TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, August 12, 2013
Special Field Meeting (time and place as listed herein)
7:30 PM – Regular ASCC Meeting
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028

SPECIAL ASCC FIELD MEETING*

4:00 p.m. 117 Pinon Drive, Follow-up afternoon session for consideration of the mockup of the planned glazed patio roof. (ASCC review to continue at Regular Meeting)

7:30 PM - REGULAR 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. Follow-up Architectural Review for Residential Redevelopment and Site Development Permit X9H-649, 117 Pinon Drive, Divita

   b. Follow-up Review and Project Modifications - Architectural Review for Residential Additions and Remodeling, 140 Corte Madera Road, Lee

   c. Preliminary Architectural Review for Residential Redevelopment and Site Development Permit X9H-655, 140 Pinon Drive, Reinhardt

5. New Business:

   a. Architectural Review for Site Improvements and Conformity with Creek Setback Provisions, 205 Georgia Lane, Gainey

6. Commission and Staff Reports

7. Approval of Minutes: July 22, 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: August 9, 2013

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: August 12, 2013

RE: Agenda for August 12, 2013 ASCC Meeting

NOTICE: A special ASCC field meeting has been scheduled for Monday, August 12, 2013 as part of the follow-up review for the Divita project at 117 Pinon Drive, discussed below under agenda Item 4a. The field meeting will begin at *4:00 p.m. at the project site* and is specifically for consideration of the mock up of the planned glazed patio roof. The Westridge Architectural Supervising Committee (WASC) has been invited to participate in the site meeting.

The following comments are offered on the items listed on the August 12, 2013 ASCC agenda.

4a. FOLLOW-UP ARCHITECTURAL REVIEW FOR RESIDENTIAL REDEVELOPMENT AND SITE DEVELOPMENT PERMIT X9H-649, 117 PINON DRIVE, *DIVITA*

On May 13, 2013 the ASCC conditionally approved the subject architectural review request and recommended planning commission approval of the site development permit. The planning commission conditionally approved the site development permit May 15, 2013. The current submittal is to address the conditions of the approvals and mainly those of the ASCC. For background, the report prepared for the planning commission's May 15th public hearing is attached and includes the documents associated with the ASCC's project review. The minutes of the May 13th ASCC meeting are also attached for reference.

In response to the approval conditions, the applicant submitted a building permit package and specific plans for the ASCC follow-up review. Town staff reviewed these materials and comments were provided to the project design team in the attached July 29, 2013 email from the town planner. In response to this email and conversations between town staff and the project architects, clarifying materials were provided.

The building permit plans, while found generally acceptable as noted in the July 29th email, will be available for reference as needed at the August 12th ASCC meeting. In addition, the ASCC approved plans will be available for reference. The following materials are, however, attached and have been provided to facilitate ASCC follow-up review as called for in the approval conditions:

June 26, 2102 letter from project architect Jess Field. This letter transmits seven referenced and attached plan sheets addressing the conditions relative to construction staging and tree protection, exterior lighting, landscaping, and chimney height.

Revised lighting plan Sheets A400 and A401, received 8/6/13. These sheets were provided in response to the 7/29 plan review email and include switching patterns for the exterior building lights.

Driveway 48-inch arched culvert "bridge" plan clarifications. These materials were also provided in response to the comments in the 7/29 email and include the 8/2/13 detail for the guardrail at the driveway and the July 31, 2013 "Hydraulic Calculations - Culvert," prepared by Lea & Braze, Inc. The Lea & Braze materials include clarifications regarding the grading for the "bridge" installation and concrete headwall design. We understand that the exposed concrete for the headwalls would have a board formed finish as was proposed/approved for the other exposed site walls. The maximum height of the bridge without the railings would be just over 7 feet. The railings have been kept to a maximum height of four feet over the bridge as recommended in the 7/29 review email. Since the height of the proposed driveway surface with arched culvert bridge is essentially the same as the existing driveway with the inadequate pipe culvert, the height of the railing would be measured from the driveway surface.

In addition to the attached submittal materials and the building permit plans, as noted at the head of this report, the project design team will have a mock up of the structure for the planned patio glass roof for consideration at a special ASCC site meeting at 4:00 p.m. on Monday. The ASCC as well as the WASC will be reviewing this to determine if the design addresses concerns identified during the ASCC project review process.

The following comments are offered on how the submittal addresses the approval conditions.

1. **Overview**. Our overall review is contained in the 7/29 email provided to and discussed with the project architect. In general the materials provided clarify and address most of the approval conditions. In addition to the mock up review, the following items discussed in the email, however, remain to be resolved and should be responded to in a manner acceptable to the ASCC at Monday's meeting (see also separate following comments on the proposed driveway bridge/arched culvert):

   - Letter on meadow fill area from project engineer to satisfaction of public works director.
   - Bioswale plant materials. Conservation Committee input has yet to be provided and may not be available until after the ASCC meeting. This may

need to be held as a condition to be addressed to the satisfaction of a designated ASCC member.

- Arborist letter re: final grading plan.
- Exterior lighting. Switching plan for all house AND yard lighting.
- Confirm board formed finish for arched culvert headwalls.

It is also noted that separate permits would be processed for the horse keeping facilities.

2. **Bridge/Arched Culvert plans and guard rail details**. As noted in the 7/29 review email, this clarified "bridge" proposal with horse fence style for railings needs to be specifically reviewed and found acceptable by the ASCC at the 8/12 meeting. The original approval was for a 48-inch culvert/pipe extending up and downstream from the driveway, similar to the existing culvert situation. While the arched culvert bridge is a change, it appears reasonable given site conditions, but these plan refinements should be specifically considered by the ASCC at the 8/12 site meeting and acted on with the follow-up review. We have asked that the landscape plan be updated to specifically provide for the modified culvert design. If this revised plan is not provided at the ASCC meeting, a condition requiring it to the satisfaction of a designated ASCC member should be included with any action on the follow-up materials.

Prior to acting on this request, on Monday the ASCC should conduct the special site visit and consider the above comments and any other information presented at the ASCC site and evening meeting.

4b. FOLLOW-UP REVIEW AND PROJECT MODIFICATIONS – ARCHITECTURAL REVIEW FOR RESIDENITAL ADDITIONS & REMODELING 140 CORTE MADERA ROAD, *LEE*

On May 29, 2013, the ASCC conditionally approved this project for adding 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 May 29, 2013 staff report on the project and approved minutes of the May meeting are attached for background and reference.

At this time the project design team has submitted the materials listed and described below to address the ASCC conditions and also to set forth desired project changes and necessary plan corrections and clarifications. The desired changes, beyond changes needed to address approval conditions, are the addition of a rear stair access at the main level and landscape enhancements that have been developed in consultation with site neighbors. The plan corrections are relative to existing and proposed house siting and reflect a recent engineering site survey as well as correction of floor area calculation errors made with the numbers on the original plan submittals.

The current request is explained in the attached letter to the ASCC from Rafael Gomez, Harrell Remodeling, Inc., received July 19, 2013. With the letter are communications relative to interactions with neighbors, a June 10, 2013 partial site survey prepared by Missions Engineers, Inc., and a cut sheet for the proposed FXLuminaire landscape light fixture. The cut sheet for the hose wall mounted fixture is also attached and is as presented with the approved plans.

The following attached plans, unless otherwise noted, dated July 18, 2013 and prepared by Harrell Remodeling, Inc., detail the subject request:

Sheet 1, Site Plan & Notes
Sheet 1a, Site Plan & Coverage
Sheet 1b., Landscape Site Plan, First Impression Landscape Staging, 7/7/13
Sheet 2, Existing Floor Plan
Sheet 3, Proposed Lower Floor Plan
Sheet 3a, Proposed Lower Floor Elect.
Sheet 4, Proposed Upper Floor Plan
Sheet 4a, Proposed Upper Floor Elect.
Sheet A5, Exterior Elevations
Sheet A5a, Exterior Elevations

The following comments are offered to assist the ASCC review and act on the proposed changes and follow-up submittal.

1. **Comprehensive landscape plan, impervious surface (IS) area reduction and front yard fencing**. The submittal letter explains the landscape plan efforts that have been made, including reducing the scope of existing IS by 1,177 sf. The current IS totals 3,170 sf. The adjustments will, however, preserve the basic site access, necessary garage apron space and turn/backaround space on site. The driveway area to remain would be asphalt as is the current case.

   The proposed front yard landscaping plan has been developed to eliminate the existing linear hedge (actually cut to the stumps since the May ASCC review and approval) in the right of way and also the existing solid board fence (which is still in place). The proposed front yard planting is more in keeping with town landscape policies and objectives, but does include some new planting in the street right of way. This will require an encroachment permit from the town's public works director. Plantings planned along the side property lines have apparently been defined in conjunction with the site neighbors.

   The proposed new front yard wood fence is to be located on the property at the front boundary and have a maximum height of 4 feet, per ordinance standards. It is noted to have a "50% visibility," but as proposed does not appear to actually meet the 50% ordinance opacity requirement. We have discussed this with the project designer and the likely solution will be to widen the spaces between the vertical elements to accommodate for the top and bottom rails and the periodic wider posts noted in the fence style photo on the landscape plan.

2. **Window finishes**. As explained the submittal letter, all new and existing windows will be finished in the same "sandstone" color with an LRV of 43% and under the policy maximum of 50%. Thus, the window color ASCC condition has been satisfied.

3. **Exterior lighting plan**. The proposed house lighting shown on the landscape plan and main floor plan Sheet 3a is consistent with the proposals shared at the May 29th meeting. No exterior lighting is planned on the upper level.

The landscape plan notes that six yard fixtures are proposed, but we only identify four specifically on the plan with three at the point where the driveway meets the front property line. The proposed fixtures, while ground mounted and to be directed down, can each contain three 20-watt LED bulbs. This would appear to have potential for significant light at the street and we recommend that fewer fixtures be proposed at this location and, in any case, a somewhat subtler light source be considered.

4. **Construction staging plan**. The construction staging plan and notes on Sheet 1 appear adequate at this stage. Staff will, however, confirm these with the building permit plans and with the project contractor prior to release of building permits. It will be essential to ensure there is no on-street parking and that all construction materials are maintained on site. Further, conformity with town noise and construction hours standards should be posted at the site and monitored/enforced by the project contractor and, if necessary, town staff.

5. **Site survey, front setback compliance**. The attached survey verifies that the original site plan was not accurate. The original plan assumed that the existing house was aligned parallel to the front boundary and that all additions would be beyond, i.e., outside of, the 20-foot front setback area. The survey shows that the house is slightly askew to the front parcel line and that the addition will actually need to extend into the front setback.

   The correct front yard encroachment is shown on the landscape plan and attached modified Sheet 1 provided in response to staff concerns over the accuracy of the attached July 18th site plans. The now proposed encroachment extends to the 16-foot average setback line and is at least six to eight feet closer to the street than was indicated on the plan sheets considered at the May 29th meeting. At the same time, however, the corrected plan does conform to the setback averaging provisions of the ordinance and no special action is required to allow for use of these averaging provisions. Also, the story poles set for the original review and still in place at the site reflect the actual addition area from the existing house and were not based on distance from the then assumed parcel boundary. Thus, the site modeling that has been in place for the review process correctly reflects the proposed house additions as approved by the ASCC and only the paper documents needed correction. And, in any case, the revised plan based on the survey data does conform to required setbacks applying the averaging provisions. Also, the maximum height of the extension into the front yard area is approximately 15 feet and conforms to the daylight plane height limit.

6. **Floor Area (FA) corrections and modified request to concentrate 97% of the permitted floor area in the proposed added to residence**. With the May 29th action, the ASCC approved the then proposal for concentration of 94% of the allowed floor area in the main house. This was evaluated in the May 29th staff report and meeting record. With the revised plans, it was determined that the design team had errors in the floor area calculations and the revised plans correct these. The scope of the addition had to be scaled back to develop correct FA numbers, but the overall result of the corrections is a revised proposed concentration of 97% as explained in the submittal letter. Practically, the numbers have been corrected, but the story pole modeling that has been in place at the site and used for the original review and approval represents floor area additions that

are slightly larger than now proposed. Both the upper level and garage/workshop additions are now slightly smaller than modeled at the site. Thus, while there is a number correction, we believe the factors that allowed for the original approval are still present and that the findings can be made as originally confirmed with the May approval.

7. **Rear elevation access stairs, rear elevation changes**. The original design approved in May did not include a rear access from the house to the yard. The revised plans include this access. It is a minor change and appropriate for reasonable site use. It is recommended for approval as proposed.

Prior to acting on this request, ASCC members should visit the project site as may be necessary and consider the above comments as well as any new information presented at the August 12, 2013 ASCC meeting.

4c. PRELIMINARY ARCHITECTURAL REVIEW FOR RESIDENTIAL REDEVELOPMENT, AND SITE DEVELOPMENT PERMIT X9H-655, 140 PINON DRIVE, *REINHARDT*

On July 22, 2013 the ASCC completed a preliminary review of this proposal for residential redevelopment of the subject 2.7-acre Westridge subdivision property. The preliminary review included a site meeting with the applicants, project design team and several site neighbors. While the preliminary review concluded in strong ASCC support for the project as proposed, a few clarifications and responses to comments were requested before the ASCC was prepared to complete action on the architectural review and site development permit applications. The attached staff report prepared for the July 22nd meeting and enclosed meeting minutes explain the project and preliminary review process. The staff report includes the proposed project plans and also review comments from the site development permit committee members.

In response to the preliminary review comments, the project architect has provided the attached August 5, 2013 letter addressing comments on a point-by-point basis. Attached with the letter are two sheets setting forth concepts for construction staging that is to be accomplished in two phases. The first phase would be for the main house and second phase for the guest house and shop. Also provided with the letter are the following enclosed revised landscape plan sheets both dated August 5, 2013 and prepared by Cleaver Design:

Sheet L.1, Site Preparation Plan
Sheet L.2, Landscape Plan

The landscape plan sheets supersede referenced Sheets L.1 and L.2, noted in the list of materials in the July 22, 2013 staff report. Otherwise, the list of plans and materials before the ASCC for action at this time is the same as considered at the last ASCC meeting.

The following comments are offered on how the August 5th submittal addresses the few preliminary review comments.

1. **Landscaping, cedars, tree protection**. Sheet L.1 has been revised with notes for Stone and Monterey pine, bay and pampas grass removal. Further, tree protection

has been added for the oak seedlings along the easterly property line. The cedars are to be removed as soon as possible. Sheet L.2 also provides for protection of the east side oak seedlings and planting of new shrubs to replace screening lost with the removal of the cedars. Overall, the changes appear consistent the reactions and input received from the ASCC on these matters at the 7/22 meeting.

2. **Pool equipment bunker and pathway**. Sheet L.2 provides clarifications and details consistent with the comments offered at the 7/22 meeting. The revisions appear to respond to ASCC comments.

3. **Construction staging plans**. These are conceptual plans and details will be developed with the project contractor on plans to accompany the building permits. These detailed plans will include provisions for conformity to town noise ordinance standards and regulations. The final plans should be to the satisfaction of planning staff.

4. **Lower driveway access re: fire marshal comments**. This matter apparently has been addressed with the fire marshal without the need for any plan changes at this time. The building permit plans will, however, be checked by the fire marshal and, hopefully, the clarifications provided can be confirmed with the final review, again, without the need for any significant plan adjustment.

5. **House and yard lighting**. Sheet L.2 includes both plans for house and yard lighting and is consistent with the separate plans shared with the ASCC at the last meeting.

6. **Materials and finishes clarifications**. The clarifications relative to the garage doors and copper fencing shared with the ASCC at the 7/22 meeting are confirmed in the transmittal letter.

Overall, the current submittal appears to address the preliminary review comments. Any ASCC action should include the condition that all the site development review committee requirements are met. Further, the final construction staging plans should be to the satisfaction of planning staff and the new east side shrub planting should be installed to the satisfaction of a designated ASCC member as soon as possible after demolition of the existing house and rough grading for the new project are completed.

Prior to completing action on the subject architectural review and site development permit applications, ASCC members should consider the above comments and any new information provided at the August 12 ASCC meeting.

5a. ARCHITECTURAL REVIEW FOR SITE IMPROVEMENTS AND CONFORMITY WITH CREEK SETBACK PROVISIONS, 205 GEORGIA LANE, *GAINEY*

This proposal is for approval of landscape and yard modifications to the subject 1.0-acre Georgia Lane Parcel. As shown on the attached vicinity map, the site is located on the west side and at the northerly end of the Georgia Lane cul-de-sac, across from the Priory's Kalman athletic field. The site is along the east side of Corte Madera Creek and immediately southeast of the emergency connection bridge crossing of the creek from Georgia Lane to Grove Drive.

The project includes replacement of the existing rear yard swimming pool, the addition of a rear yard sports court, and significant reduction of impervious surface area, particularly in the now required Corte Madera Creek setback area. In particular, existing swimming pool and deck area, as well as irrigated lawn, will be removed from the creek setback area, and the new pool will be located outside of the required setback. Further, all new pool deck and patio area will be outside of the setback and new landscaping includes a native no-mow sod lawn. As part of the project an existing deck that is perched at the top of the creek bank will also be removed.

No new floor area or changes to the existing house or pool house are proposed with this project and only 39 cubic yards of grading are needed for the planned yard work. Thus, a site development permit is not required. It is pointed out, however, that the existing site impervious surface (IS) area is well over the current ordinance IS limit, but is a pre-existing condition. Nonetheless, the project, while making some IS adjustments, will also reduce IS area by over 800 sf and including 179 sf that is in the creek setback area.

The project is presented on the following enclosed plans dated 7/3/13, prepared by Thomas Klope Associates, Inc., Landscape Architects:

Cover Sheet, Sheet Index
Sheet L.1, Site Plan
Sheet L.2, Impervious Surface Plan
Sheet L.3, Existing Impervious Surface Plan
Sheet L.4, Exterior Lighting Plan
Sheet L.5, Landscape Plan
Sheet L.6, Fence, Gate, Arbor, and Outdoor Serving Counter Details

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

- Completed Outdoor Water Efficiency Checklist, 7/3/13
- Stone paver cut sheets, Haussman Natural Stone and Calstone Quarry Stone, received 7/12/13. Color versions to be presented at ASCC meeting.
- "Sports Court" product data received 7/12/13. Color versions to be presented at ASCC meeting. This is the same sports court surface the town found to be "pervious" in consideration of a different project.
- Cut sheets for the proposed path, wall and pool lights, received 7/12/13. An arbor light has also been added to the plans and is presented with other fixture data on plan sheet L.4.

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

1. **Project description, site conditions, and vegetation impacts**. The subject property was developed shortly after recording of the 1978 "Reichardt" subdivision (X6D-94). This subdivision created the parcel and the four adjacent parcels on the west side of Georgia Lane between it and Portola Road. The site was developed prior to current town floor area and IS standards and well before adoption of the

2007 creek setback ordinance (copy attached). Further, it was developed prior to contemporary town design review requirements.

The site, except for the steep creek bank along the western edge, is essentially level to gently sloping. The existing residence, pool house and rear yard improvements are mostly concentrated in the center of the site, but some of the improvements do extend into the creek setback area as shown on sheet L.3. A small viewing deck was also installed at the top of the creek bank partially within the identified open space easement along the creek that was recorded with subdivision X6D-94. This deck is to be removed and only minor planting is proposed in the open space easement area.

The site is served by a gated driveway connection to Georgia Lane and a circular driveway between the gate and main house entry. The entry gate and asphalt driveway surface between the gate and public Georgia Lane surface will not change with this project. Currently there is no pedestrian gate in the front yard fence and one will be added with this project. The small pedestrian gate and related fence extension would be four feet high and of a split rail, horse fence design. This is a minor change to the existing fencing and consistent with provisions of the fence ordinance.

The circular driveway will be modified slightly, with some IS reduction, and receive a new paver surface. Also, three birch trees in the center of the driveway circle are to be removed and replaced with a more native palette of plants as noted on Sheet L.1. A similar palette of materials will be used in making landscape changes around the main house and pool house.

The site is bounded by extensive tree and shrub cover that makes the rear yard area and top of creek bank/open space easement area mostly invisible to views from off site. This surrounding landscaping and also existing boundary fencing will not change with the project. It is also noted that the north side of the site is bordered by the emergency connection roadway between Georgia Lane and Grove Drive. Dense planting along this roadway effectively screens views to the area of the proposed sports court and modified pool equipment space. The screen materials will be preserved and no fencing is proposed around the relatively small sports court. (*Google Maps* for the property provides a very helpful view of the site and existing rear yard conditions and tree cover.)

Within the rear yard area the plans call for replacing the existing swimming pool, moving it and related deck area out of the creek setback and closer to the house and pool house. With this change, 495 sf of IS would be removed from the setback area.

The proposed sports court at the west end of the pool house would extend partially into the creek setback, but would occupy 179 sf less of the setback area than is currently the case. Further, the court surface has been selected in part for its drainage characteristics and, as noted above, is one the town considered as "pervious" for a different project. In this case, the applicant is not asking that the surface be considered pervious. It is, however, part of the effort to reduce the current scope of impervious areas on the property.

Vegetation removal includes the birch trees noted above, more exotic landscaping around the house, pool house and between these features and the top of the creek bank. The plans also call for the removal of three Mayten trees and one apple tree. No significant trees, however, would be impacted.

It is also noted that the siting of the sports court and new swimming pool conform to all yard setbacks as demonstrated by the site plans. This includes the 50-foot front yard setback and 20-foot rear and side yard setbacks.

Overall, the efforts that are being made are to bring site improvements and landscaping more in concert with town standards and design objectives while better serving the needs of the property owner family.

2. **Compliance with Creek Setback Ordinance and floodplane zoning provisions.** Pursuant to the provisions of the town's creek floodplane ordinance, the public works director will need to determine compliance with the ordinance relative to the proposed plans. In this case, however, no new floor area is proposed and the yard level above 496 elevation appears well above the FEMA flood map elevation for the 100 year storm flow of roughly 489-90 feet.

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

   In this case, the scope of reduction of the encroachment is significant in terms of the pool relocation, removal of patio and deck area, and appropriate landscape modifications. While the sports court encroachment is a modification to the existing conditions, it is significantly less than the current encroachment and locating the court fully outside of the setback would have considerably more potential for site and area impacts.

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

4. **Landscaping.** Currently, the site is landscaped with relatively formal and more exotic plant materials. The proposed plans begin to transition this condition to one emphasizing materials recommended by town design guidelines and the creek setback ordinance. In addition to the front yard split rail fence and gate, the plans also call for a fenced trash enclosure along the south side of the site and partially in the side setback area. This would consist of six-foot high solid board fencing as detailed on the site plan and Sheet L.6. The design conforms to fence ordinance provisions.

5. **Exterior Lighting**. Proposed new exterior lighting is presented on plan Sheet L.4. Existing house and pool house lighting to remain is also shown on this sheet. The plans identify three circuits for the new yard lighting and notes these will be "manual switching on timers." We assume that this means manually activated with timer control to ensure they are not left on, but this should be clarified to the satisfaction of the ASCC.

   The scope of proposed yard, step and trellis lighting is relatively minimal and the main issue is to ensure that all existing yard lighting not included on the plan is removed and that any existing spotlights are also removed. The proposed pool lighting is directed back into the property and, given site and area conditions, in any case will not be visible off site.

Prior to acting on this request, ASCC members should visit the project site and consider the above comments as well as any new information presented at the August 12, 2013 ASCC meeting.

