utility lines along the corridor is desirable and should be considered, although the costs and benefits of undergrounding should be weighed in light of other improvements, such as widening shoulders and improving trails, that are also desired along the corridor. *(TF/PC)*

7. The town should require utility companies and property owners to screen utility boxes and related equipment or develop other measures to decrease their aesthetic impacts. *(TF)*

8. Portola Road should remain as a two lane road, although turning lanes should be added as necessary. *(GP 3107 & 3111)*

9. The town should encourage removal of exotic, invasive vegetation on both sides of the roadway corridor. *(PC)*

Description

6407 The Portola Road Corridor extends approximately two miles from Alpine Road northward past the Priory School and the Sequoias Retirement Community to Portola Valley Town Center and the northern town boundary with the Town of Woodside. Much of the corridor is located east of the San Andreas Fault zone, and a significant segment of the the corridor, primarily from Willowbrook Drive to the Wayside Road, separates the eastern, more developed portion of Portola Valley from the steeper, less stable and less developed western hillsides.

6408 The corridor links clusters of community-serving uses at either end with open space, recreational, institutional and residential uses in between. The cluster at the northern end includes churches, a commercial area and the town center with community-serving meeting, classroom, recreational and library facilities. The cluster at the southern end includes a commercial area, space for institutional uses and a fire station. The town's two largest institutional uses, the Sequoias and the Priory School, are both located between these two clusters. The visibility of all of these uses from within the corridor should be managed so as to minimize visual intrusion or conflict with the objectives of this element.

6409 The road itself is a two-lane arterial road, with a bicycle route along its length. Together with the lower portion of Alpine Road, Portola Road serves as part of a popular regional bike loop. The trail along the corridor is a critical link in the town's overall trail system for multiple types of users and has many important destinations along its length.

6410 The following descriptions are for specific segments for the corridor starting at Alpine Road and extending to the northern limits of Portola Valley.

6411 **Segment 1, Alpine Road to Willowbrook Drive and the Sequoias.** Land along this segment is more intensely developed than in the rest of the corridor. There are many developed residential parcels, with more dense development along the west side of the road. This segment also includes the significant Woodside Priory and Sequoias institutional uses and facilities, as well as the commercial and offices uses within the Nathhorst Triangle. The land use pattern in this segment is well established, and efforts to enhance the sense of the town's character along the corridor need to recognize this. As a result, techniques such as encouraging or requiring planting of native materials, removal of exotic vegetation, and more natural landscaping would be more appropriate in this segment than increased setbacks or other similar land use controls.

6412 **Segment 2, Sequoias to the Town Center.** On the east side of the corridor in this segment, the residential land use pattern is well established, with approximately one acre per dwelling unit, and no significant changes are anticipated. Development areas visible from the corridor should continue to be controlled through setback and architectural review to protect the visual character of views from the road. As for Segment 1, the main objectives for this area will be to control invasive plant materials and replace non-native materials with more suitable species and natural landscaping consistent with town landscaping guidelines. Within the public right-of-way, vegetation can be addressed through annual roadway maintenance programs and other programs as consistent with town budgetary priorities. For privately held lands on the east side of the corridor, the town should seek to encourage, and where possible in conjunction with development review proposals, require conversion of highly visible non-native plant materials to native species.

6413 The lands on the west side of the corridor in Segment 2 are dominated by larger parcels, several of which extend from the Valley floor to near the top of the western hillsides, including the Windy Hill Open Space Preserve lands of the Midpeninsula Regional Open Space District. These parcels contain some of the most signficant viewsheds in the town and also include the areas shown on the general plan diagram as "Meadow Preserve," "Orchard Preserve" and "Stable Preserve." Every effort should be made to work with the land owners to preserve and protect these lands so that the view from the corridor remains largely open and undeveloped. Where appropriate, the town should purchase land or acquire another type of open space protection, such as conservation or open space easements or designation under the Williamson Act. If these options are not possible, the town should exercise reasonable control with land use regulations, particularly the town's conditional use permit process. At the same time, however, the town should also permit appropriate use of large holdings so as to encourge long-term management of properties and reduce the potential pressure for subdivision and/or other more intense forms of development.

6414 **Segment 3, Town Center to Wayside Road.** The land use pattern adjecent to this segment is largely set and controlled by provisions set forth in the town center area plan element of this general plan. This area includes the Town Center Preserve and also the larger private land holdings to the north of this Preserve. As with the larger privately held lands on the west side of Segment 2, the town should pursue actions that would protect the visual qualities of the lands critical to the views from the corridor.

6415 **Segement 4, Wayside Road to the northern town limits.** On the east side of the corridor north of Wayside Road and the Wyndham Drive subdivision, most land is within the Town of Woodside and occupied by the "Family Farm" private low density use. The town encourages the low intensity uses in this area to continue and for the roadside and lands immeidately east of the corridor to be maintained in the existing open and tree covered condition.

6416 Land on the west side of Segment 3 is largely developed in low to medium intensity residential uses, and no signficant change in land use or pattern of uses is expected. As for Segment 1, the corridor in this segment should be managed to discourage exotic plantings, enhance native vegetation and, to the extent possible, limit views to houses and other site improvements. It is recognized, however, that like portions of Segment 1, there will be limited option for changes to the establised visual character along the corridor in Segment 4.

Portola Road Corridor Plan Appendix 1: Implementation of the Portola Road Corridor Plan

Actions to date:

1. ASCC review is required for all buildings along Portola Road.

2. Conservation Committee review is required for all landscaping within 75' of Portola Road. The town has adopted design guidelines that include lists of native plants that are to guide the Conservation Committee in its actions. The use of native plants in the scenic corridor will help retain the natural beauty of the area.

Future actions:

1. The trail along Portola Road from the Town Center to Nathhorst Triangle should meet the town standards for a multi-use trail, with a minimum 6' wide trail surface of base rock. Land or easements should be acquired as necessary to allow this trail standard to be met.

2. Widen shoulders in key locations along Portola Road to make them consistent in width.

3. The town should thin vegetation in the road right-of-way in locations where vegetation blocks views, and work with private property owners to encourage similar thinning on their lands.