6. COMMISSION AND STAFF REPORTS

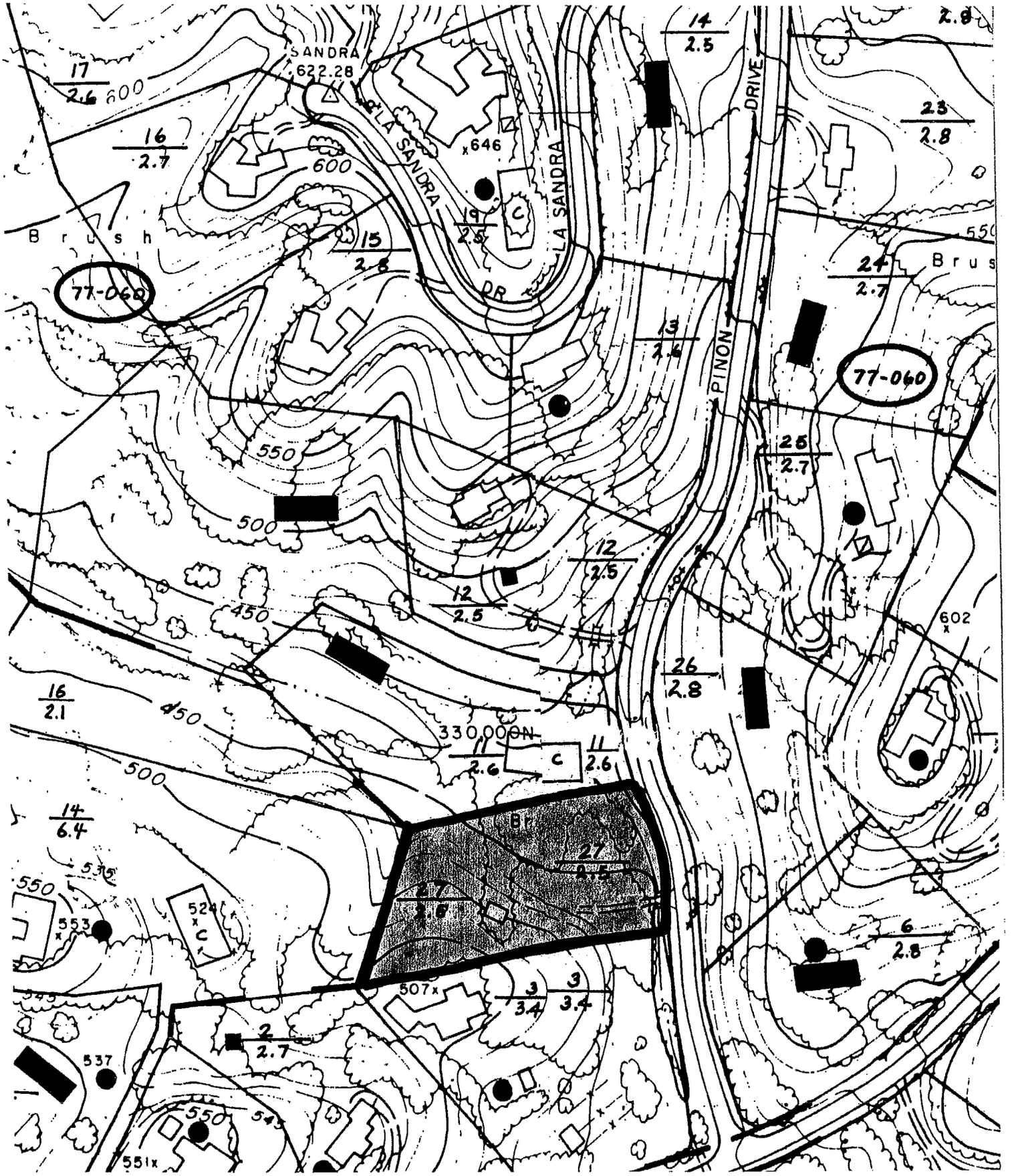
Staff will report on the status of applications currently under review as we look ahead to agendas in the next few months. As a reminder, the next ASCC meeting will be on Tuesday, August 27, 2013 and will include an afternoon site meeting with a 5:00 p.m. joint site meeting with the planning commission at 5 Naranja Way.

TCV

encl.
attach.

cc. Planning Commission Liaison
Town Council Liaison
Town Manager
Mayor
Applicants
Assistant Planner Borck
Karen Kristiansson, Deputy Town Planner

ARCHITECTURAL REVIEW FOR RESIDENTIAL REDEVELOPMENT, 117 PINON DRIVE, DIVITA



Vicinity Map

Scale: 1" = 200 feet

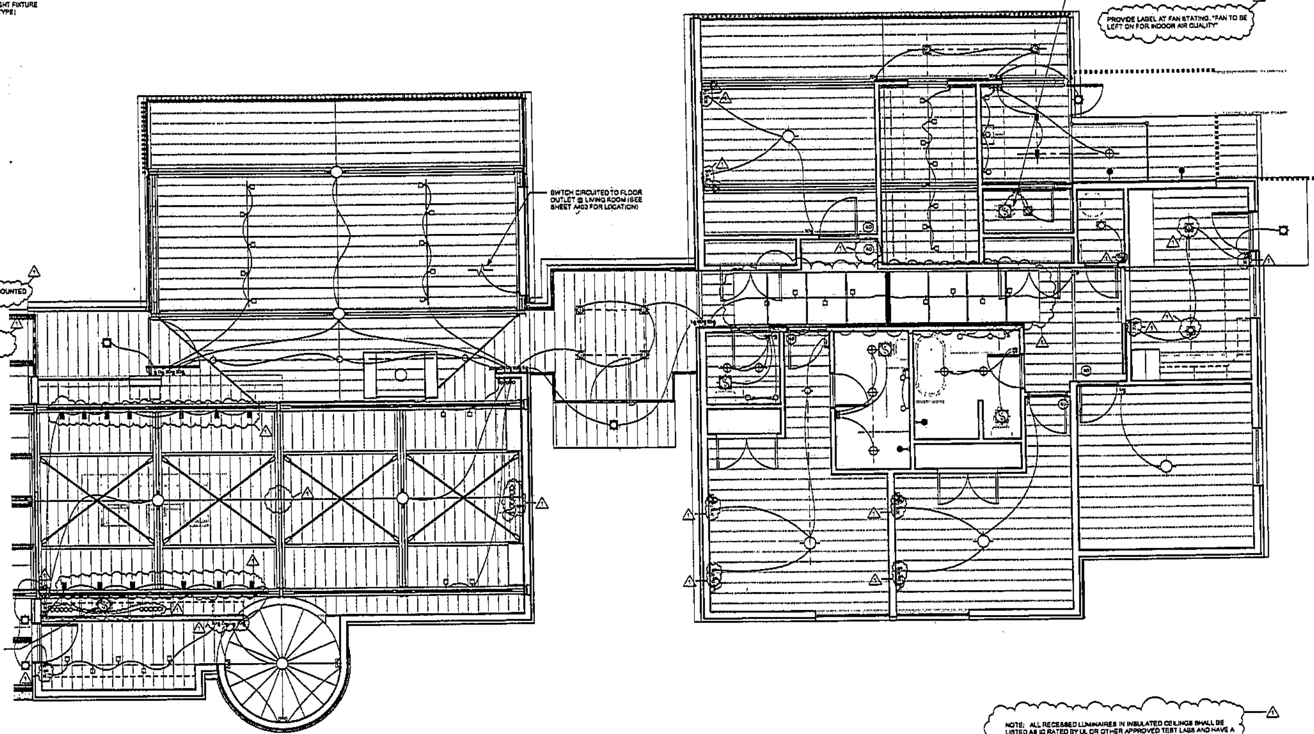
AR for Residential Redevelopment, Divita

117 Pinon Drive, Town of Portola Valley

April 2013

SYMBOLS

- DUPLEX OUTLET
- SINGLE OUTLET
- GROUND FAULT INTERRUPT DUPLEX OUTLET
- QUAD OUTLET
- IN FLOOR DUPLEX OUTLET
- IN FLOOR DUPLEX OUTLET (SWITCH CONTROLLED)
- SMOKE DETECTOR C.N. 4.g, 4.l, 4.j / COMBINATION CARBON MONOXIDE DETECTOR
- INTERIOR SURFACE MOUNTED DOWN LIGHT FIXTURE
- EXTERIOR SURFACE MOUNTED DOWN LIGHT FIXTURE (REFER TO LANDSCAPE PLAN #L5.0 FOR TYPE)
- PENDANT FIXTURE LARGE
- PENDANT FIXTURE SMALL
- VENT FAN
- LIGHT SWITCH
- 2 WAY LIGHT SWITCH
- 3 WAY LIGHT SWITCH
- DIMMER SWITCH
- 2 WAY DIMMER SWITCH
- 3 WAY DIMMER SWITCH
- INCANDESCENT GALLERY SCONCE
- FLUORESCENT BATHROOM SCONCE
- TRACK LIGHTING FIXTURE
- LED ADJUSTABLE INTERIOR SURFACE MOUNTED DOWNLIGHT
- LED UNDER CABINET STRIP LIGHTING
- LED ROUND RECESSED FIXED PINHOLE APERTURE LIGHT FIXTURE IC RATED
- SURFACE MOUNTED FLUORESCENT
- WP WATER PROOFED



BATHROOM FAN (MIN. 70 CFM) SHALL OPERATE CONTINUOUSLY TO MEET REQUIREMENTS OF ASHRAE Standard 62.2 - 2007

CALCULATION:
Ventilation Rate = (Conditioned Flr Area / 100) + (number of bedrooms + 1) * 7.5

= (3552 / 100) + (4 * 7.5)
= 70 CFM

PROVIDE LABEL AT FAN STATING, "FAN TO BE LEFT ON FOR INDOOR AIR QUALITY"

NOTE: ALL RECESSED LUMINAIRES IN INSULATED CEILINGS SHALL BE LISTED AS IC RATED BY UL OR OTHER APPROVED TEST LABS AND HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIR TIGHT CONSTRUCTION IN ACCORD WITH ASTM E283 CALIFORNIA ENERGY CODE SECTION 150(K)(12).

① MAIN
1/4" = 1'-0"

RECEIVED

AUG - 6 2013

SPANGLE ASSOC.

FIELD ARCHITECTURE
450 LAMBERT AVENUE
PALO ALTO CA 94306
650 462 9584
www.fieldarchitecture.com

LICENSED ARCHITECT · STATE OF CALIFORNIA

DIVITA RANCH

117 PIJNON DRIVE, PORTOLA VALLEY, CALIFORNIA

North

REVISIONS

No.	Description	Date
1	Plan Check Revisions	6/02/13

Date 08/02/13
Drawn by MJS
Scale 1/4" = 1'-0"

RCP & LIGHTING PLAN - MAIN

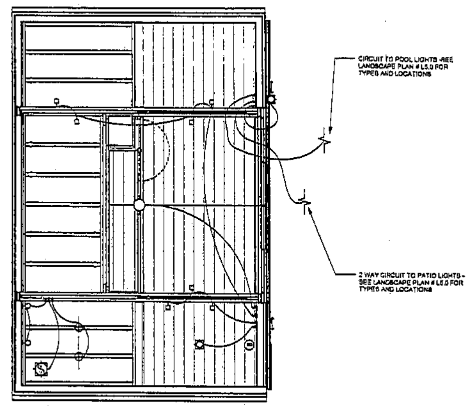
Sheet number

A400

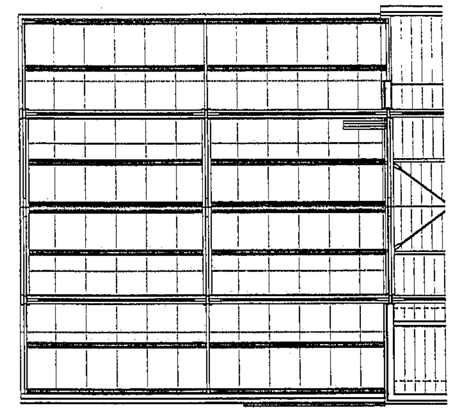
SYMBOLS

- DUPLEX OUTLET
- SINGLE OUTLET
- GROUND FAULT INTERRUPT DUPLEX OUTLET
- QUAD OUTLET
- IN FLOOR DUPLEX OUTLET
- IN FLOOR DUPLEX OUTLET (SWITCH CONTROLLED)
- SMOKE DETECTOR C.N. 4 (I, 4.I, 4.) COMBINATION CARBON MONOXIDE DETECTOR
- INTERIOR SURFACE MOUNTED DOWN LIGHT FIXTURE
- EXTERIOR SURFACE MOUNTED DOWN LIGHT FIXTURE (REFER TO LANDSCAPE PLAN #L5.0 FOR TYPE)
- PENDANT FIXTURE LARGE
- PENDANT FIXTURE SMALL
- VENT FAN
- LIGHT SWITCH
- 2 WAY LIGHT SWITCH
- 3 WAY LIGHT SWITCH
- DIMMER SWITCH
- 2 WAY DIMMER SWITCH
- 3 WAY DIMMER SWITCH
- INCANDESCENT GALLERY SCONCE
- FLUORESCENT BATHROOM SCONCE
- TRACK LIGHTING FIXTURE
- LED ADJUSTABLE INTERIOR SURFACE MOUNTED DOWNLIGHT
- LED UNDER CABINET STRIP LIGHTING
- LED ROUND RECESSED FIXED PINHOLE APERTURE LIGHT FIXTURE IC RATED
- SURFACE MOUNTED FLUORESCENT
- WP WATER PROOFED

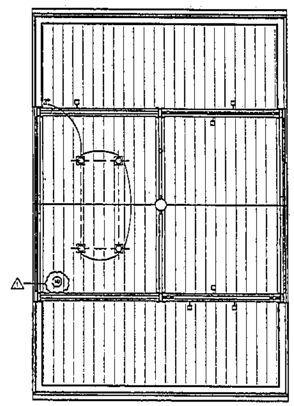
NOTE: ALL RECESSED LUMINAIRES IN INSULATED CEILINGS SHALL BE LISTED AS IC RATED BY UL OR OTHER APPROVED TEST LABS AND HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIR TIGHT CONSTRUCTION IN ACCORDANCE WITH ASTM E283 CALIFORNIA ENERGY CODE SECTION 150(K)(12).



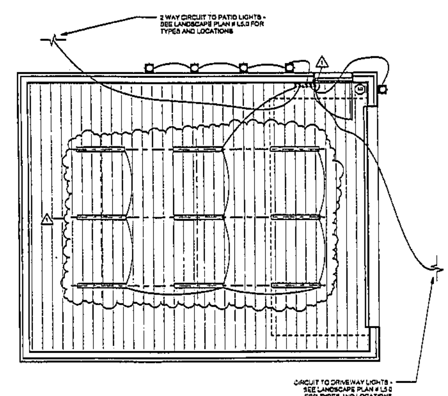
1 ACCESSORY STRUCTURE
1/4" = 1'-0"



2 COVERED PATIO
1/4" = 1'-0"



3 2ND FLOOR ACCESSORY STRUCTURE
1/4" = 1'-0"



4 GARAGE
1/4" = 1'-0"

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DIVITA RANCH

117 PINON DRIVE PORTOLA VALLEY, CALIFORNIA

North

REVISIONS

No.	Description	Date
1	Plan Check Revisions	6/02/13

Date	06/02/13
Drawn by	MJS
Scale	1/4" = 1'-0"

RCP & LIGHTING PLAN - ACCESSORY

Sheet number

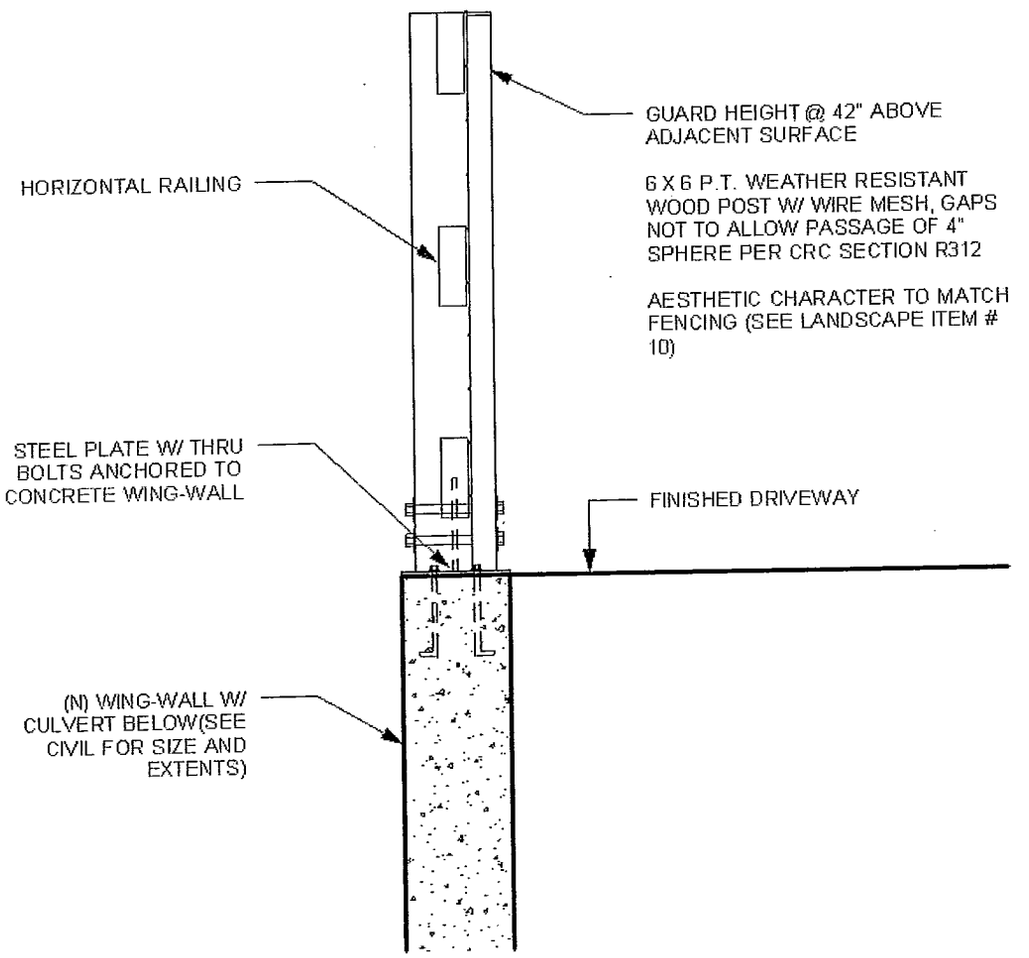
A401

FIELD ARCHITECTURE

PROJECT **DIVITA RESIDENCE**

DATE **8.2.13**

TITLE **GUARD DETAIL @ DRIVEWAY**



2 GUARD DETAIL @ DRIVEWAY

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Fx: 510.887.3019

Sacramento Region
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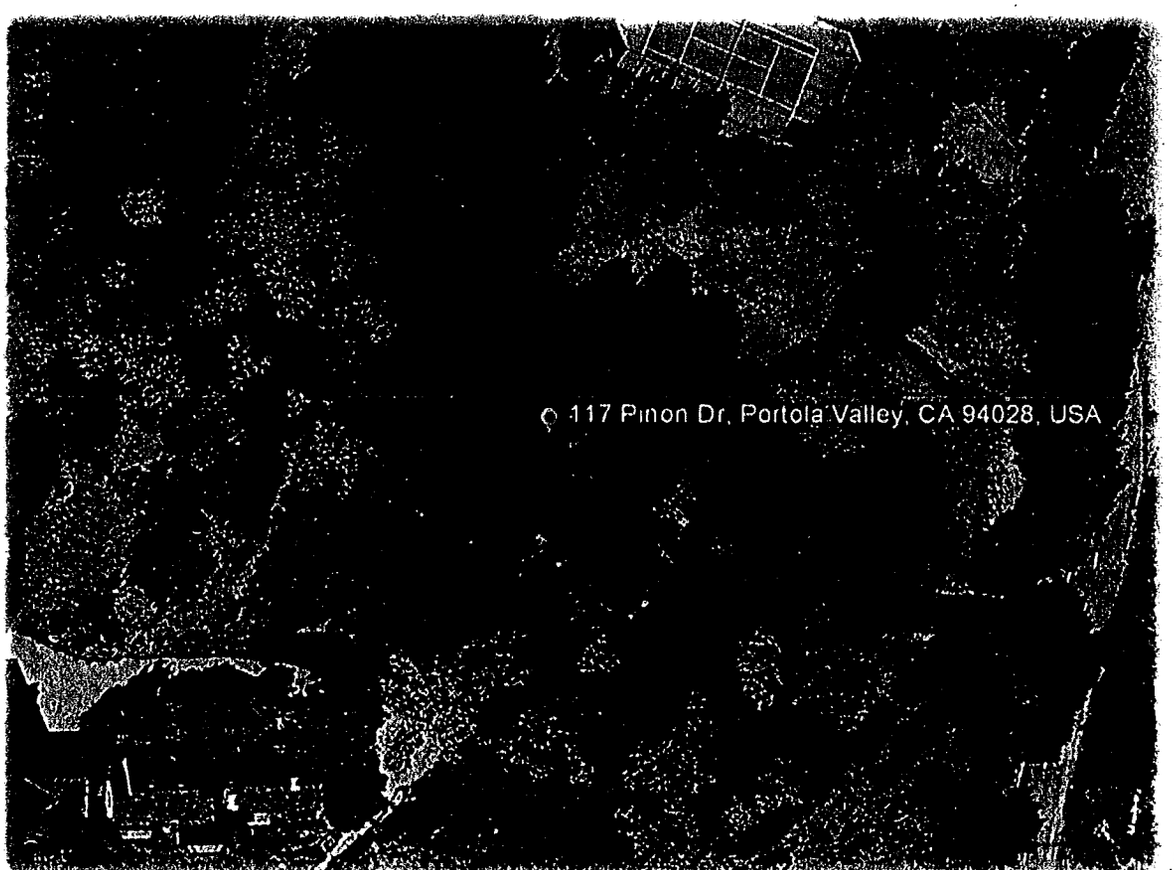
Roseville, CA 95661
Ph: 916.966.1338
Fx: 916.797.7363

Job: 2120847 CI
Dated: April 11, 2013
Rev: July 31, 2013

HYDRAULIC CALCULATIONS - CULVERT
117 Pinon Drive
Portola Valley, California



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Fx: 916.797.7363

References:

- "Managing Floodplain Development in Approximate Zone A Areas" by FEMA
- NOAA Atlas 14
- "Water Resources Engineering", 2005 Edition
- ASCE Manual & Report on Engineering Practice #28
- US Army Corps of Engineers Hydrologic Engineering Center (HEC) Publications

This package includes:

- Drainage Area Hydrology Calculations
- Culvert and Channel Hydraulic Calculations
- NOAA Atlas 14 Rainfall Chart for Site
- San Mateo County Rainfall Runoff Data Map
- Table of Geometric Functions for Channel Elements
- Roughness Coefficient Table
- Drainage Area Map

Project Narrative

The drainage basin for the channel running across the property frontage is approximately 355 acres. Due to the large nature of the tributary area, the SCS hydrograph method was employed to determine the runoff through the channel.

As documented by the enclosed calculations, the SCS hydrograph method indicates a peak flow of 245 CFS for a 100-year, 60-minute design storm. The 48" arched pipe that we are proposing has a capacity of 285 CFS, which will allow the design storm to pass without issue. To mitigate erosion, a riprap section has been placed before and after the pipe. Riprap was sized according to HEC recommendations and indicated 6" to 10" angular riprap. Downstream of the pipe, calculations were performed to determine the channel capacity. The current channel is capable of conveying 533 CFS, which is greater than our design storm.

Town records indicate that a 48" pipe was installed on the property. Currently, a 36" pipe is on the property. This project is proposing to remove and replace the smaller pipe with the previously-approved pipe size. It appears that the initially installed 48" pipe was failing, so the 36" pipe was sleeved in as a temporary solution. Since the 36" pipe in insufficient to contain the design storm, the downstream affect is negligible since the water would back up and overtop the driveway. This would cause localized erosion damage, but the same amount of water would pass through this point.

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Plan Check Response

Project Name:	Divita Ranch	Response By:	CA
Town:	Portola Valley	Date:	7-31-13
Plan Check By:	NV5	LB Job #:	2120847
Project#:	SJ00717-48	Page:	**1 of 1**

The two calculation packages have been renamed for clarity.

Hydraulic Calculations – Culvert

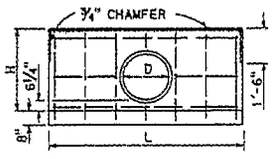
- Calculations have been updated to use the SCS method, which is applicable with drainage basins greater than 200 acre. Our total water shed area is approximately 355 acre, so use of this method is generally accepted practice.
- A curve number of 80 was chosen for the combination of projected soil, hillside location, and factor of safety.
- The NOAA Atlas 14 point precipitation frequency estimate has been updated to show precipitation intensity.
- The channel slope used in the hydraulics calculations is now coordinated with the construction documents.
- Town records indicate that a 48" pipe was installed in this location. Due to a failing pipe, a 36" pipe was sleeved in as a temporary measure. The 36" pipe was sufficient for small storms, but is an insufficient size for the 100-year, 60 minute storm. We are proposing to restore the smaller pipe with the properly sized and previously approved pipe size. To verify the choice, we have hydrologic calculations to support the pipe's capacity.
- Riprap size calculations are now included in the package.

Hydrology Study

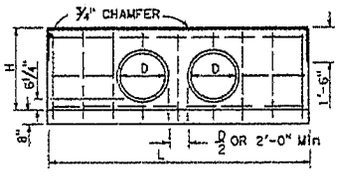
- Refer to updated hydrology study for additional information requested. Items have been re-worded for clarity and additional information has been added as necessary.

Design Plans

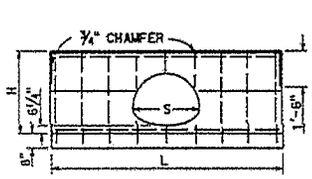
- Refer to updated design plans which show requested information.



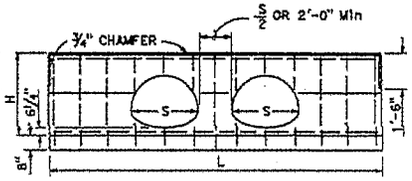
FRONT ELEVATION
SINGLE HEADWALL



FRONT ELEVATION
DOUBLE HEADWALL



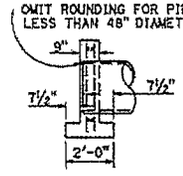
FRONT ELEVATION
SINGLE HEADWALL



FRONT ELEVATION
DOUBLE HEADWALL

D	H	SINGLE			DOUBLE		
		L	STEEL LB	Conc CY	L	STEEL LB	Conc CY
12"	2'-8"	5'-0"	35	0.60	8'-0"	50	0.94
15"	2'-11"	6'-0"	40	0.75	9'-6"	60	1.17
18"	3'-2"	7'-0"	50	0.91	10'-6"	75	1.35
21"	3'-5"	7'-6"	60	1.02	11'-6"	90	1.52
24"	3'-8"	8'-6"	75	1.20	12'-6"	100	1.72
27"	3'-11"	9'-6"	85	1.39	14'-0"	115	2.00
30"	4'-2"	10'-0"	90	1.52	15'-0"	126	2.21
33"	4'-5"	11'-0"	100	1.73	16'-0"	130	2.42
36"	4'-8"	12'-0"	105	1.95	17'-0"	145	2.65
39"	4'-11"	12'-6"	130	2.09	18'-0"	170	2.88
42"	5'-2"	13'-6"	140	2.34	19'-0"	185	3.13
45"	5'-5"	14'-6"	150	2.60	20'-0"	195	3.38
48"	5'-8"	15'-0"	160	2.75	21'-0"	200	3.64
51"	5'-11"	16'-0"	180	3.03	22'-6"	225	4.02
54"	6'-2"	17'-0"	190	3.31	23'-6"	240	4.30

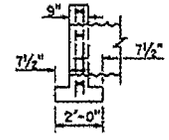
STRAIGHT HEADWALLS



SECTION, SINGLE
AND DOUBLE HEADWALLS

CMP ARCH SIZE	SINGLE				DOUBLE		
	H	L	STEEL LB	Conc CY	L	STEEL LB	Conc CY
21" x 15"	2'-11"	6'-6"	45	0.80	10'-0"	60	1.22
24" x 18"	3'-2"	7'-6"	50	0.96	11'-6"	70	1.45
28" x 20"	3'-4"	8'-6"	60	1.12	13'-6"	90	1.76
35" x 24"	3'-8"	10'-6"	85	1.47	15'-6"	120	2.16
42" x 29"	4'-1"	12'-6"	110	1.78	18'-0"	145	2.57
49" x 33"	4'-5"	14'-6"	130	2.26	21'-0"	170	3.13
57" x 38"	4'-10"	17'-0"	155	2.81	24'-6"	210	3.86
64" x 43"	5'-3"	19'-0"	175	3.31	27'-0"	230	4.42
71" x 47"	5'-7"	21'-0"	195	3.81	30'-0"	255	5.09

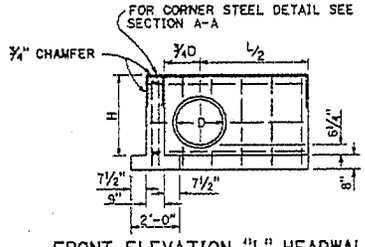
STRAIGHT HEADWALLS



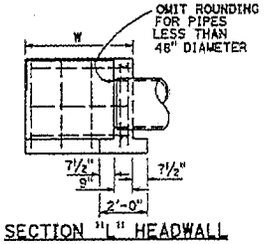
SECTION, SINGLE
AND DOUBLE HEADWALLS

NOTES:

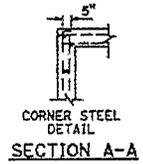
1. No deduction made in quantities for thickness of pipe walls.
2. All reinforcing steel #4 bars. All vertical and horizontal tie bars 1'-6" maximum spacing.
3. Length of wall "W" may be varied to suit conditions encountered in the field, and straight line interpolation may be used to calculate quantities.
4. Quantities are for design purposes only.
5. Cable railing to be installed on top of headwall when shown on Project Plans. See Standard Plan B11-47 for cable railing details.



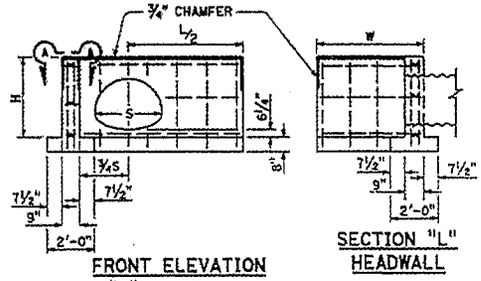
FRONT ELEVATION "L" HEADWALL



SECTION "L" HEADWALL



SECTION A-A



FRONT ELEVATION
"L" HEADWALL

SECTION "L"
HEADWALL

D	H	L/2	LENGTH OF W									
			3'-4"		4'-10"		6'-4"		7'-10"		9'-4"	
			STEEL LB	Conc CY	STEEL LB	Conc CY	STEEL LB	Conc CY	STEEL LB	Conc CY	STEEL LB	Conc CY
12"	2'-8"	2'-6"	50	0.79	60	0.98	—	—	—	—	—	—
15"	2'-11"	3'-0"	55	0.91	65	1.11	—	—	—	—	—	—
18"	3'-2"	3'-6"	65	1.04	75	1.25	—	—	—	—	—	—
21"	3'-5"	3'-9"	75	1.15	90	1.36	—	—	—	—	—	—
24"	3'-8"	4'-3"	85	1.29	100	1.51	110	1.74	—	—	—	—
27"	3'-11"	4'-9"	90	1.44	105	1.67	115	1.91	—	—	—	—
30"	4'-2"	5'-0"	95	1.55	110	1.80	120	2.05	135	2.29	—	—
33"	4'-5"	5'-6"	105	1.71	120	1.97	135	2.23	150	2.48	—	—
36"	4'-8"	6'-0"	110	1.88	125	2.15	140	2.41	155	2.68	170	2.95
39"	4'-11"	6'-3"	—	—	150	2.28	170	2.56	185	2.84	200	3.12
42"	5'-2"	6'-9"	—	—	155	2.42	175	2.76	190	3.05	210	3.34
45"	5'-5"	7'-3"	—	—	—	—	180	2.97	200	3.27	215	3.57
48"	5'-8"	7'-6"	—	—	—	—	190	3.13	215	3.44	230	3.75
51"	5'-11"	8'-0"	—	—	—	—	—	—	220	3.67	235	3.99
54"	6'-2"	8'-6"	—	—	—	—	—	—	235	3.91	250	4.24

"L" HEADWALLS
CIRCULAR PIPE CULVERT HEADWALLS

CMP ARCH SIZE	H	L/2	LENGTH OF W									
			3'-4"		4'-10"		6'-4"		7'-10"		9'-4"	
			STEEL LB	Conc CY	STEEL LB	Conc CY	STEEL LB	Conc CY	STEEL LB	Conc CY	STEEL LB	Conc CY
21" x 15"	2'-11"	3'-3"	60	1.00	65	1.18	75	1.38	90	1.58	100	1.77
24" x 18"	3'-2"	3'-9"	60	1.07	70	1.32	80	1.53	95	1.74	110	1.94
28" x 20"	3'-4"	4'-3"	70	1.26	80	1.47	90	1.68	100	1.90	115	2.11
35" x 24"	3'-8"	5'-3"	100	1.51	110	1.74	120	1.97	140	2.20	155	2.42
42" x 29"	4'-1"	6'-3"	115	1.82	130	2.06	140	2.31	155	2.55	170	2.83
49" x 33"	4'-5"	7'-3"	130	2.12	145	2.37	155	2.64	170	2.90	185	3.15
57" x 38"	4'-10"	8'-6"	145	2.52	160	2.79	175	3.07	190	3.35	205	3.61
64" x 43"	5'-3"	9'-6"	185	2.89	200	3.11	215	3.48	235	3.77	250	4.06
71" x 47"	5'-7"	10'-6"	200	3.25	215	3.56	235	3.86	250	4.17	270	4.48

"L" HEADWALLS
CORRUGATED METAL PIPE ARCH CULVERT HEADWALLS

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS

REGISTERED CIVIL ENGINEER

May 20, 2011
PLANS APPROVAL DATE

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

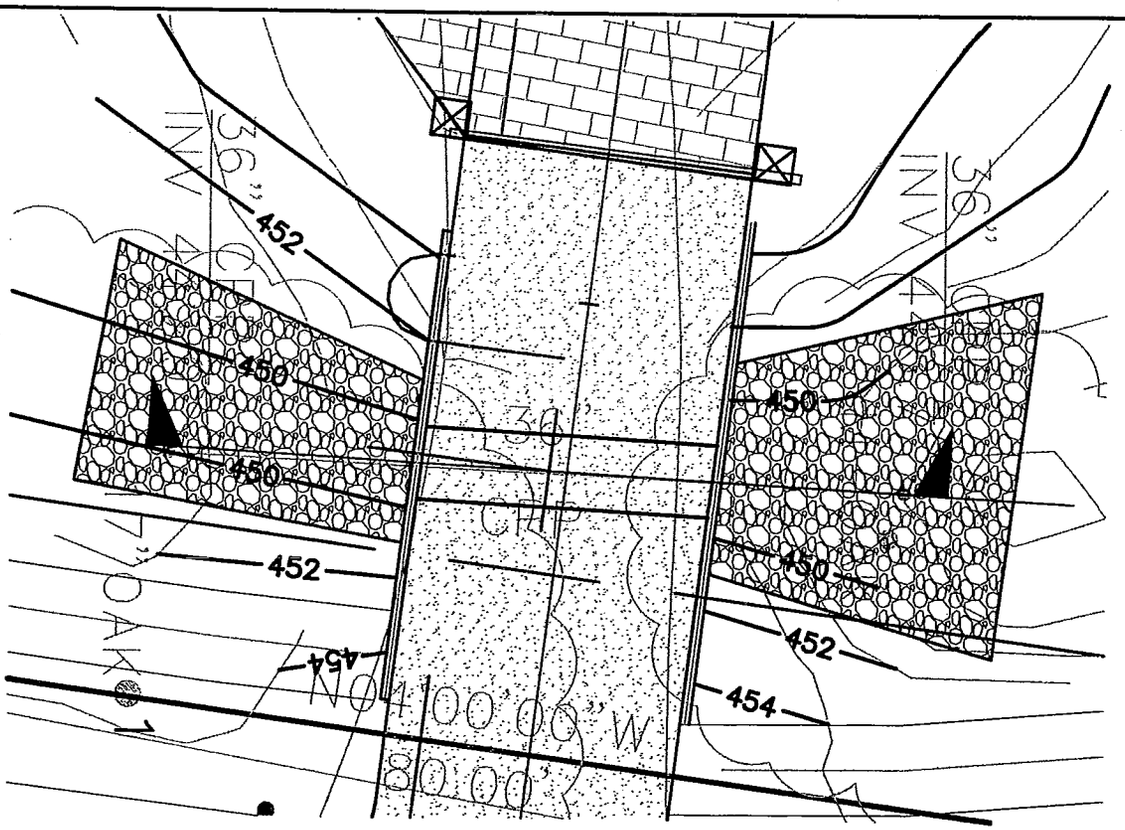
Glenn DeDou
No. C34547
Exp. 9-30-11
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

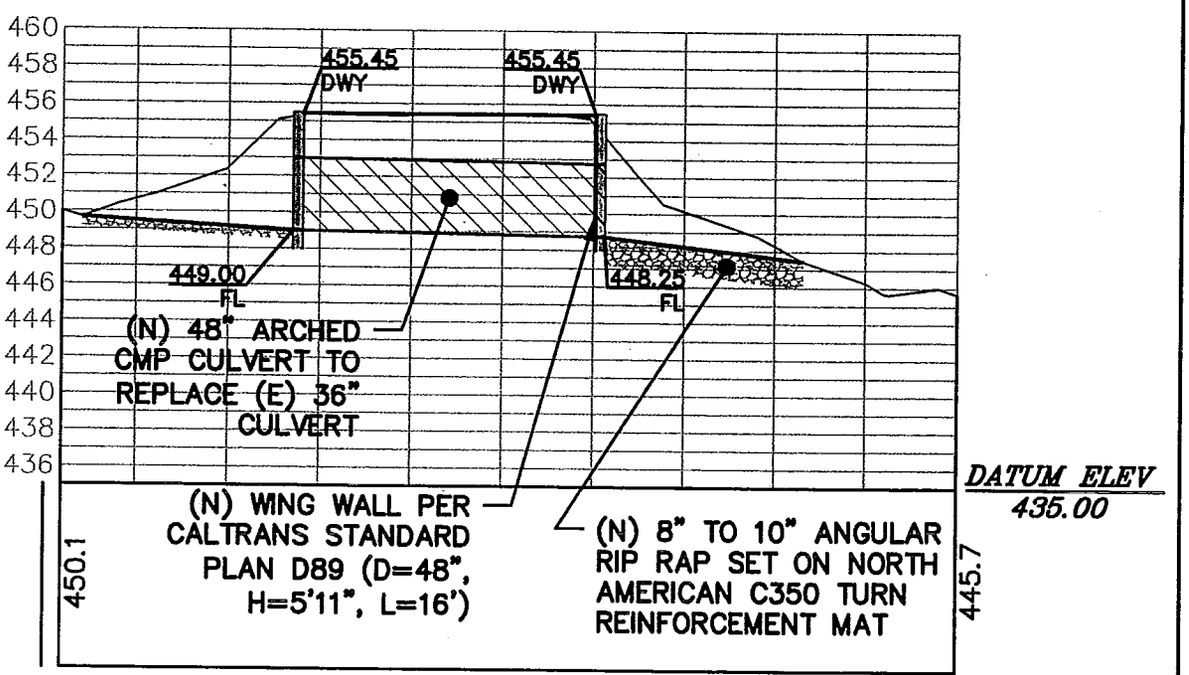
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

PIPE CULVERT HEADWALLS STRAIGHT AND "L"

NO SCALE

D89





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ROSEVILLE, CA 95661
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(F) (916)797-7363

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BRIDGE EXHIBIT
117 PINON DRIVE

PORTOLA VALLEY, CA
SAN MATEO COUNTY

JOB NO 2120847

SCALE: 1"= 10'

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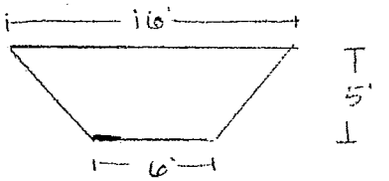
PROJECT	SHEET NO.	OF
117 Anan Dr		
	JOB NO. 2120847	
Channel Capacity Check	BY CA	DATE 7-30-13

Channel Area

$A = \frac{1}{2}(5')(16+6)$

$A = 55\ ft^2$



Peak discharge = 245 cfs

$$Q_{max} = \frac{1.49}{n}(A)(R)^{2/3}(S)^{1/2}$$

$$Q_{max} = \frac{1.49}{0.030}(55)(2.73)^{2/3}(0.01)^{1/2}$$

$Q_{max} = 533$ cfs

S = slope

S = 0.01 (Minimum slope for worst case)

R = hydraulic Radius

$$R = \frac{(0.5 \cdot h \cdot (b+T))}{\left(b + \left(2\left(\left(\frac{T-b}{2}\right)^2 + h^2\right)^{1/2}\right)\right)}$$

R = 2.73'

n = Manning's Coefficient

n = 0.030

Since Channel capacity (533 cfs) > Peak discharge (245 cfs), the channel is adequate.

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Hayward, CA 94545-5037
(510) 887-4086 • FAX (510) 887-3019

PROJECT	SHEET NO.	OF
117 Pinon Dr.		
	JOB NO. 2120847	
Existing Pipe Capacity	BY CA	DATE 7-30-13

Existing Pipe Capacity Calculations

Peak Discharge = 245 cfs (scs unithydrograph)

Pipe Capacity

$$Q = \frac{1.49}{n} A \cdot R^{2/3} S^{1/2}$$

$$Q = \frac{1.49}{0.013} (7.06)(0.75)^{2/3}(0.08)^{1/2}$$

$Q = 189$ cfs

Round RCP

$A = \pi R^2$

$A = \pi (1.5')^2$

$A = 7.06\ ft^2$

$R = \frac{A}{P}$

$R = 0.75$ ft

S = Slope

S = 0.08

n = Manning's coefficient

n = 0.013

The current 36" pipe is under sized for a 100-year, 60 minute storm. Since the pipe would be unable to convey the water, the flow would back up and overtop the driveway. This causes unnecessary erosion that can be avoided via use of a larger culvert pipe.

According to Portola Valley record data, a 48" pipe was originally installed. When the pipe began to fail, a 36" pipe was stuck in as a temporary measure. That temporary measure is being proposed to be brought back to original size.

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS

2495 Industrial Parkway West
Hayward, CA 94545-5037
(510) 887-4086 • FAX (510) 887-3019

PROJECT	SHEET NO.	OF
117 Pinon Drive		
	JOB NO. 2120847	
SCS Unit Hydrograph	BY CA	DATE 6-30-13

Hydrograph Method (Large Drainage Area > 200 Acre)

References:

- ASCE Manual and Report on Engineering Practice #28
- Water Resource Engineering by Larry Mays

Lag Method

$$t_L = \frac{L^{0.8}(S+1)^{0.7}}{1900\,Y^{0.5}}$$

$$t_L = \frac{(5000)^{0.8}\cdot(2.5+1)^{0.7}}{1900\,(10)^{0.5}}$$

$t_L = 0.297$ hr (time Lag)

$$S = \frac{1000}{CN} - 10$$

$S = 2.5$

(Potential Max retention)

CN = Curve Number = 80

L = Hydraulic Length (ft) = 5000 ft

Y = Slope %

Y = 10%

A = Study Area

A = 355 Acre = 0.55 m.²

P = Precipitation Excess

P = 1.54 in/hr

(NOAA 10 yr 60-min storm)

$t_c = \frac{5}{3} t_L$ (time of concentration)

$t_c = \frac{5}{3}(0.297)$

$t_c = 0.495$ hr

$t_p = 0.67\,t_c$ (time to peak)

$t_p = 0.67(0.495)$

$t_p = 0.332$ hr

$t_b = 2.67\,t_p$ (time base)

$t_b = 2.67(0.332)$

$t_b = 0.886$ hr

$t_R = 0.133 \cdot t_c$ (Duration)

$t_R = 0.133(0.495)$

$t_R = 0.066$ hr

$$Q = \frac{(P-0.2\cdot S)^2}{P+0.8\cdot S} = \frac{(1.54-2\cdot 2.5)^2}{1.54+0.8\cdot 2.5} = 0.306\text{ in}$$

Peak discharge

$$q_p = \frac{484 \cdot A\,Q}{t_p}$$

$$q_p = \frac{484(0.55)(0.306)}{0.332}$$

$q_p = 245$ cfs

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PROJECT	SHEET NO.	DF
117 Pinon Dr		
	JOB NO. 2120847	
Pipe Capacity Calcs	BY CA	DATE 6-30-13

Pipe Capacity Calculations

Post-Construction Runoff for 100 year storm event based on SCS unit hydrograph.

Peak Discharge = 245 cfs

Arch Section

S = Pipe Slope

S = 0.01

A = Area

$A = \frac{4}{3}\sqrt{2}\cdot(4')^2$

$A = 30.2\ ft^2$

R = Hydraulic Radius

$R = \frac{1}{2}(4')$

$R = 2'$

n = Manning's Coefficient

n = 0.025 (corrugated metal)

Pipe Capacity

$Q = \frac{1.49}{n}\cdot R^{2/3}\cdot A\cdot S^{1/2}$

$Q = \frac{1.49}{0.025}\cdot(2)^{2/3}\cdot(30.2)\cdot(0.01)^{1/2}$

$Q = 285.7\ cfs$

Since pipe capacity (285.7 cfs) > Peak 100 year discharge (245 cfs), the design is good.

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(510) 887-4086 • FAX (510) 887-3019

PROJECT	SHEET NO.	OF
117 Pinon Dr		
	JOB NO. 2120847	
Riprap Sizing	BY CA	DATE 7-31-13

Riprap Apron Sizing

Calculate D_{50}

$$D_{50} = 0.2\, D \left[\frac{Q}{\sqrt{g}\, D^{2.5}}\right]^{4/3} \left[\frac{D}{TW}\right]$$

$$= 0.2 \cdot (4.0) \left[\frac{245}{\sqrt{32.2} \cdot 4^{2.5}}\right]^{4/3} \left[\frac{4.0}{2.0}\right]$$

$D_{50} = 2.98"$

D = Pipe diameter
D = 4.0'

TW = Tailwater
TW = 0.4·D = 1.6'

Q = Peak flow
Q = 245 CFS

Rip Rap Class I per HEC#14, table 10.1

For Class I: $D_{50} = 5"$

Apron Length = 4·D = 4(4.0') = 16'

Apron Depth = $3.5 \cdot D_{50}$ = 3.5(5") = 17.5"

Apron Width = $3D + \frac{2}{3}L$

$= 3(4.0) + \frac{2}{3}(16) = 22.6'$

Since this is wider than the channel, Extend the full width of channel in this location

General Info
Homepage
Current Projects
FAQ
Glossary

Precipitation Frequency (PF)
PF Data Server
• PF in GIS Format
• PF Maps
• Temporal Distr.
• Time Series Data
• PFDS Perform.
PF Documents

Probable Maximum Precipitation (PMP)
PMP Documents

Miscellaneous
Publications
AEP Storm Analysis
Record Precipitation

Contact Us
Inquiries
List-server

USA.gov

NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES: CA

DATA DESCRIPTION

Data type: precipitation intensity Units: english Time series type: partial duration

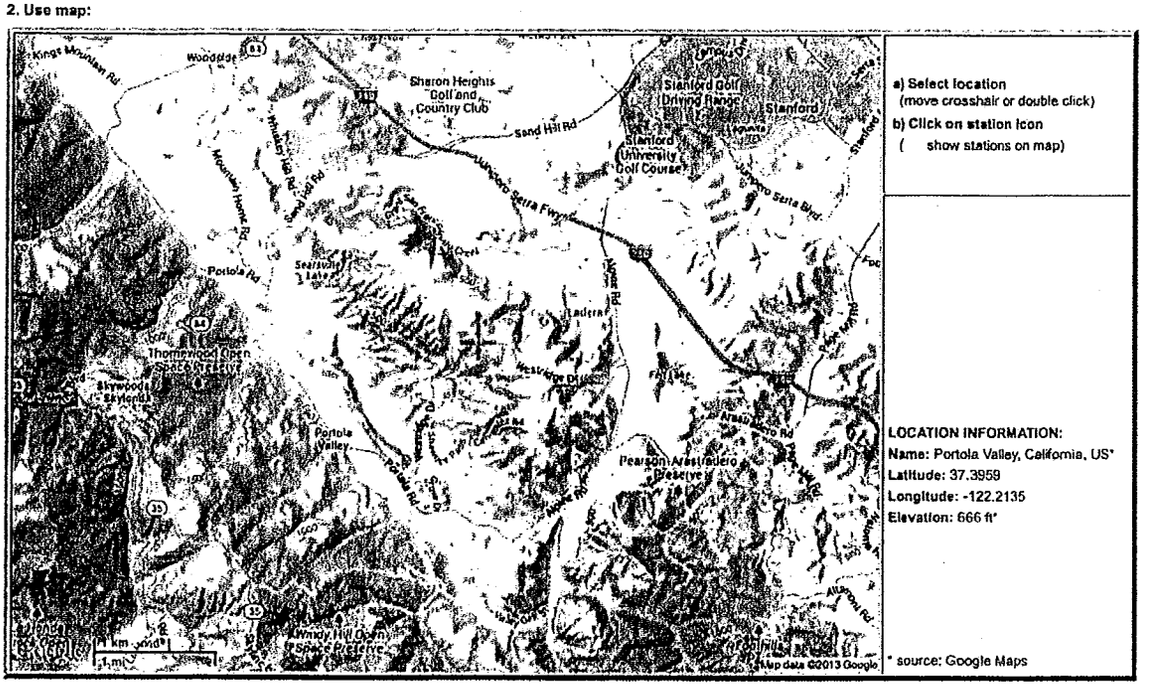
SELECT LOCATION

1. Manually:

a) Enter location (decimal degrees, use "-" for S and W): latitude: longitude: submit

b) Select station (click here for a list of stations used in frequency analysis for CA): select station

2. Use map:



a) Select location (move crosshair or double click)
b) Click on station icon (show stations on map)

LOCATION INFORMATION:
Name: Portola Valley, California, US*
Latitude: 37.3959
Longitude: -122.2135
Elevation: 666 ft*

* source: Google Maps

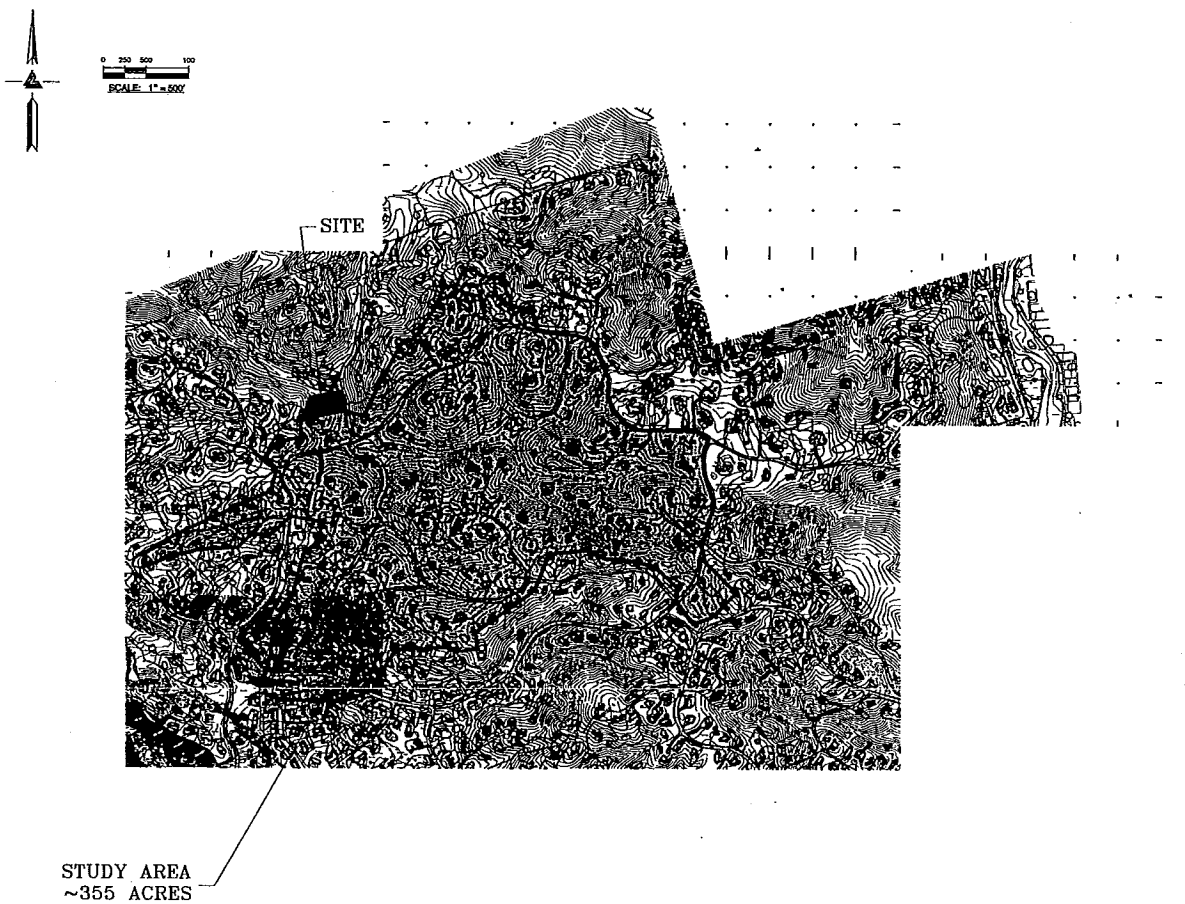
POINT PRECIPITATION FREQUENCY (PF) ESTIMATES

WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION
NOAA Atlas 14, Volume 6, Version 2

PF tabular PF graphical Supplementary information Print Page

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.91 (1.66-2.23)	2.40 (2.09-2.80)	3.05 (2.63-3.56)	3.58 (3.05-4.22)	4.28 (3.52-5.28)	4.84 (3.86-6.12)	5.40 (4.18-7.04)	5.98 (4.46-8.06)	6.76 (4.80-9.59)	7.36 (5.02-10.9)
10-min	1.37 (1.19-1.60)	1.72 (1.49-2.00)	2.18 (1.88-2.56)	2.56 (2.19-3.02)	3.07 (2.52-3.79)	3.47 (2.77-4.39)	3.87 (2.99-5.05)	4.28 (3.20-5.78)	4.84 (3.44-6.88)	5.27 (3.59-7.81)
15-min	1.10 (0.960-1.29)	1.39 (1.20-1.62)	1.76 (1.52-2.06)	2.06 (1.76-2.44)	2.48 (2.03-3.05)	2.80 (2.23-3.64)	3.12 (2.42-4.07)	3.45 (2.58-4.66)	3.90 (2.77-5.54)	4.25 (2.90-6.30)
30-min	0.772 (0.670-0.898)	0.968 (0.840-1.13)	1.23 (1.06-1.44)	1.44 (1.23-1.70)	1.73 (1.42-2.13)	1.95 (1.56-2.47)	2.18 (1.68-2.84)	2.41 (1.80-3.25)	2.72 (1.94-3.87)	2.96 (2.02-4.30)
60-min	0.545 (0.473-0.634)	0.684 (0.592-0.797)	0.867 (0.749-1.01)	1.02 (0.868-1.20)	1.22 (0.999-1.50)	1.38 (1.10-1.74)	[illegible]	1.70 (1.27-2.29)	1.92 (1.37-2.73)	2.09 (1.43-3.10)
2-hr	0.398 (0.346-0.464)	0.498 (0.432-0.580)	0.628 (0.542-0.734)	0.734 (0.626-0.868)	0.878 (0.720-1.08)	0.990 (0.790-1.25)	1.10 (0.854-1.44)	1.22 (0.912-1.65)	1.38 (0.978-1.96)	1.50 (1.02-2.22)
3-hr	0.336 (0.291-0.391)	0.419 (0.363-0.489)	0.529 (0.457-0.618)	0.618 (0.528-0.731)	0.740 (0.607-0.912)	0.834 (0.666-1.06)	0.930 (0.720-1.21)	1.03 (0.769-1.39)	1.16 (0.825-1.65)	1.26 (0.861-1.87)
6-hr	0.241 (0.209-0.280)	0.303 (0.262-0.353)	0.384 (0.332-0.449)	0.451 (0.385-0.532)	0.541 (0.443-0.667)	0.611 (0.488-0.773)	0.682 (0.528-0.889)	0.755 (0.564-1.02)	0.853 (0.607-1.21)	0.930 (0.634-1.38)
12-hr	0.157 (0.136-0.183)	0.201 (0.174-0.234)	0.259 (0.224-0.303)	0.307 (0.262-0.363)	0.372 (0.305-0.459)	0.422 (0.337-0.534)	0.474 (0.367-0.618)	0.526 (0.394-0.711)	0.598 (0.425-0.850)	0.654 (0.446-0.969)
24-hr	0.094 (0.086-0.108)	0.123 (0.112-0.139)	0.162 (0.148-0.182)	0.193 (0.174-0.219)	0.236 (0.206-0.275)	0.269 (0.230-0.320)	0.302 (0.254-0.368)	0.337 (0.276-0.420)	0.384 (0.303-0.497)	0.421 (0.322-0.561)



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WWW.LEABRAZE.COM

DIVITA RANCH
117 PINON DRIVE
PORTOLA VALLEY, CALIFORNIA
APN: 077-091-270
SAN MATEO COUNTY

DRAINAGE BASIN EXHIBIT

ASCE REV 3-1-13	PC
REVISIONS	BY
JOB NO.	212064?
DATE	3-8-13
SCALE:	1" = 500'
DESIGN BY:	CA
DRAWN BY:	TB
SHEET NO.	HYD1
11 OF 12 SHEETS	

Tom Vlasic <vlasic@spangleassociates.com>
To: Carol Borck <cborck@portolavalley.net>
Cc: Jess Field <jess@fieldarchitecture.com>, stan field <Stan@fieldarchitecture.com>
Review of Divita, 117 Pinon Drive, Building Permit Plans No. 15009

July 29, 2013 4:23 PM

Hi Carol,

I've completed a review of the subject building permit plans provided with your June 20, 2013 transmittal. The plans mostly have revision dates through mid-june 2013. WE have also considered the date provided with the June 25, 2013 letter from project architect Jess Field. As we discussed last week, there are some issues with the revised driveway grading plans that the project design team members are working to address. Hopefully, these can be attended to so that they can be considered by the ASCC at the scheduled August 12, 2013 follow-up review meeting.

My review has considered the ASCC approval granted on May 13, 2013 and the planning commission site development permit (SDP) approval granted on May 15, 2013.

1. Glass roof covered patio mock up review by ASCC. This is now scheduled to take place at the project site at 4:00 pm on August 12th. The Westridge Architectural Supervising Committee (WASC) should be noticed as to this review.

2. Grading for driveway at drainage crossing. As discussed last week, the plans have been refined and we (planning and public works) have requested some additional data from Stan Field and Lea & Braze in support of the grading plan changes with the now planned 48-inch arched culvert. These materials include engineering details for the arched structure, with side elevation and hydrologic information, and data on upstream and downstream riprap. We've also asked for architectural/landscape plan clarifications from Mr. Field, including proposals for guardrails for the driveway. We need to share the plans, including the guardrail, with the ASCC as part of the planned 8/12 follow-up review.

3. Meadow area fill. The planning commission SDP approval requires that the project civil engineer reevaluate the fill proposed for the meadow area and reduce it if found necessary to ensure best drainage and erosion control practices. This review needs to be addressed with a letter from the civil engineer, with reasoning, even if it is concluded that no change is needed. The town public works director needs to review the letter, with the supportive reasoning, and sign-off on it.

4. Bioswale plant materials. the revised landscape plan Sheet L3.0 specifies the plant materials for the bioswale. These need to be referred to the conservation committee for review and approval per the planning commission SDP approval.

5. Architectural and Landscape plans. Except for the grading matters noted above, these plans are in substantial compliance with the plans approved by the ASCC. The building plans, including floor plans and elevation and building heights, and identified exterior materials and finishes are in substantial conformity with the ASCC approved plans. It is noted, however, that the landscape site plan in particular will need to be updated to reflect the revised driveway arched culvert design. This will need to include the guardrail and this should be a design consistent with the four foot high horse fence design. This is the case as only horse fencing is permitted in the 50 foot front yard setback area in for this parcel in the R-E/2.5 acre zoning district.

6. Arborist letter. A condition of the ASCC plan approval was provision of an arborist letter relative to the revised/final grading plan particularly addressing measures to ensure protection of trees shown to remain. This was to also address potential for drainage plan impacts on the trees and any need for modifications to the drainage plans. According to the letter from Mr. Field the arborist letter has yet to be prepared. This letter was to be available for ASCC consideration at the time of follow-up review. The status should be clarified by the project design team.

7. Exterior lighting plan. The lighting plan, sheet L-5 does not show switching patterns, but does include the modification to the bulb wattage for fixture L3. The plan does note that all lights will be controlled by switches, but patterns are not identified nor is the type of switch. Further, we note that no light is shown at the master bath door to the deck and hot tub area. We assume that either a L3 or L4 fixture would be needed at this location and the plans should be corrected to show the needed fixture.

8. Stable and horse keeping facilities. The site and grading plans include the work for the stable, barn and other horse keeping facilities. The plans for the horse keeping structures, however, are not included with this set of building permit plans. I assume the building plans for the stable and barn will be filed before the grading work for these detached accessory structures is actually authorized.

Please let me know if you have any questions relative to these comments. I'm also sharing them with the project architect so he can respond as appropriate for the August 12 ASCC follow-up review meeting.

Thanks,
Tom Vlasic
Town Planner

FIELD ARCHITECTURE

6/26/2013

Carol Borck
Town of Portola Valley

RE: ASCC Conditions Respose

Dear Carol,

Below are our responses to the conditions of approval set forth in your letter dated 5/30/13.

1. A mock up of the structure for the glass roof covered patio area shall be installed at the site with the proposed glass material so that it can be judged relative to light reflectivity and potential for spill of light from required interior code required light fixtures. The mock up should be installed at the time of year when the sun angles are most significant relative to potential for reflection. See Note on Sheet A200.
2. Detailed construction staging and tree protection plan to be prepared and implemented to satisfaction of town staff. See Sheet A105, C8, L1.0. Arborist to provide evaluation letter of final grading and plans relative to trees to remain, including detailed directions for construction period measures to be employed to ensure tree protection and long term tree health. Evaluation to include review of proposed drainage system to ensure water is not directed to areas that may impact site Oaks.
3. Bulb wattage for fixture L3 reduced. See Sheet L5.0.
4. Landscape Plan revised. See Notes Sheet L3.0.
5. Chimney height reduced. Measurements and dimensions of direct vent system of gas fireplace detailed per manufacturers specifications. See 2/A311.

If you have any questions or need any further clarification please let me know.

Sincerely,

Jess Field, Architect | AIA, LEED AP
Principal
Field Architecture, Inc.

455 Lambert Avenue
Palo Alto CA 94306

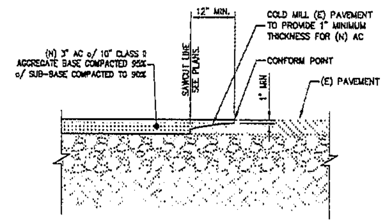
t 650.462.9554
f 650.462.1473

www.fieldarchitecture.com

RECEIVED

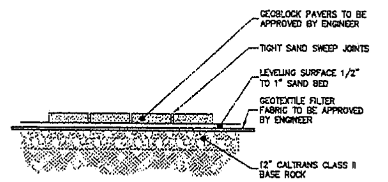
JUL 16 2013

SPANGLE ASSOC.



NOTES:
1. TIE-IN PAVEMENT SECTION AS SHOWN ON PLANS.
2. TIE-IN OF ASPHALT CONCRETE SHALL EXTEND TO AT LEAST THE BOTTOM OF EXISTING ASPHALT CONCRETE.

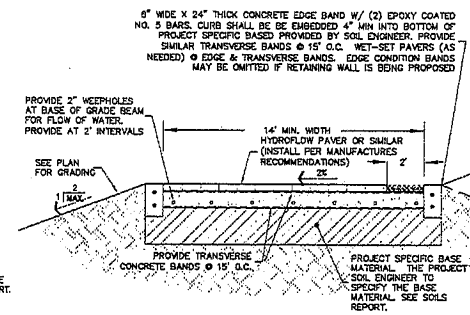
(1 / C-8) PAVEMENT TIE-IN
NTS



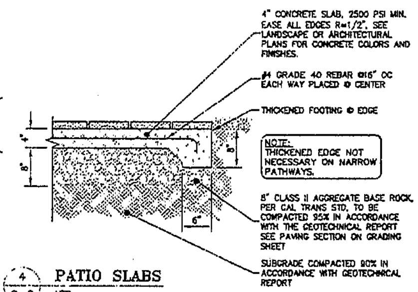
NOTE:
1. PAVEMENT SECTION TO BE PER GEOTECHNICAL REPORT.
2. SUBGRADE TO BE COMPACTED TO 95%.

(2 / C-8) GEOBLOCK PAVER DETAIL
NTS

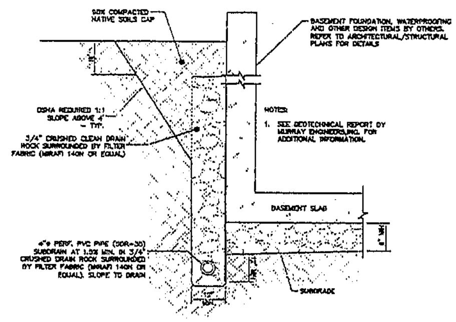
NOTE:
1 TO 2 INCH THICK LAYER OF #8 GRADED AGGREGATE IS TYPICALLY INSTALLED BETWEEN PAVING STONES AND #57 GRADED AGGREGATE. SEE GEOTECHNICAL REPORT FOR INSTALLATION RECOMMENDATIONS



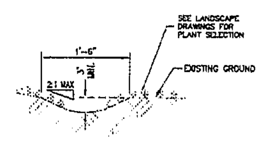
(3 / C-8) TYPICAL PAVER DETAIL SECTION
NTS



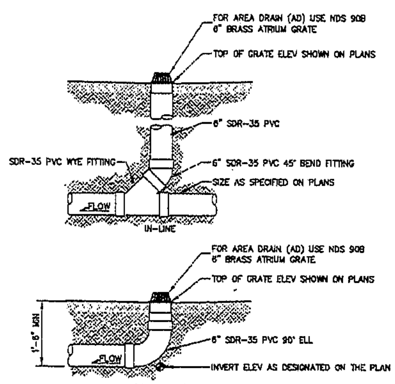
(4 / C-8) PATIO SLABS
NTS



(5 / C-8) RETAINING WALL SUBDRAIN
NTS

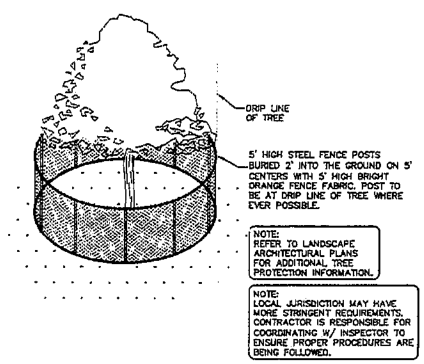


(6 / C-8) EARTHEN SWALE DETAIL
NTS



NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

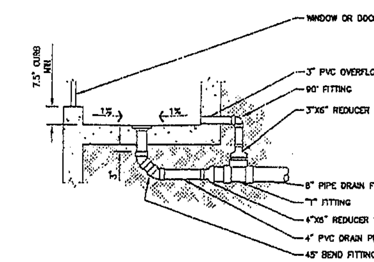
(7 / C-8) AREA DRAIN
NTS



NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE:
LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

(8 / C-8) EXISTING TREE PROTECTION DETAIL
NTS



NOTES:
1. SLOPE INTERIOR SLAB OF LIGHTWELL @ 1% MIN IN ALL DIRECTIONS TO DIRECT FLOW TOWARDS INLET.
2. MAINTAIN 6" MIN FROM BOTTOM OF SILL/DOOR TO BOTTOM OF LIGHTWELL.
3. INSTALL "NEENAH R-4344" GRATE AND 3" PVC OUT GOING PIPE IN LIGHTWELLS NOT INTENDED TO HAVE FOOT TRAFFIC.
4. INSTALL 4" METAL GRATE AND 4" PVC OUTGOING PIPE IN AREAS INTENDED TO HAVE FOOT TRAFFIC.
5. INSTALL 3" PVC OVERFLOW PIPE AS SHOWN.
6. CONTRACTOR SHALL SUBMIT TO THE OWNER IN WRITING THE NEED FOR PERIODIC MAINTENANCE AND REMOVAL OF DEBRIS.
7. REFER TO STRUCTURAL PLAN FOR WALL CONSTRUCTION DETAIL.

(9 / C-8) LIGHTWELL OVERFLOW DETAIL
NTS

JUN 26 2013

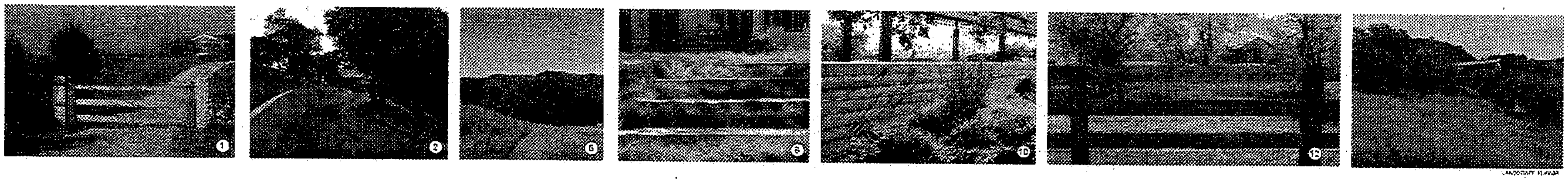
TOWN OF PORTOLA VALLEY

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS

DIVITA RANCH
117 PINON DRIVE
PORTOLA VALLEY, CALIFORNIA
SAN MATEO COUNTY
APN: 077-050-270

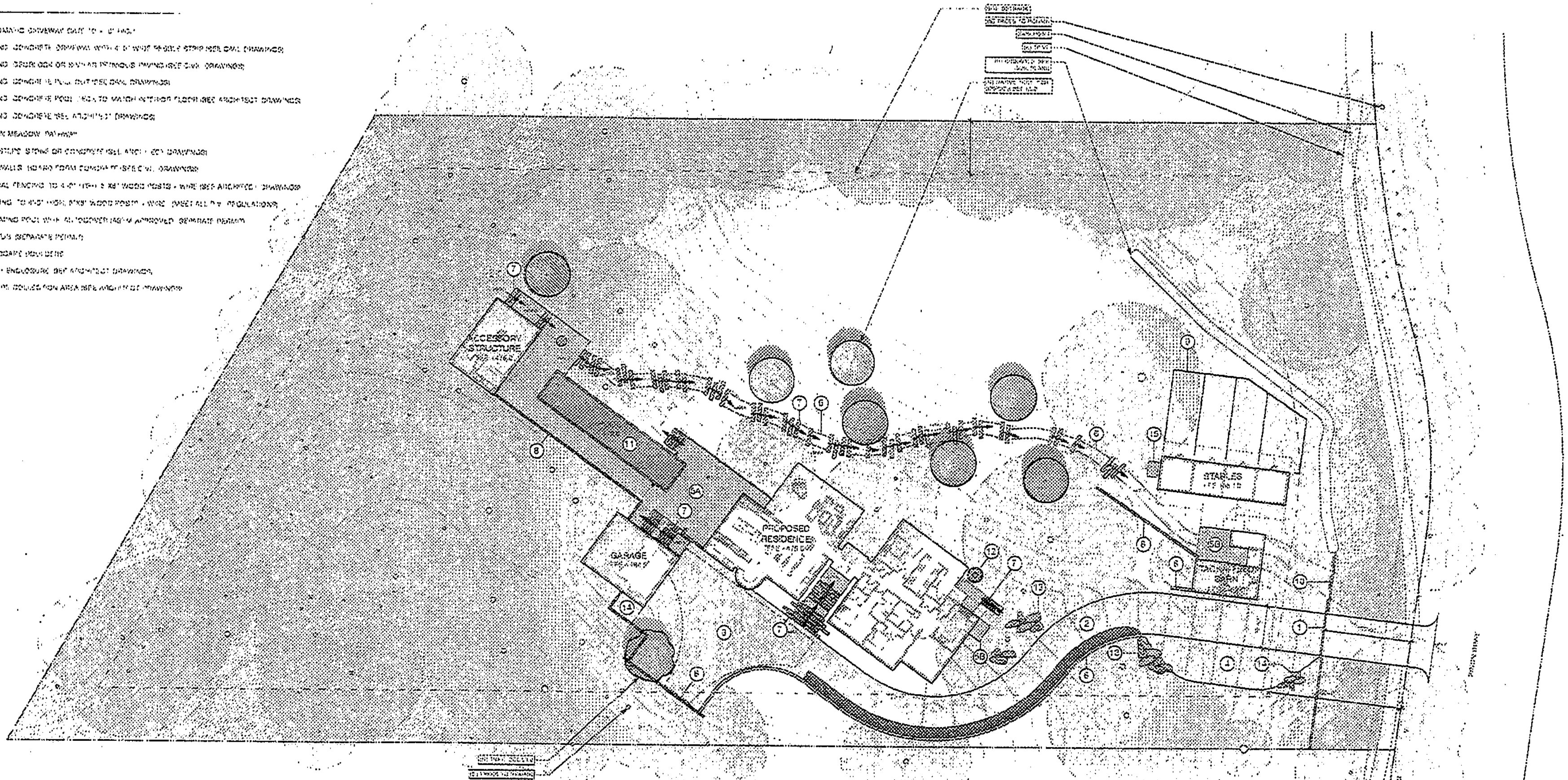
DETAILS

REVISIONS	BY
CONTROL	2120847
DATE:	6-5-13
SCALE:	NTS
DESIGN BY:	CA
DRAWN BY:	TB
SHEET NO.	C-8



LEGEND

1. AUTOMATIC DRIVEWAY GATE [illegible]
2. PAVING: CONCRETE DRIVEWAY WITH [illegible] STRIP (SEE CIVIL DRAWINGS)
3. PAVING: [illegible] OR SIMILAR PERVIOUS PAVING (SEE CIVIL DRAWINGS)
4. PAVING: CONCRETE [illegible] (SEE CIVIL DRAWINGS)
5A. PAVING: CONCRETE POOL DECK TO MATCH INTERIOR FLOOR (SEE ARCHITECT DRAWINGS)
5B. PAVING: CONCRETE (SEE ARCHITECT DRAWINGS)
6. MOWN MEADOW PATHWAY
7. SITE STEPS: STONE OR CONCRETE (SEE ARCHITECT DRAWINGS)
8. SITE WALLS: BOARD FORM CONCRETE (SEE CIVIL DRAWINGS)
9. CORRAL FENCING [illegible] WOOD POSTS + WIRE (SEE ARCHITECT DRAWINGS)
10. FENCING [illegible] WOOD POSTS + WIRE (MEET ALL [illegible] REGULATIONS)
11. SWIMMING POOL WITH AUTOCOVER (ASTM APPROVED, SEPARATE PERMIT)
12. HOT TUB (SEPARATE PERMIT)
13. LANDSCAPE BOULDERS
14. TRASH ENCLOSURE (SEE ARCHITECT DRAWINGS)
15. MANURE COLLECTION AREA (SEE ARCHITECT DRAWINGS)



General Project Notes

Demolition Notes:

Fuel Management Notes:

Tree Protection Notes:

bernard trainor + associates

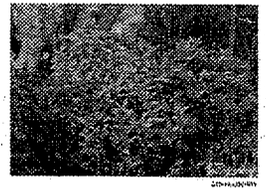
DIVITA RANCH

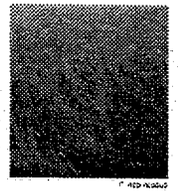
117 Piñon Drive
Portola Valley, CA 94028

APN: 077-190-270

Landscape Site Plan

L1.0





bernard trainor + associates

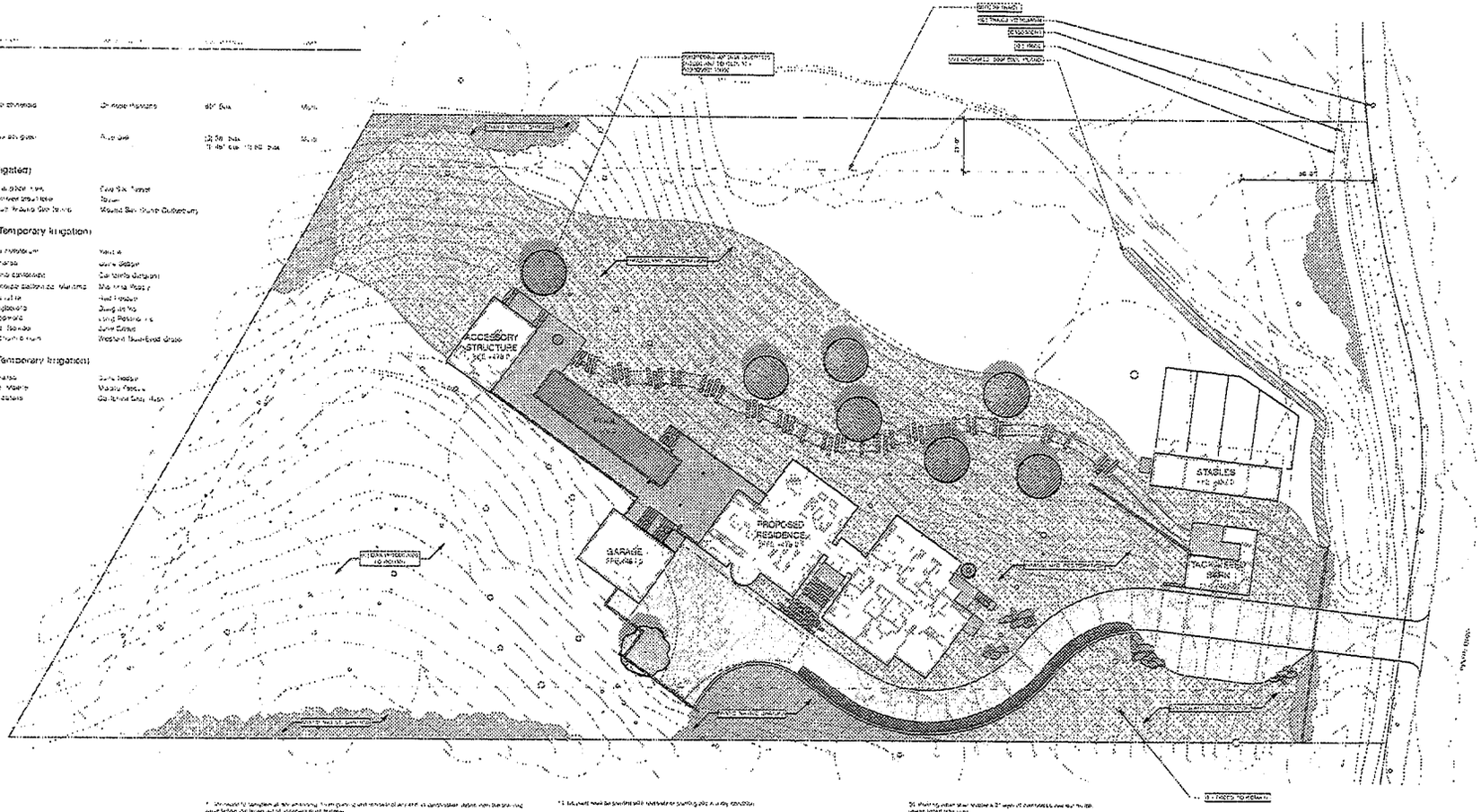
PLANT LIST

Trees (irrigated)

Mixed Native Shrubs (irrigated)

Grasslands Restoration (Temporary Irrigation)

Bio Swale Restoration (Temporary Irrigation)



PLANTING NOTES

DIVITA RANCH

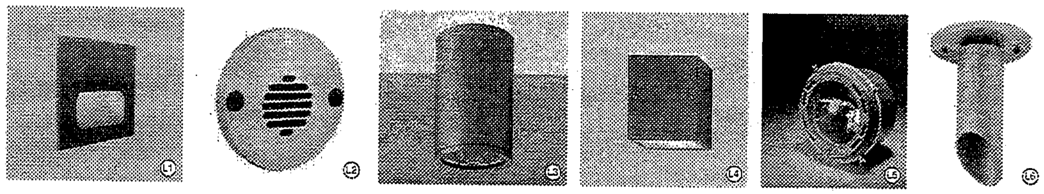
117 Finon Drive
Portola Valley, CA 94028

APN: 077-050-270

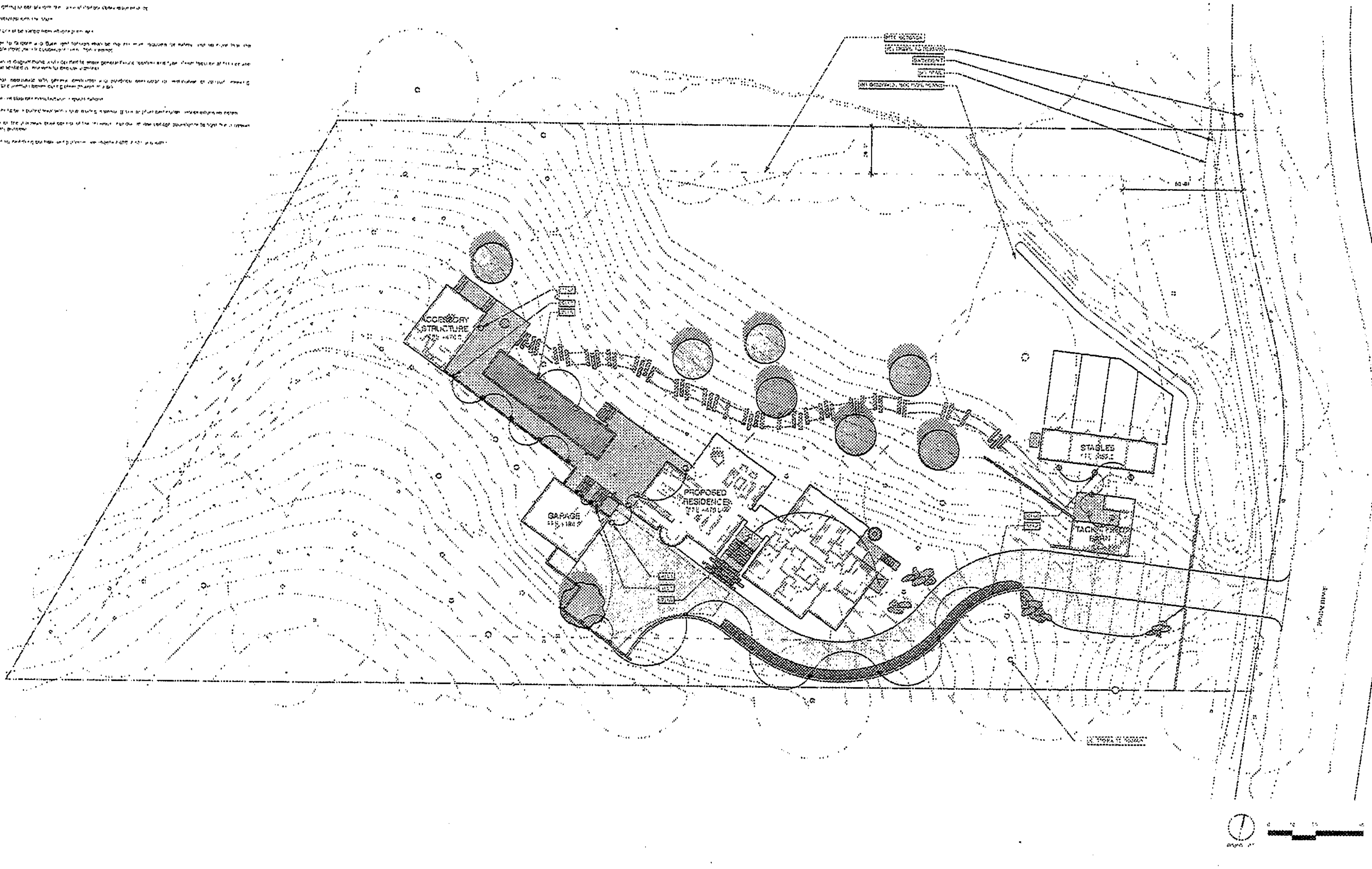
Planting Plan

L3.0

LIGHTING LEGEND AND SPECIFICATIONS



EXTERIOR LIGHTING NOTES



bernard trainor + associates

DIVITA RANCH

117 Pinon Drive
Portola Valley, CA 94028

APN: 077-060-270

Lighting Plan

L5.0

NOTES

THIS PROJECT WILL BE GREEN POINT CERTIFIED; SEE BUILD IT GREEN POINT CHECKLIST, PLAN PAGE A003 - A004. TO COMPLY WITH CREDIT A. 1B (PROTECT TOPSOIL AND MINIMIZE DISRUPTION OF EXISTING PLANTS AND TREES), THE FOLLOWING MEASURES ARE REQUIRED TO PROTECT TREES AND VEGETATION DURING CONSTRUCTION.

A) NO PARKING OR STORAGE OF MATERIALS OUTSIDE THE DEFINED STAGING AREA (DEFINED BY THE TREE PRTECTION FENCING SHOWN ON SHEET A050 AND SHEET ER-1)

B) TREES MOST AT RISK (I.E IN AND NEAREST THE WORK AND STAGING AREA) WILL BE PREPARED FOR CONSTRUCTION THROUGH BEST PRACTICES IN PRUNING, WATERING, AND FERTILIZATION.

C) PARKING, LAYDOWN, RECYCLING AND DISPOSAL WILL BE LIMITED AT ALL TIMES TO THOSE AREAS SHOWN ON THE CONSTRUCTION STAGING PLAN.

TRAIL EASEMENT TO BE KEPT CLEAR OF ALL MATERIALS, EQUIPMENT, VEHICLES.

PER PORTOLA VALLEY REQUIREMENTS:CONSTRUCTION HOURS ARE LIMITED TO M-F BETWEEN 8:00AM AND 5:30PM. THERE SHALL BE NO DELIVERIES OR RUNNING OF EQUIPMENT PRIOR TO 8:00AM

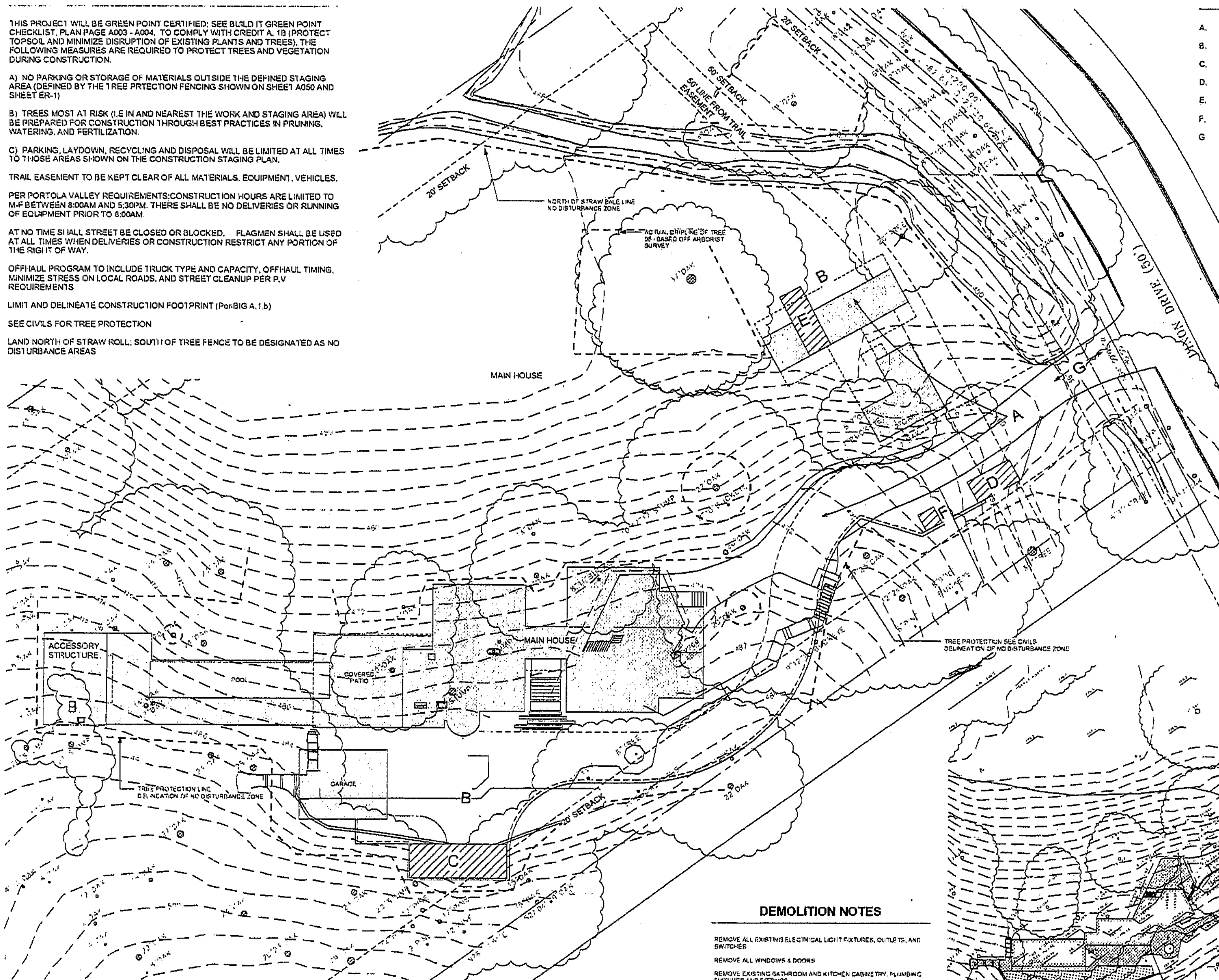
AT NO TIME SHALL STREET BE CLOSED OR BLOCKED. FLAGMEN SHALL BE USED AT ALL TIMES WHEN DELIVERIES OR CONSTRUCTION RESTRICT ANY PORTION OF THE RIGHT OF WAY.

OFFHAUL PROGRAM TO INCLUDE TRUCK TYPE AND CAPACITY, OFFHAUL TIMING, MINIMIZE STRESS ON LOCAL ROADS, AND STREET CLEANUP PER P.V REQUIREMENTS

LIMIT AND DELINEATE CONSTRUCTION FOOTPRINT (PerBIG A.1.b)

SEE CIVILS FOR TREE PROTECTION

LAND NORTH OF STRAW ROLL; SOUTH OF TREE FENCE TO BE DESIGNATED AS NO DISTURBANCE AREAS



① STAGING PLAN - PHASE I
1/16" = 1'-0"

LEGEND

A. CONSTRUCTION ACCESS
B. VEHICLE PARKING
C. MATERIAL/ EQUIPMENT STORAGE
D. SITE OFFICE/ JOB TRAILER
E. DUMP TRUCK PARKING FOR TRASH REMOVAL
F. TEMPORARY SANITARY FACILITY
G CONSTRUCTION/ DELIVERY ENTRANCE

DEMOLITION NOTES

REMOVE ALL EXISTING ELECTRICAL LIGHT FIXTURES, OUTLETS, AND SWITCHES

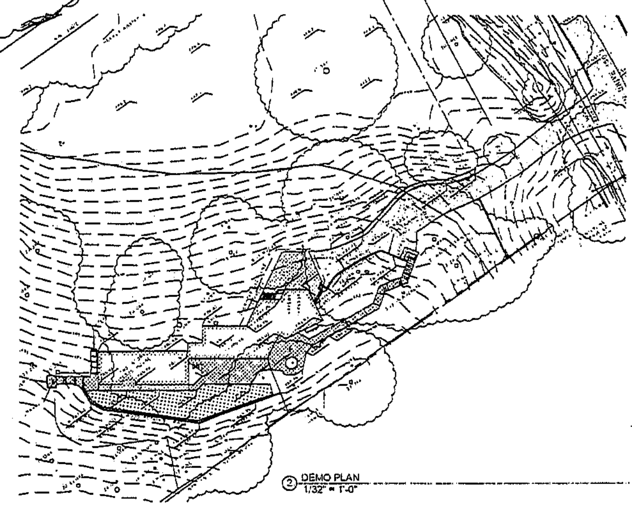
REMOVE ALL WINDOWS & DOORS

REMOVE EXISTING BATHROOM AND KITCHEN CABINETRY, PLUMBING FIXTURES AND FITTINGS

REMOVE EXISTING ASPHALT DRIVEWAY / TURNAROUND

REMOVE ALL EXISTING WATERHEATER / FURNACE

REMOVE ALL EXISTING HARDSCAPE



② DEMO PLAN
1/32" = 1'-0"

FIELD ARCHITECTURE
485 LAMBERT AVENUE
PALO ALTO CA 94306
650 462 9554
www.fieldarchitecture.com

LICENSED ARCHITECT
JESS FIELD
NO. C34194
STATE OF CALIFORNIA

DIVITA RANCH

117 PINON DRIVE. PORTOLA VALLEY, CALIFORNIA

North

REVISIONS

No.	Description	Date
1	Revision 1	Date 1

Date 06/13/13
Drawn By MJS
Scale As indicated

CONST. STAGING PLAN

A105

NOTES

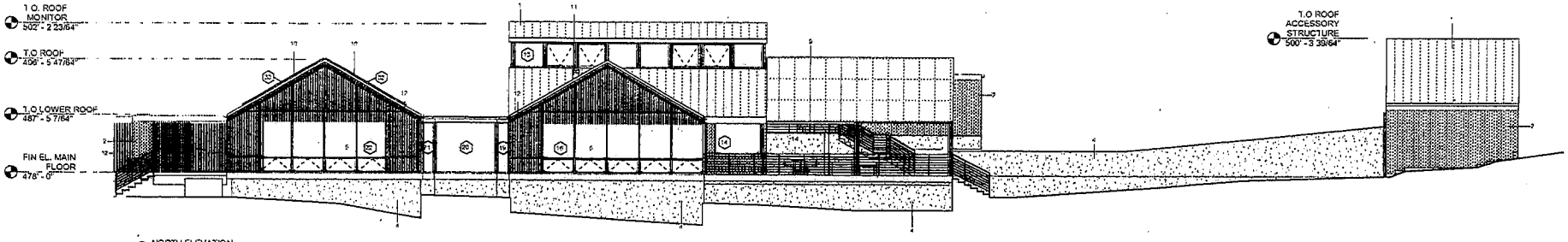
NON-REFLECTIVE GLAZED PATIO COVERING (SAMPLE TO BE REVIEWED BY WASC AND DESIGNATED MEMBER PRIOR TO CONSTRUCTION)

INTERNAL LIGHTING IN AREA BELOW SKYLIGHT TO BE FULL CUT OFF DOWNLIGHTR

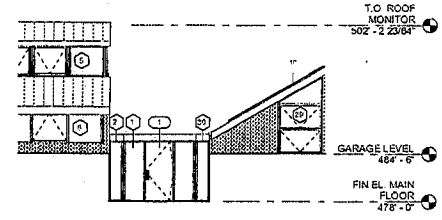
INTERIOR WALL SURFACES TO BE NON-REFLECTIVE SUCH AS WOOD BOARD

EXTERIOR MATERIAL LEGEND:

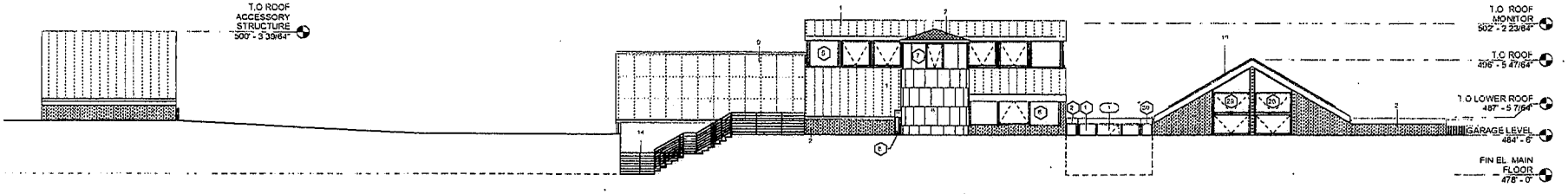
1. STANDING SEAM METAL ROOF W/SEAMS 16" O.C. WEATHERED GRAPHITE GRAY COLOR
2. VERTICAL REDWOOD SIDING W/ ALTERNATING ORIENTATION PATTERN
3. NATURAL DRY STACKED STONE
4. CONCRETE WALL
5. STEEL WINDOWS AND DOORS TENEMIC PAINT TO MATCH BLACKENED FINISH
6. STEEL WALL PANEL TENEMIC PAINT TO MATCH BLACKENED FINISH
7. HSS COLUMNS TENEMIC PAINT TO MATCH BLACKENED FINISH
8. DOUBLE CHANNEL FRAMES TENEMIC PAINT TO MATCH BLACKENED FINISH
9. NON-REFLECTIVE GLAZED PATIO COVERING
10. ALUMINUM FRAMED SKYLIGHTS
11. DIRECT VENT FIREPLACE EXHAUST
12. SPACED VERTICAL REDWOOD BORDER
13. VERTICAL WOOD BOARD SLIDING BARN DOOR WITH TENEMIC PAINTED STEEL HARDWARE
14. 42" MIN. GUARDRAIL TENEMIC PAINTED STEEL



1 NORTH ELEVATION
1/8" = 1'-0"



3 PARTIAL SOUTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

FIELD ARCHITECTURE
495 LAMBERT AVENUE
PALO ALTO, CA 94306
650 462 1934
www.fieldarchitecture.com

DIVITA RANCH
117 PINON DRIVE PORTOLA VALLEY, CALIFORNIA

North

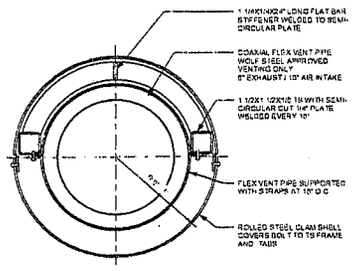
REVISIONS

No.	Description	Date

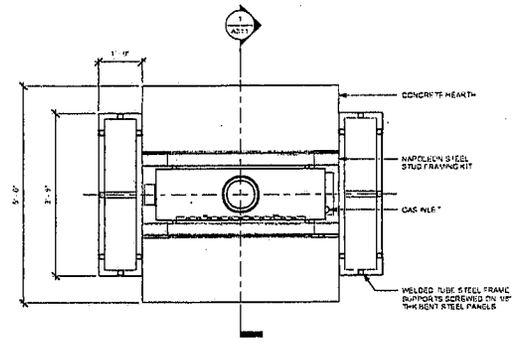
Date 06/13/13
Drawn by MJS
Scale As indicated

BUILDING ELEVATIONS

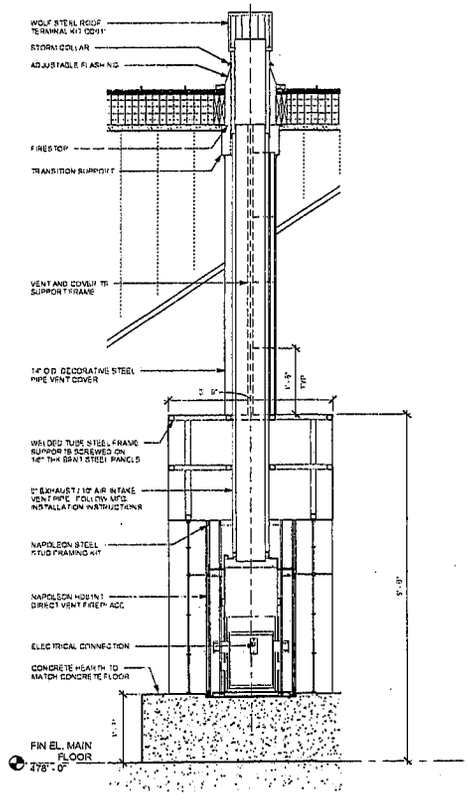
Sheet number
A200



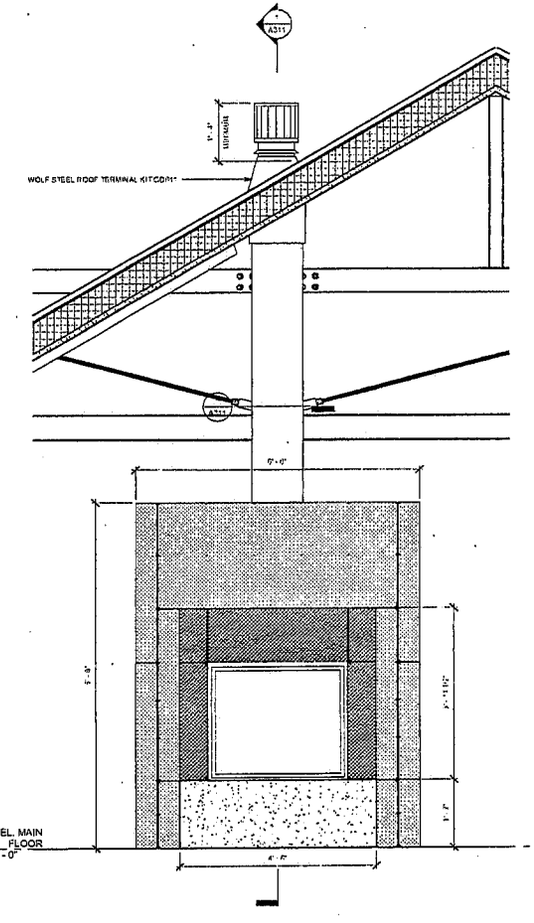
4 FIREPLACE VENT SECTION
3" = 1'-0"



3 FLOOR PLAN - FIREPLACE
3/4" = 1'-0"



1 SECTION - FIREPLACE
3/4" = 1'-0"



2 INTERIOR ELEVATION - FIREPLACE
3/4" = 1'-0"

FIELD ARCHITECTURE
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PALO ALTO CA 94306
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LICENSED ARCHITECT
JAMES FIELD
No. C24168
REN 12/31/13
STATE OF CALIFORNIA

DIVITA RANCH

117 PINON DRIVE. PORTOLA VALLEY, CALIFORNIA

North

REVISIONS

No.	Description	Date

Date 06/13/1
Drawn by MJK
Scale As indicated

FIREPLACE DETAIL

Sheet number
A311

Chair Breen called the regular meeting to order at the special meeting time of 7:00 p.m. in the Town Center historic School House meeting room. It was noted that the special, early start time was to allow the ASCC to conduct a town center site inspection relative to agenda item 4a., review of the proposed town center AM antenna for emergency communications.

Roll Call:

ASCC: Breen, Clark, Hughes, Koch, Ross
Absent: None
Planning Commission Liaison: None
Town Council Liaison: None
Town Staff: Town Planner Vlasic

Continued Architectural Review for new residence with detached pool house, swimming pool and horse-keeping facilities, and Site Development Permit X9H-649, 117 Pinon Drive, Divita

Vlasic presented the May 13, 2013 staff report on the continuing review of this project. He discussed the input received during the April 22, 2013 preliminary review meeting and then explained how the following revised plans and materials, unless otherwise noted, dated 5/1/13 and prepared by Field Architecture, address the preliminary review input:

Sheet A000, Cover Sheet

Civil Plans, Lea and Braze Engineering, Inc., 5/1/13:
Sheet C-1, Title Sheet
Sheet C-2, Overall Site Plan
Sheet C-3, Area of Detail
Sheet C-4, Area of Detail
Sheet C-5, Area of Detail
Sheet C-6, Driveway Profile
Sheet C-7, Grading Specifications
Sheet C-8, Details
Sheet C-9, Details
Sheet C-10, Details
Sheet ER-1, Erosion Control Plan
Sheet ER-2, Erosion Control Details

Sheet L1.0, Landscape Site Plan, Bernard Trainor + Associates, 4/12/13
Sheet L3.0, Planting Plan, Bernard Trainor + Associates, 4/12/13
Sheet L5.0, Lighting Plan, Bernard Trainor + Associates, 4/12/13

Sheet A050, Site Plan
Sheet A100, Floor Plan
Sheet A101, Construction Staging Plan (two sheets)
Sheet A102, Stables & Barn Floor Plan
Sheet A200, Building Elevations
Sheet A201, Building Elevations
Sheet A202, Building Elevations
Sheet A203, Stables & Barn Elevations

- April 29, 2013 letter from project structural engineer Ben Au, S.E. discussing the structural elements for the glassed roof over the west side patio.

- Memorandum from David Leroy, Bernard Trainor and Associates, project landscape architect, discussing the condition of the lower meadow area, restoration proposals, and placement of the proposed 24 inches of fill in a portion of the lower meadow.
- Perspective elevation of view from Pinon to entry driveway, 5/1/13.
- May 9, 2013 letter from project Civil Engineer, Peter Carlino, Lea & Braze Engineering, Inc., addressing the matter of placing additional fill on the site.

Vlasic advised that in addition to the revised plans and new submittal materials, the following items provided with the original applications are still part of the project:

- Cut sheets (attached) for the proposed exterior light fixtures, received March 19, 2013 (location for proposed lights is shown on plan Sheet L-5.0)
- Colors and materials board, received February 8, 2013
- Arborist's report, Urban Tree Management, Inc., 2/15/13
- Outdoor Water Use Efficiency Checklist, 3/15/13
- Build It Green (BIG) Single Family Checklists, received February 8, 2013. (Three checklists have been provided, i.e., for the main house, the pool house and the stables.)

Vlasic also noted that the ASCC is being asked to complete action on the architectural review proposal and forward comments and recommendations to the planning commission for consideration during the public hearing on the proposed site development permit scheduled for the May 15, 2013 planning commission meeting.

Ed and Julie Divita and project architects Stan and Jess Field presented the revised plans and materials to the ASCC. They offered clarifications to the plans for lighting within the glass covered patio area and construction parking and then presented the following additional materials and comments for clarification of project proposals:

- Product data for proposed Duralan G, Anti-Reflective glass patio roofing.
- Product data for proposed Napoleon gas fireplace, with venting data confirming that a chimney with low height would be used for the project.
- The proposed driveway lights are to be mounted low to the ground surface with louvers that direct light downward. They are to be manually controlled, but on an off timer to ensure they do not get left on for extended periods. It was also clarified that the lights would be used to facilitate pathway access to the stable and barn at night and that, thus, there was no need for lighting on the north side pathway along the meadow.
- The arborist has been fully involved with the project and all of his recommendations for ensuring tree protection and long-term tree health will be implemented. In particular, care has been taken to define the efforts needed to protect tree #95 and these will be fully addressed.

Public comments were requested and the following offered:

Jane Bourne from the conservation committee was present and advised she had no additional comments to offer on the plans.

Mr. Robert Jack, 938 Westridge Drive identified three points of concern.

1. Potential for light spill and reflection from the proposed glass roof over the west side, 900 sf patio area. Mr. Jack referenced the town's design guidelines, which include the provision that designs should "avoid architectural features that increase visual prominence."

2. Driveway lighting. Mr. Jack noted he would look down on the lights and asked that only the minimum lighting needed for the driveway be permitted.
3. Tree protection. Mr. Jack stated concerns over potential impacts construction impacts on key trees, particularly those important to protecting the established site screening.

Rusty Day, Westridge Architectural Supervising Committee (WASC), stated that Westridge fully supports the project, but with a condition that calls for final review and consideration of the proposed glass patio roof material before it is allowed to be used at the site.

ASCC members discussed the revised plans and materials and the concerns expressed by Mr. Jack. Members concluded support for the revised project, including the revised grading plans, as clarified at the ASCC meeting.

Following discussion, Koch moved, seconded by Ross and passed 5-0, approval of the architectural review application subject to the following conditions to be addressed, unless otherwise noted, to the satisfaction of the ASCC prior to the release of any building permits:

1. A mock up of the structure for the glass roof covered patio area shall be installed at the site with the proposed glass material so that it can be judged relative to light reflectivity and potential for spill of light from required interior code required light fixtures. The mock up should be installed at the time of the year when the sun angles are most significant relative to potential for reflection. Based on the mock up, the ASCC would make a final decision on the appropriateness of the design

2. A detailed construction staging and tree protection plan shall be prepared and implemented to the satisfaction of town planning staff. The plan shall include a review letter from the project arborist evaluating the final grading and building permit plans relative to the trees to remain and shall provide detailed directions for construction period measures to be employed to ensure tree protection and long-term tree health. This evaluation shall also review the proposed drainage system to ensure that water is not directed to areas with potential for impacts on the site oaks.

3. The bulb wattage for proposed fixture L-3 shall be modified to reduce the lighting levels from the 24 LED watts noted on the plan data to a level compatible with town lighting standards and policies. In addition, a final lighting plan shall be provided that includes switching controls and patterns for all exterior lighting.

4. The landscape plan shall be revised to state that all areas of the property shall be treated and managed to eliminate, as reasonably possible, invasive plant materials.

5. Plans shall be clarified to be consistent with the reduced chimney height as allowed for with the proposed gas vented fireplace.

This action was taken with the understanding that the project could not proceed without planning commission approval of the proposed site development permit. ASCC members did, however, recommend site development permit approval subject to the above clarifications and conditions.

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Planning Commission

FROM: Tom Vlasic, Town Planner

DATE: May 15, 2013

RE: Site Development Permit Request X9H-649, Divita

Location

1. Address: 117 Pinon Drive, Westridge Subdivision
2. Assessor's parcel number: 077-060-110
3. Zoning District: R-E/2.5A/SD-2.5 (Residential Estate, 2.5 acre minimum parcel area, slope density requirements)

Request, Background, Project Overview, ASCC Actions

This request is for approval of a site development permit application for approximately 2,101 cubic yards of grading (counted pursuant to the provisions of the site development ordinance), which is to be completed as part of the plans for residential redevelopment of the subject 2.5-acre Westridge Subdivision property (see attached vicinity map). The proposed grading includes 1,341 cubic yards of cut and 760 cubic yards of fill. Excess cut materials of 581 cubic yards would be removed from the site.

On April 22, 2013 the planning commission was to join the ASCC at a site meeting for a preliminary review of the application. While the site meeting was conducted, and three planning commissioners members actually visited the site during the meeting, only two were present at any time, so a quorum could not be convened. Nonetheless, comments were offered by the ASCC and also by two planning commissioners. The attached April 22, 2013 staff report prepared for the preliminary review site meeting and the attached meeting minutes describe the project, grading and the preliminary comments offered at the 4/22 meeting.

At the preliminary review site meeting, comments relative to the proposed grading and overall project were basically favorable, but the ASCC identified a number of details that should be addressed. In response to the preliminary review input, the project plans have been revised and a copy of the revised plans is enclosed. The plans, unless otherwise noted, are dated 5/1/13 and have been prepared by Field Architecture:

Sheet A000, Cover Sheet

Civil Plans, Lea and Braze Engineering, Inc., 5/1/13:
Sheet C-1, Title Sheet

Sheet C-2, Overall Site Plan
Sheet C-3, Area of Detail
Sheet C-4, Area of Detail
Sheet C-5, Area of Detail
Sheet C-6, Driveway Profile
Sheet C-7, Grading Specifications
Sheet C-8, Details
Sheet C-9, Details
Sheet C-10, Details
Sheet ER-1, Erosion Control Plan
Sheet ER-2, Erosion Control Details

Sheet L1.0, Landscape Site Plan, Bernard Trainor + Associates, 4/12/13
Sheet L3.0, Planting Plan, Bernard Trainor + Associates, 4/12/13
Sheet L5.0, Lighting Plan, Bernard Trainor + Associates, 4/12/13

Sheet A050, Site Plan
Sheet A100, Floor Plan
Sheet A101, Construction Staging Plan (two sheets)
Sheet A102, Stables & Barn Floor Plan
Sheet A200, Building Elevations
Sheet A201, Building Elevations
Sheet A202, Building Elevations
Sheet A203, Stables & Barn Elevations

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

- April 29, 2013 letter from project structure engineer Ben Au, S.E. discussing the structural elements for the glassed roof over the west side patio. The letter includes perspectives of the proposed structure with notes from the project engineer relative to the possible structural design elements that would be needed to achieve the architectural design objectives shared with the ASCC at the April 22nd meeting.
- Memorandum from David Leroy, Bernard Trainor and Associates, project landscape architect. This memo discusses the condition of the lower meadow area, restoration proposals, and concludes that placing the proposed 24-inches of fill in a portion of the lower meadow "is acceptable and will likely inhibit ~~weak~~ weed germination by smothering the existing seed bank." The conclusions are, however, offered with cautions relative to fill placement to ensure protection of the "specimen valley oak" that is in the meadow area, i.e., tree #95.
- Perspective elevation of view from Pinon to entry driveway, 5/1/13. This perspective shows the view from the street and trail in front of the site to the proposed development. It reflects the intentions relative to the boulder walls, driveway culvert crossing, and entry gate and related fencing.

The ASCC is scheduled to complete review of the revised plans on Monday May 13th and on the architectural review application. The enclosed May 13, 2013 report to the ASCC discusses how the revised plans address the preliminary review comments. It appears that the plan revisions and clarifications do address most of the ASCC comments. A report on the ASCC action and any conditions will be provided at the May 15th scheduled commission hearing. If any unanticipated issues come up at the ASCC meeting, it may be necessary to continue review of the site development permit request, but at this time this does not appear to be a significant concern. In particular, the Westridge Architectural Supervising Committee (WASC) has approved the plans and the chair advised the ASCC the committee fully

supports the plans subject to the conditions set forth in the attached April 19, 2013 approval letter.

Site Description

1. **Area:** 2.5 acres.
2. **Present use of site:** Low density, single family residential.
3. **Topography:** Gentle to somewhat moderate slopes along the southern parcel boundary.
4. **Ground cover:** Primarily native grasses and significant oaks.
5. **Geology and Relationship to earthquake faults:** The building site is classified as Sex on the town's map of land movement potential and the lower meadow area is Sbr and Sun. All these are relatively stable slope categories.
6. **Characteristics of site drainage:** The site drains primarily to the north to the drainage channel along the eastern and northern boundaries of the site.

Ordinance Requirements

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

Review and Evaluation

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

1. **ASCC.** The ASCC review and approval efforts are discussed above including the referenced attached materials. The ASCC is scheduled to complete project review and approval at its May 13th meeting and we will report on that action at the May 15th planning commission hearing, i.e., as discussed above.

2. **Public Works Director.** By memo dated March 15, 2013 (copy attached), the Public Works Director has found the project conditionally acceptable. Most of the conditions are relatively standard project requirements, but the more specific comments were addressed with revisions to the proposed engineering plans. Further, as noted in the report of the April 22nd meeting, data on floodplain compliance has been provided that appears satisfactory to the public works director, but this will be formally evaluated by the town's engineer consultant prior to issuance of the site development or any building permits. The public works director has considered the revised grading plans and confirmed that they did not raise any new issues. He advises that the general conditions in his 3/15 review should be adhered to.

3. **Town Geologist.** By memo dated March 28, 2013 (copy attached), the town geologist has found the project grading plans conditionally acceptable.

d. The requirements of the Fire Marshal set forth in her February 21, 2013 memorandum shall be adhered to.

e. The requirements of the Health Officer set forth in his April 9, 2013 report shall be adhered to.

f. All finish contours shall be blended with the existing site contours to result in as natural appearing finish slope condition as reasonably possible to the satisfaction of the public works director and town planner.

→ Conditions add at 5/15 Planning Commission meeting.

TCV

attachments
encl.

cc.	Assistant Planner	Town Manager	Fire Marshal
	Town Attorney	ASCC	WASC
	Mayor	Applicant	
	Town Council Liaison	Town Geologist	

2g. The plant materials to be used for the bio-swale and to restore the existing drainage channel shall be specified and shall be subject to review and approval by the conservation committee.

2h. The proposal for 24-inches of fill in the lower "meadow" area shall be reevaluated by the project civil engineer and should be reduced in scope if determined appropriate to ensure best drainage and erosion control practices. The evaluation shall be to the satisfaction of the town engineer. If, however, it is determined that the proposal is consistent with best practices no reduction in meadow area fill would be necessary.

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: May 13, 2013

RE: Agenda for May 13, 2013 ASCC Meeting

5a. CONTINUED ARCHITECTURAL REVIEW FOR NEW RESIDENCE WITH DETACHED POOL HOUSE, SWIMMING POOL AND HORSE-KEEPING FACILITIES, AND SITE DEVELOPMENT PERMIT X9H-649, 117 PINON DRIVE, *DIVITA*

The ASCC conducted a preliminary review of this application at its April 22, 2013 meeting and continued project review to the May 13th regular meeting with a few comments and directions to be addressed by the project design team. The attached April 22, 2013 staff report and enclosed minutes provide a summary of the April 22nd review.

The 4/22 meeting was to be a joint session with the planning commission, as the commission is scheduled to consider the site development permit application at a public hearing on Wednesday, May 15th. As the enclosed minutes show, the commission was not able to convene a quorum and only Commissioner McIntosh offered any specific comments on the grading proposal, encouraging consideration of revisions to accommodate a balanced cut and fill earth movement operation. The revised grading plans, enclosed and referenced below, do not include provisions for keeping additional fill on site. The reasons for staying with the original grading plan is set forth in the attached May 8, 2013 letter from the project civil engineer. It notes that in response to early input from the Westridge Architectural Supervising Committee, the plans were modified to add some fill in the lower meadow area and additional fill would not be consistent with preserving the basic existing land forms and drainage conditions in the meadow area.

In response to the preliminary review input, the project plans have been revised and a copy of the revised plans is enclosed. The plans, unless otherwise noted, are dated 5/1/13 and have been prepared by Field Architecture:

Sheet A000, Cover Sheet

Civil Plans, Lea and Braze Engineering, Inc., 5/1/13:
Sheet C-1, Title Sheet
Sheet C-2, Overall Site Plan

Sheet C-3, Area of Detail
Sheet C-4, Area of Detail
Sheet C-5, Area of Detail
Sheet C-6, Driveway Profile
Sheet C-7, Grading Specifications
Sheet C-8, Details
Sheet C-9, Details
Sheet C-10, Details
Sheet ER-1, Erosion Control Plan
Sheet ER-2, Erosion Control Details

Sheet L1.0, Landscape Site Plan, Bernard Trainor + Associates, 4/12/13
Sheet L3.0, Planting Plan, Bernard Trainor + Associates, 4/12/13
Sheet L5.0, Lighting Plan, Bernard Trainor + Associates, 4/12/13

Sheet A050, Site Plan
Sheet A100, Floor Plan
Sheet A101, Construction Staging Plan (two sheets)
Sheet A102, Stables & Barn Floor Plan
Sheet A200, Building Elevations
Sheet A201, Building Elevations
Sheet A202, Building Elevations
Sheet A203, Stables & Barn Elevations

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

- April 29, 2013 letter from project structure engineer Ben Au, S.E. discussing the structural elements for the glassed roof over the west side patio. The letter includes perspectives of the proposed structure with notes from the project engineer relative to the possible structural design elements that would be needed to achieve the architectural design objectives shared with the ASCC at the April 22nd meeting.
- Memorandum from David Leroy, Bernard Trainor and Associates, project landscape architect. This memo discusses the condition of the lower meadow area, restoration proposals, and concludes that placing the proposed 24-inches of fill in a portion of the lower meadow "is acceptable and will likely inhibit weak germination by smothering the existing seed bank." The conclusions are, however, offered with cautions relative to fill placement to ensure protection of the "specimen valley oak" that is in the meadow area, i.e., tree #95.
- Perspective elevation of view from Pinon to entry driveway, 5/1/13. This perspective shows the view from the street and trail in front of the site to the proposed development. It reflects the intentions relative to the boulder walls, driveway culvert crossing, and entry gate and related fencing.

In addition to the revised plans and new submittal materials, the following items provided with the original applications are still part of the project:

- Cut sheets (attached) for the proposed exterior light fixtures, received March 19, 2013 (location for proposed lights is shown on plan Sheet L-5.0)
- Colors and materials board, received February 8, 2013
- Arborist's report, Urban Tree Management, Inc., 2/15/13
- Outdoor Water Use Efficiency Checklist, 3/15/13

- Build It Green (BIG) Single Family Checklists, received February 8, 2013. (Three checklists have been provided, i.e., for the main house, the pool house and the stables.)

The following comments are offered relative to how the plans respond to the preliminary review comments. If, after consideration, the ASCC finds the responses adequate, it should proceed to act on the architectural review application and recommend planning commission approval of the site development permit.

1. **Overview of project status and plan revisions.** As noted in the above comments the question of additional fill on site has been considered and the decision has been made not to pursue this for the reasons stated in the letter from the project civil engineer. However, as stated in the letter from the project landscape architect, the proposed 24-inches of fill in the meadow area is acceptable as part of the work proposed for meadow restoration.

   Further, the revised submittal plans and materials appear to address preliminary review comments relative to the views to the driveway culvert area retaining walls and the "structural" ability to achieve the architectural vision for the glass roof area. Other comments, as set forth in the 4/22 meeting minutes, are specifically discussed below. It is also noted that with respect to the patio glazing, the ASCC concluded a mock up with the proposed glass would be needed for site inspection and that the WASC has also conditioned its approval on final review of glass materials.

   Overall, the plans are essentially the same as the ASCC found generally acceptable at the conclusion of the 4/22 review. They have, however, been modified to reduce the visual impact on site of the driveway surface by changing some of the driveway surface from pavers to gravel. The overall width and related grading has not been changed, as the width is needed to meet fire marshal access requirements. Reduction in the use of pavers, however, allows for the apparent width of the driveway surface to be mitigated.

   It is also noted that while some consideration was given to stepping the retaining walls, at this point, it has been concluded that the proposed grading and walls reduce the scope of disturbance and that the wall height is not an issue relative to off-site views. The exposed surfaces are largely into the site, and also view exposure is mitigated by the proposed method of wall construction as explained during the preliminary review process (refer to 4/22 meeting minutes).

2. **Blue Oak/replacement trees.** The plans have been modified to preserve one of the oaks on the north side of the pool terrace (see tree #73 on plan sheet C-2). It was, however, determined that modifications needed to save the blue oak at the west end of accessory structure would not be possible as they would more significantly impact the overall design plans. Thus, this tree is still to be removed, however, in its place a new 48-inch box blue oak would be planted on the north side of the accessory structure as shown on plan sheet L3.0. Also, on this plan sheet, the plantings now propose to use blue oak and not coast live oaks.

3. **Driveway lights.** No changes to the exterior lighting plans are proposed except to add a note, No. 9 Sheet L5.0, that the number of driveway lights would be the

minimum consistent with safety needs. The driveway lighting locations remain as shown on the plans considered at the 4/22 meeting. The design team has determined that due to the retaining wall and dark site conditions with tree cover the proposed low mounted, recessed, louvered wall lighting is generally appropriate with the qualifying note referenced above. It is pointed out that the lights are not exposed to views from Pinon Drive and the first light is over 120 feet from the edge of the street.

4. **Bedroom wing skylights**. Notes have been added to plan sheet A201 relative to the skylight area. They state that any lighting in the area would be "full cut off downlights" and that interior walls would be "non-reflective such as wood board."

5. **Chimney height**. The plans have not yet been adjusted, but the project architect has advised that the chimney height will be adjusted so that it is no taller than the minimum required for compliance with the building code.

6. **Construction staging plans**. The plans provide for construction parking in the proposed paddock area on site. No parking is proposed along the street. A final construction staging plan would be developed with the actual project contractor at the building permit stage.

7. **Pathway to barn, no lighting**. No pathway lighting is proposed. If any were to be added after building permit sign-off it would be inconsistent with the ASCC approval, and the town attorney has advised that such approvals run with the site until modified by a further ASCC action.

The ASCC should consider the above comments and any new information provided at the 5/13 meeting. Thereafter, if determined appropriate, the architectural review application should be approved with any conditions and a recommendation forwarded to the planning commission relative to the site development permit request.

HolmesCulley

MAY 08 2013

CORRESPONDENCE

RECEIVED

MAY 07 2013

SPANGLE ASSOC

CONSULTING STRUCTURAL ENGINEERS

April 29, 2013

13048.10

Mr. Stan Field
Field Architecture
455 Lambert Ave
Palo Alto, CA 94306

DIVITA RANCH - PRELIMINARY STRUCTURE AT GLASS ROOF

Dear Stan,

The glass covered roof over the patio area is a prominent part of the design of the Divita Ranch home. We have developed preliminary structural options to address both gravity and seismic considerations.

The details of the structural design concept will ultimately depend on the type of glass roof system selected. It is understood that the glass roof will include laminated glass with aluminum mullions. Utilizing aluminum mullions facilitates less complex framing and lateral force resisting elements, however other framing options are possible.

The overall preliminary gravity and lateral force design concept for this glass roof structure can be described as follows assuming the glazing is panelized with a mullion system:

Gravity Framing Concept
The glass panel frames will be supported by wood purlins, which are in turn supported by either the girder frames consisting of double steel channels or wood girders.

Lateral Force Design Concept
If the glass roof consists of rectangular panels with mullions forming approximate dimensions of 15' x 3'. The panels will bear directly on the wood purlins and supporting frames. In the transverse direction of loading, the lateral forces at each panel can be distributed into the lateral force resisting systems through frame action of the panels at their support members. In the longitudinal direction, the wood purlins will act as collectors dragging seismic load in the longitudinal from each glass panel to the main house.

Best regards,

Ben Au, S.E.
PRINCIPAL

13048.10LECOL0429.001.doc

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130 Sutter Street
Suite 400
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CA 94104
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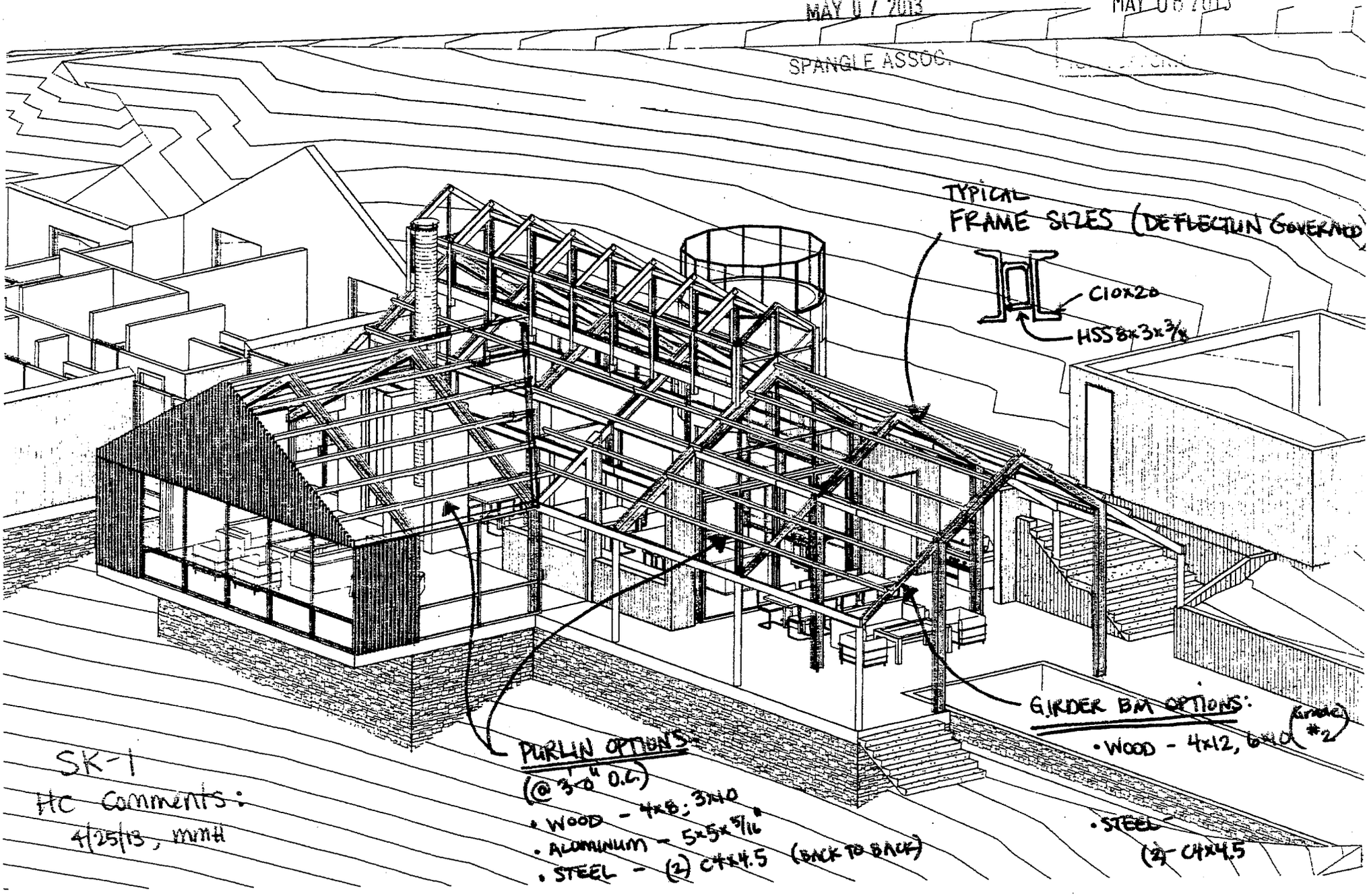
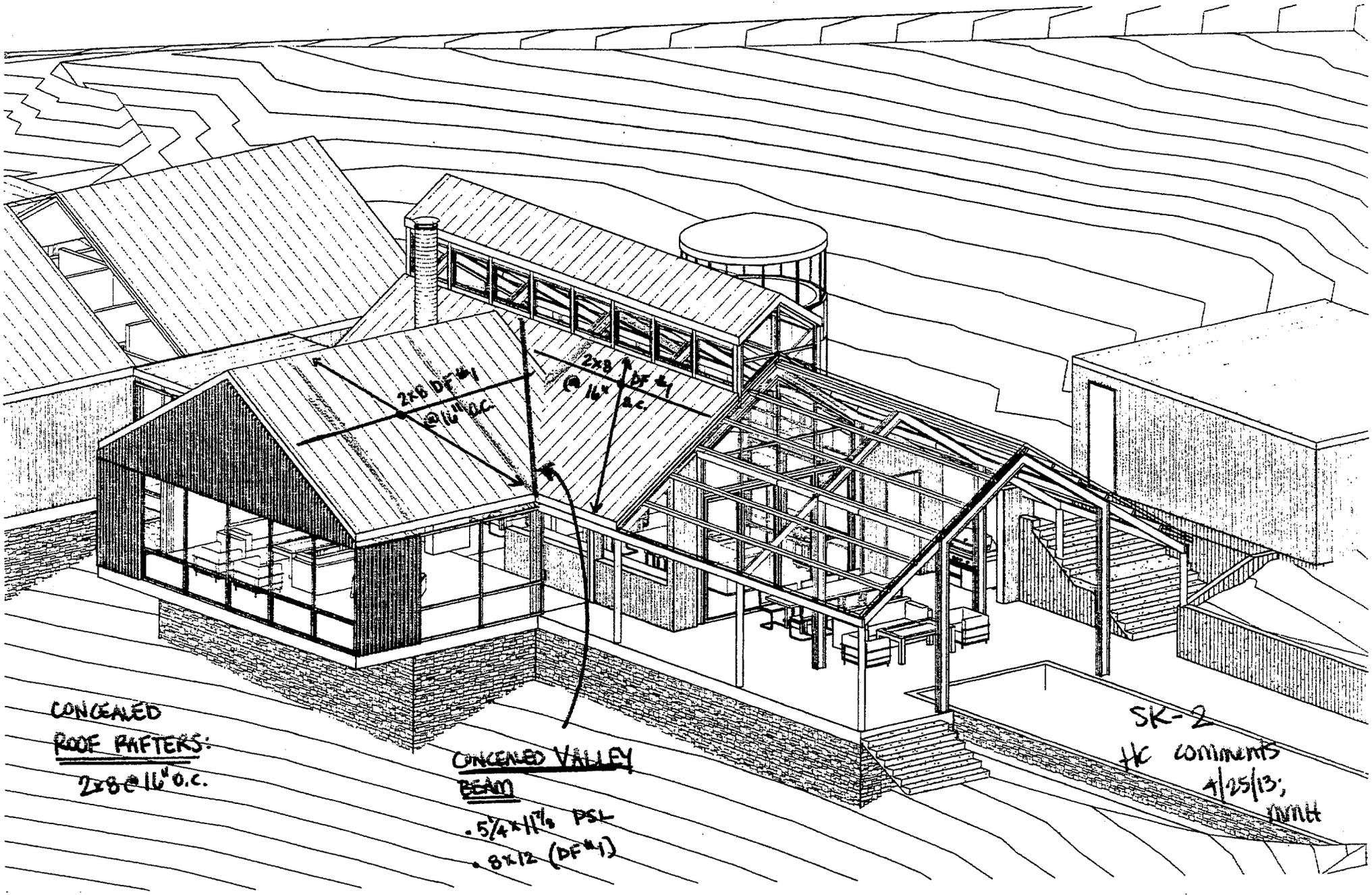
Australia



SK-1

HC Comments:

4/25/13, mmh



CONCEALED
ROOF RAFTERS:
2x8 @ 16" O.C.

CONCEALED VALLEY
BEAM
- 5¼ x 11⅞ PSL
- 8x12 (DF #1)

SK-2
HC comments
1/25/13;
mmh

To: Portola Valley Planning Commission
From: Bernard Trainor and Associates
Re: 117 Pinon Grassland Restoration and Grading

Our assessment of the existing grasslands at 117 Pinon in Portola Valley is that there is currently a strong presence of annual and invasive weeds that will require removal and extensive restoration to ensure a successful return to a pure Native California meadow.
The restoration measures shall include the immediate eradication of the existing invasive annual and perennial weeds on the site as well as appropriate preparation and grading activities to minimize further spread of weed seed around the site.

The proposed placement of fill soils onto the lower meadow area is acceptable and will likely inhibit weed germination by smothering the existing seed bank. The grading activities in this area will need to be implemented with extreme care to avoid negatively impacting the specimen valley oak and to ensure the new grades are blended into the existing topography to appear natural and seamless.

Please feel free to contact us with any questions.

Thank you,

David LeRoy
Project Manager

GENERAL VISULATION OF ELEMENTS SHOWN ON LANDSCAPE PLAN

Divita Entry Gate		
Project number	DIV	-
Date	05/01/13	
Drawn by	MJS	
Checked by	JF	Scale

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 19, 2013

Ed and Julie Divita
117 Portola Drive
Portola Valley CA 94028

Re: New Residence and Outbuildings, 117 Pinon Drive

Dear Ed and Julie,

Thank you for sending us your revised April 15, 2013 plans for your new residence and outbuildings at 117 Pinon Drive. The Committee has carefully reviewed the revised plans and site, as well as the revised story poles you have erected, and approves the project subject to your acceptance and confirmation of the following three conditions:

1. **Glass Covered Patio**: as we have discussed, the Committee is concerned about day-time reflectivity and night-time light spill from such a large, glass covered expanse. You have proposed and the plans reflect that non-reflective glass acceptable to the Committee will be used for the patio structure, and that you will provide a mock-up of the proposed non-reflective glass structure for our review and approval prior to installation. You have also proposed excluding any artificial light from the patio area (except as required by Code to illuminate exits) to eliminate the possibility of night-time light spill. While the revised plans show an acceptably low wattage switched light at each of the three exits from the patio, they do not appear to recite the restriction against further artificial lighting within the patio area. Please confirm that you agree no further artificial lighting will or can be deployed within the patio area.

2. **Construction Staging Plan**: we understand that you estimate the duration of construction from inception through completion to be 18 months.

3. **Turn-out Retaining Wall**: we are unclear about the size and design of the retaining wall along the east, street-facing side of the turnout and would like to see an elevation showing the proposed design and dimensions of the wall.

The need to provide 400 square feet of corral space per stable accentuates the difficulty of comfortably siting four stables and four adjoining corrals along the creekbed, as the Town's stable inspector has also noted. In light of this difficulty, the Committee would ask you to reconsider whether the stables can and should be reduced to three stables rather than four.

We believe a three stable structure with three adjoining 400 square foot corrals would fit far more comfortably within the available space, not place undue pressure on the creekbed, and result in better long-term management of the corrals, the adjoining creekbed and meadows and provide more suitable vistas onto and off of the property. While we are not stating this request as a condition to our approval, we do ask that you consider it seriously.

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
Stan Field, Field Architecture

Architectural and Site Control Commission **April 22, 2013**
Special Site Meeting,* 117 Pinon Drive, Divita, and
Regular Evening ASCC Meeting, 765 Portola Road, Portola Valley, California

Chair Breen called the special site meeting to order at 4:06 p.m. at 117 Pinon Drive.

*(*Note: This meeting was noticed as a joint session of the ASCC and planning commission. While three planning commissioners attended portions of the site meeting, only two were present at the start, i.e., Von Feldt and McIntosh, and only two were present at the conclusion, i.e., McIntosh and McKitterick. Further, McKitterick arrived at approximately the time Von Feldt had to depart. Thus, the planning commission attendance did not constitute a quorum and, therefore, a formal planning commission meeting could not be convened.)*

Roll Call:

ASCC: Breen, Clark, Hughes, Koch, Ross
ASCC absent: None
Planning Commission: Von Feldt, McIntosh, McKitterick
(see above note re: attendance)
Town Staff: Town Planner Vlasic, Assistant Planner Borck

Others* present relative to the proposal for 117 Pinon Drive Drive:

Ed and Julie Divita, applicants
Stan Field, project architect
Jess Field, project architect
Rusty Day, Westridge Architectural Supervising Committee (WASC)

---

*Others may have been present during the course of the site meeting but did not formally identify themselves for the record.

Preliminary Architectural Review for new residence with detached pool house, swimming pool and horse-keeping facilities, and Site Development Permit X9H-649, 117 Pinon Drive, Divita

Vlasic presented the April 22, 2013 staff report on this preliminary review of a proposal for residential redevelopment of the subject 2.5-acre Westridge subdivision property. He discussed the background to the project, staff review to date, and also applicant interaction with the WASC. Vlasic noted, as explained in the staff report, that the project proposes a total volume of grading of 2,101 cubic yards, that this volume requires a site development permit, and that the planning commission is the approving authority for any such permit where the earthwork totals exceed 1,000 cubic yards.

Vlasic stressed that the site and evening April 22nd meetings are for preliminary review and that, based on input received, the plans would be refined with the intent that they would be ready for ASCC architectural review action on May 13th and a planning commission public hearing on the site development permit on May 15th. Vlasic also advised that the WASC has issued a project approval letter dated April 19, 2013 with the approval subject to three conditions, i.e., related to the glass covered patio, construction staging, and the "turn-out" parking area retaining wall. Mr. Day confirmed this WASC action.

ASCC members and others present considered the staff report, WASC letter and the following enclosed plans, unless otherwise noted, dated 4/15/13, prepared by Field Architecture:

Sheet A000, Cover Sheet

Civil Plans, Lea and Braze Engineering, Inc., 3/8/13:
Sheet C-1, Title Sheet
Sheet C-2, Overall Site Plan
Sheet C-3, Area of Detail
Sheet C-4, Area of Detail
Sheet C-5, Area of Detail
Sheet C-6, Driveway Profile
Sheet C-7, Grading Specifications
Sheet C-8, Details
Sheet C-9, Details
Sheet C-10, Details
Sheet ER-1, Erosion Control Plan
Sheet ER-2, Erosion Control Details
Sheet SU1, Topographic Survey, 10/31/12

Sheet L1.0, Landscape Site Plan, Bernard Trainor + Associates, 4/12/13
Sheet L3.0, Planting Plan, Bernard Trainor + Associates, 4/12/13
Sheet L3.0, Lighting Plan, Bernard Trainor + Associates, 4/12/13

Sheet A050, Site Plan
Sheet A100, Floor Plan
Sheet A101, Construction Staging Plan
Sheet A102, Stables & Barn Floor Plan
Sheet A200, Building Elevations
Sheet A201, Building Elevations
Sheet A202, Building Elevations
Sheet A203, Stables & Barn Elevations

Also available for reference were the following materials submitted in support of the architectural review and site development permit applications:

- Cut sheets for the proposed exterior light fixtures received March 19, 2013 (location for proposed lights is shown on plan Sheet L-5.0)
- Colors and materials board, received February 8, 2013
- Arborist's report, Urban Tree Management, Inc., 2/15/13
- Outdoor Water Use Efficiency Checklist, 3/15/13
- Build It Green (BIG) Single Family Checklists, received February 8, 2013.

The applicants and project architects presented the plans and supporting materials. They described the process for development of the current plan set and efforts made to address concerns of town staff and the WASC. The also explained the reasons for the scope of both residential and horse keeping facilities. It was emphasized that the existing house site was viewed as most appropriate for the new house, pool and pool house, but that driveway access and parking needed to be improved to allow for ease of transition to the main house.

Mr. Field shared the plans and colors and materials board. He explained the grading to cut the house, pool, new driveway and garage into the site. The applicants and architects then led all present on a site inspection. Story poles and taping were referenced to further

explain the grading, residential and horse keeping proposals. Trees proposed for removal were identified and tree conditions discussed as set forth in the arborist's report. Also, floodplain conditions and drainage plans were explained.

Considerable presentation was made on the proposed glazed roof over the planned 900 sf west side patio. Mr. Field explained that the glazing was intended to be an extension of the main house barn form and visually link the main house to the pool house/accessory structure. He shared a perspective rendering of the proposed design, pointed out that the location and glazing would not be highly visible from off site and that the WASC approval includes the condition that the glazing material not be reflective and that the material be presented for specific approval by the WASC. He further explained that the intent was to have the support system for the glazing to be as architecturally light on the site as possible and not have a "massive" character, but that construction details, including ventilation system, have yet to be fully developed.

In response to a question, it was noted that with final plans it may be possible to save some of the oaks in the area of the pool and accessary structure and that this is intended and will be considered as building plans are developed.

Also in response to a question, it was noted by Jess Field that the 37-inch oak, Tree #95, adjacent to the corral areas, was considered by the arborist to determine if there would be any concern with the corral or pasture uses. The arborist concluded that only 11% of the trees drip line area would be potentially impacted and that this did not represent any significant concern. Mr. Field noted however, that the arborist recommended the use of rubber matting in the paddocks to minimize potential for soil impacts.

In response to a question, the applicants advised that they had met their neighbors and shared plans with them. Mr. Day confirmed that there had been communication with neighbors on the plans.

ASCC members stated appreciation for the site visit and the plan clarifications offered. Members concurred that they would like some additional data on the proposed glazed roof element at the evening meeting and that they would also offer specific project reactions at the evening meeting.

Planning Commissioner McIntosh stated he would also offer preliminary comments at the evening ASCC meeting. Commissioner McKitterick advised he had no comments to offer at this time.

After the site inspection and consideration of plans and the clarifications offered, ASCC members and planning commissioners present thanked the applicants and others for their participation in the site meeting. Thereafter, ASCC project consideration was continued to the regular evening ASCC meeting.

Adjournment

The special site meeting was adjourned at 5:00 p.m.

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

Roll Call:

ASCC: Breen, Clark, Hughes, Koch, Ross
Absent: None
Planning Commission Liaison: McIntosh
Town Council Liaison: Driscoll
Town Staff: Town Planner Vlasic, Assistant Planner Borck

Oral Communications

Oral communications were requested, but none were offered.

Preliminary Architectural Review for new residence with detached pool house, swimming pool and horse-keeping facilities, and Site Development Permit X9H-649, 117 Pinon Drive, Divita

Vlasic presented the April 22, 2013 staff report on this preliminary review of a proposal for residential redevelopment of the subject 2.5-acre Westridge subdivision property. He reviewed the events of the afternoon site meeting on the proposal with members of the planning commission and WASC Chair Rusty Day. (Refer to above site meeting minutes, which include a completed listing of application plans and supporting materials.)

Vlasic advised that ASCC members concurred that they would provide preliminary comments at the tonight's regular ASCC meeting and then continue review for, hopefully, action on the Architectural Review plans to the May 13th regular ASCC meeting. He also noted that, tentatively, the planning commission public hearing on the site development permit application is scheduled for the May 15th commission meeting.

Applicants Ed and Julie Divita and project architects Stan and Jess Field presented the proposal to the ASCC. They shared perspective sketches of the proposed patio with glazed roof also made available for review at the site meeting. In addition, a sketch of the view to the stable, hay barn and house from Pinon was provided. A photo of a model of the proposed glazed structure was circulated, as were photos of actual examples of glazed structures similar to that proposed for this project. It was clarified, however, that there would be no walls. The following plan clarifications were also offered largely in response to questions:

- The glazed roof element would have the barn form proposed for the main house and it would serve as an outdoor room protected from site elements. There will be provisions for ventilation, but it is not certain if these would include interior fans or operable window panels.

- The final glazing material is subject to WASC approval to minimize potential for reflection. The structure is intended to be as minimal as possible, but structural engineering evaluations and design requirements have yet to be developed.

- The skylight over the bedroom wing hallway area is intended to bring "warm light" in, and will not have any permanent interior lighting that would be located or oriented to potentially spill light out.

- The steeper driveway grades are to be surfaced in a paver material that meets the fire marshal's standards for traction for emergency vehicles. It is appreciated that structure elements will need to be included to ensure the pavers are secure.

- The proposed concrete retaining walls would be constructed with concrete mixed on site in batches with narrow pours to help mimic soil strata. It is possible that, if technically acceptable, some earth materials from the site would be added to the batches for blending of colors, etc.

- As detailed plans are finalized, consideration would be given to, where possible, reducing the height of the proposed "higher" retaining wall sections.

- As suggested on some of the plan sheets, a small redwood hot tub is being considered off of the master bedroom. It would not be lighted and the plans will be clarified as necessary relative to this feature.

Public comments were requested. The following were offered.

Rusty Day, WASC Chair, advised that the applicants had worked with their Westridge neighbors and that the WASC strongly supports the project. He then reviewed the three conditions in the 4/19/13 WASC approval letter and the matter of horse keeping that is raised in the letter, but not as a condition. He stressed that the WASC is only encouraging the property owners to consider scaling back the horse keeping facilities from four to three horses.

Planning Commission liaison McIntosh suggested that further consideration be given to reducing the volume of grading materials now proposed to be hauled off of the property.

In response to the comments about keeping fill on site, Mr. Stan Field advised that this would be considered as site and grading plans are refined. He noted, however, that the matter of additional fill would only be considered if it made sense relative to the site conditions and overall design scope.

Relative to the scope of horse keeping, Julie Divita advised that while her daughter's international competition horse is stabled in Europe, the family has trail horses that they use regularly and need at least the four stalls/paddocks now proposed. She stressed the importance of horse riding to the family and underscored that this was significant to selection of this site with adequate level area and easy access for maintenance of the facilities and to the Westridge and town trail facilities.

Ms. Divita, also in response to a follow-up question, advised that currently there are no plans for a horse arena on site and that the family makes use of an arena in Woodside. She added, however, that if over time it is determined the site could accommodate an arena, one might be considered, but any plans would presented to the town and WASC for review and necessary approvals.

ASCC members then considered the plans, design team and applicant comments and clarifications and data gained from the afternoon site meeting. Members concurred that

overall the site plan and proposed architecture were acceptable as was the proposed materials and colors board. Members did have some concerns over ability to achieve the "light architectural form" for the proposed glazed roof and concluded that prior to construction a "mock-up" should be built for consideration at the site. In addition, the following preliminary review comments were offered for clarifications that would be needed with plan adjustments or additional supporting data.

1. **Clarify the retaining walls needed for the parking area and the driveway improvements associated with the culvert replacement.** It was suggested that sufficient detail be provided to appreciate the views to these elements from the trail and Pinon Drive and that associated landscape proposals also be clarified.

2. **Glass covered patio structure.** While there is general support for the design, it would helpful if the project structural engineer could advise on the practical ability to design the structure "loading" elements to achieve the vision for a "light" architectural form. It would also be helpful to have specific glass options identified that could be used for the eventual "mock up."

3. **Blue Oak/replacement trees.** Modify the pool accessory structure location to save the west side blue oak and, if possible, adjust the pool terrace to save one of the two oaks on the north side, just to the east of the accessory structure. Also, modify the proposed planting plans to show replacement with Blue or Black oaks.

4. **Minimizing off haul of cut and related "meadow" area matters.** In considering and responding to this suggestion, it would be helpful for the project landscape architect to confirm the "poor" meadow grass conditions as suggested at the site meeting and the steps to be taken to restore the "meadow area." The landscape architect might also comment on the timing and any more immediate actions to be taken to control thistle and other invasive materials.

5. **Driveway lights.** Consider revising the plans to reduce the number of driveway wall lights or at a minimum clarify the plans to state that the lights will be mounted low, with minimum potential for wall wash, and that the placements would ensure that the light source would not be seen from the street.

6. **Clarify bedroom wing skylight material and internal lighting.** Provide plan clarifications consistent with comments offered at the ASCC meeting.

7. **Chimney height.** The chimney height as viewed in the plan elevations on Sheet A201 seems more than is needed for conformity to building code requirements. The height should be no more than needed for code compliance.

9. **Construction staging plans.** The plans should specify that there would be construction parking on only one side of Pinon Drive.

10. **Pathway to barn.** This pathway is not now proposed to be lighted on the plans and it should not be lighted at any time.

After sharing of the above comments, project consideration was continued to the regular May 13, 2013 ASCC meeting.

T. Vlasic

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Planning Commission

FROM: Tom Vlasic, Town Planner

DATE: April 22, 2013

RE: Preliminary Review, Site Development Permit X9H-649, 117 Pinon, Divita

The planning commission is scheduled to join the ASCC in a preliminary review of this project at a 4:00 p.m. site meeting on Monday, April 22, 2013. The following is the same report prepared for ASCC consideration in conducting the site meeting and discuses the entire project including grading and architectural plans. At the conclusion of the site meeting, planning commissioners and ASCC members should offer preliminary comments to assist the applicant, staff and the project design team complete project review and any plan refinements that may be needed. The site development plans will be eventually be scheduled for planning commission public hearing after the ASCC concludes its action on the architectural review application.

5b. PRELIMINARY ARCHITECTURAL REVIEW FOR NEW RESIDENCE WITH DETACHED POOL HOUSE, SWIMMING POOL AND HORSE-KEEPING FACILITIES, AND SITE DEVELOPMENT PERMIT X9H-649, 117 PINON DRIVE, *DIVITA*

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, and a new detached garage. In addition a swimming pool is planned, with detached pool house, as are horse-keeping facilities for up to four horses. The project will make use of almost all allowable site floor area, but does conform to the 85% floor area limit.

The project proposes a total volume of grading of 2,101 cubic yards. This includes 1,341 cubic yards of cut and 760 cubic yards of fill. *Of the cut, 581 cubic yards would be exported from the site.* The volume of proposed grading requires the subject site development permit, and the planning commission is the approving authority for any such permit where the earthwork totals exceed 1,000 cubic yards. As noted at the head of this memo and discussed further below, the planning commission will be participating in the April 22, 2013 preliminary review with the ASCC.

The project is shown on the following enclosed plans, unless otherwise noted, dated 4/15/13, prepared by Field Architecture:

Sheet A000, Cover Sheet

Civil Plans, Lea and Braze Engineering, Inc., 3/8/13:
Sheet C-1, Title Sheet
Sheet C-2, Overall Site Plan
Sheet C-3, Area of Detail
Sheet C-4, Area of Detail
Sheet C-5, Area of Detail
Sheet C-6, Driveway Profile
Sheet C-7, Grading Specifications
Sheet C-8, Details
Sheet C-9, Details
Sheet C-10, Details
Sheet ER-1, Erosion Control Plan
Sheet ER-2, Erosion Control Details
Sheet SU1, Topographic Survey, 10/31/12

Sheet L1.0, Landscape Site Plan, Bernard Trainor + Associates, 4/12/13
Sheet L3.0, Planting Plan, Bernard Trainor + Associates, 4/12/13
Sheet L3.0, Lighting Plan, Bernard Trainor + Associates, 4/12/13

Sheet A050, Site Plan
Sheet A100, Floor Plan
Sheet A101, Construction Staging Plan
Sheet A102, Stables & Barn Floor Plan
Sheet A200, Building Elevations
Sheet A201, Building Elevations
Sheet A202, Building Elevations
Sheet A203, Stables & Barn Elevations

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 19, 2013 (location for proposed lights is shown on plan Sheet L-5.0)
- Colors and materials board, received February 8, 2013 (to be presented at the 4/22/13 meeting)
- Arborist's report, Urban Tree Management, Inc., 2/15/13
- Outdoor Water Use Efficiency Checklist, 3/15/13
- Build It Green (BIG) Single Family Checklists (not attached), received February 8, 2013. Three checklists have been provided, i.e., for the main house, the pool house and the stables. 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 Monday, April 22nd. The planning commission will participate in the meeting and, since the project is within the Westridge subdivision area, the Westridge Architectural Supervising Committee (WASC) has also been invited to participate in the meeting. Story poles have been installed to facilitate the field evaluation.

At the conclusion of the April 22nd review, project consideration should be continued to the regular May 13, 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 May 15, 2013 planning commission meeting.

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

1. **Background of project review to date, including WASC review.** The enclosed plans are the second plan revisions since the project was initially presented to the town and the WASC. The first set of plans was shared with town representatives in early February. They included proposals for filling of the existing site drainage channel, keeping of up to five horses, and development of the stable facilities in closer proximity to the Pinon Drive right of way and over the then planned piped drainage channel. All of these proposals faced significant town and WASC concerns. Further, there were clarifications needed with respect to drainage improvements, including issues with the existing driveway culvert and upstream flooding, questions on floor area and impervious surface areas, need for flood elevation analysis, and corrections/clarifications needed relative to lighting and various aspects of plan details. These concerns were identified by the town staff and shared with the applicant project design team.

   In addition to town issues, the WASC had concerns over the scope and siting of the proposed stable improvements, drainage channel filling, drainage problems with the driveway culvert, and setbacks from the Westridge trail easement along Pinon Drive. Other WASC concerns focused on the scope of lighting and glazing, including the proposed west side patio cover.

   A number of the concerns were addressed with a revised plan set shared with the town and WASC in late March. The changes included elimination of proposals for drainage channel filling, reducing the scope of horse-keeping facilities from 5 to 4 horses, and modifications to the siting of the facilities to reduce the visual impacts from the Pinon Drive frontage and Westridge trail. The revised plans were reviewed by staff including the town planner and public works director and further considered by the WASC in meetings with the applicant and project design team. Based on staff review comments and a recent meeting between the applicants and the WASC, the plans were again revised to clarify grading associated with the driveway, including culvert work to address flooding concerns and also the addition of the bio-swale suggested by the public works director, and to provide further adjustments relative to the location and orientation of the stable facilities relative to views from the Pinon Drive frontage.

   We understand that at an April 8th site meeting with the WASC the property owner believes all issues were resolved and that the current revised plans reflect the agreements reached with the WASC. The revised plans were delivered to the town on April 15th and we assume also provided to the WASC on that date. It is likely, therefore, that the WASC may not have a chance to review and comment on the plans until at least the 4/22 preliminary review meeting.

2. **Project Description, Grading and Vegetation Impacts.** The subject parcel is located along the west side of Pinon Drive, roughly 400 feet north of the Pinon Drive intersection with Westridge Drive. The site is rectangular in shape with the shorter dimension along the street frontage. The northeasterly one-half of the parcel contains the drainage channel discussed above and mostly level to gentle slopes. Further, much of this area has less tree cover and more grassy conditions than the southwesterly area of the site. There is, however, some significant vegetation along the street frontage and northerly along the drainage channel.

   Current improvements include the south side driveway that extends to the existing house located on the southwesterly, tree covered slopes near the center of the parcel. The building site is within the oak forest on the site that extends to the parcel to the south and to the west of the house site. The existing house entry is roughly 30 feet higher in elevation than Pinon Drive and is well screened by existing tree cover from street views.

   The existing multi-level house is cut into the slopes with the main entry on the south elevation. An east side carport provides necessary covered parking and there is developed outdoor area on the south side of the house. This area was leveled with grading, with the cut partially supported by a low retaining wall. Guest parking is provided by a parking bay along the south side of the driveway that is partially supported by a low retaining wall.

   The existing drainage channel is an identified flood course on the federal flood insurance maps for the town. Thus, any work in the mapped floodplain must adhere to town floodplain zoning standards to the satisfaction of the public works director, Howard Young. Based on preliminary reviews of this matter, the project engineer has developed data to verify that the flood elevations would remain within the existing drainage channel. This data will need to be evaluated in detail by the public works director and findings made relative to floodplain zoning conformity. Mr. Young has, however, advised that based on a preliminary review that data appears properly developed. Therefore, the siting of the proposed stable and other horse keeping facilities can be reviewed, at least preliminarily, as currently proposed. It is also noted that this drainage channel is NOT a "creek" that is recognized in the town's zoning ordinance creek setback provisions.

   The main issue with past flooding appears to be upstream and south of the existing driveway culvert and not on site. In his preliminary review of the plans, Howard Young identified deficiencies with the existing driveway culvert, which was initially proposed to be retained. In particular, the existing 36" pipe is undersized and apparently was replaced at some time without town review. The town's master drainage plan shows that when the plan was prepared a 48" pipe existed and that this 48" pipe was appropriately sized for the channel drainage conditions. The proposed plans now include reinstalling the correct size culvert, consistent with the town's drainage plan. This work will also include insuring the slope of the pipe is correct and that both inlet and outlet conditions otherwise minimize potential for erosion or other drainage impacts, again consistent with town drainage plans and standards.

   The proposed horse-keeping facilities are located on the more level slopes on the eastern side of the property and include the 629-sf stable structure and 653-sf tack

barn with hayloft. The stable would be no closer to the front property line than 53 feet and the barn with hayloft would be 60 feet from the front property line, thus meeting the 50-foot setback standard. Also, the proposed structures, corral area and other proposed horse keeping facilities, have been reviewed and found acceptable by the town's stable inspector, subject to conformity with town floodplain standards, which would be to the satisfaction of the public works director (refer to attached communications from the stable inspector). These findings notwithstanding, the project arborist should comment on the matter of house pasture use around the significant 37-inch oak, (i.e., tree #95) immediately west of the planned corrals. We understand that this has been considered and the arborist input will be provided at the site meeting.

The stable improvements include the buildings, corral and pasture areas, and the proposed driveway turnout to accommodate access to the horse-keeping facilities for deliveries, manure removal, maintenance, etc. Grading is proposed to develop the parking area and for the siting of the tack barn. Both cut and fill would be needed for development of these facilities, and some retaining wall work is planned to create necessary grades over the driveway and parking area and to limit the extent of cut and fill. A four-foot high driveway gate with horse fence extensions to the north and south (see Sheet L1.0) would control access to the site and the horse-keeping areas. The gate and fence meet horse fence design standards and are to be set back 33 feet from the front parcel line, thus also meeting the required 25-foot minimum setback for driveway gates in this zoning district.

The original plans were to orient the stable building parallel to Pinon Drive. The orientation was changed to be more parallel to the south side slope and perpendicular to Pinon Drive to address concerns of the WASC and respond to other site plan adjustments.

Tree removal planned in the area for horse-keeping include a dead willow (#96) and a small buckeye (#97) and oak (#6) as identified on the grading plans. The buckeye and oak are to be removed for barn construction. Smaller oaks in this area not of "significant size" would also be removed as identified on Sheet C-2.

The proposed residence would be located in a similar location to the existing house but would be larger and extend further to the north. Driveway access would be also be much the same as currently exists, at least to the east side of the house site. The plans, however, include grading to extend the driveway to a new, detached garage located south of the proposed house. The garage and some of the new driveway extension would be in the area previously impacted by grading for the existing south site lawn area discussed above. Grading and retaining wall work are proposed to accommodate driveway construction through the east and south side trees from the existing driveway to the new garage site and for the new upper parking area by the proposed house entrance and garage. Retaining walls would be facing into the site and have heights ranging from four feet or less to a maximum height of eight feet at the garage.

A few trees, mostly pines, an elm, and a smaller buckeye and oak would need to be removed for the new driveway work. These trees will be identified for review during the site meeting as will all trees proposed for removal as shown on plan Sheets C-2 through C-5. The scope of cut to develop the transition from the existing driveway

to the proposed garage site and driveway apron at the garage is shown on the profile on plan Sheet C-6.

The proposed house, west side covered patio, pool, pool terrace and pool house would be cut into the site as shown on plan Sheet C-3 and the house elevation sheets. Two significant oaks are to be removed to accommodate the house and patio, but the arborist report identifies these (89 & 91) to be in poor condition. A buckeye would also be removed, but is not of "significant" size.

For the proposed pool/pool terrace and pool house construction, a number of oaks would be removed, but surrounding oaks would be retained and help screen the proposed construction from off site view. Again, all tree proposals should be inspected and considered during the site meeting.

The most significant grading would be for development of the pool/pool terrace and pool house elements. Level space would be created from the house to the pool house at elevation 478. The cut would range in depth from four feet or less to over 10 feet adjacent to the proposed pool house. A retaining wall would contain the cut on the south side and allow for the pool house to have a low profile relative to views from the south and west. While a significant amount of earth work is proposed for the pool/pool terrace and pool house, the locations have less potential for off site visual impacts, particularly cut into the site, than would be the case with the guest house and pool in the lower meadow area where they could be developed with minimum grading.

We are generally supportive of the approach to site development, including cutting of the proposed the house area improvements into the slope to maintain a low profile relative to south side views. Further, the tree cover to remain will help screen views from other directions. (Nonetheless, this project has fairly significant objectives, including particularly the horse keeping needs of the family.) Further, we find the general approach to the design of the house and other buildings appropriate for the site and area, as discussed further below. We do, however, have concerns over the covered patio area on the west side of the house. This 30 ft. by 30 ft., 900 sf area is to be covered by a pitched roof that extends from and matches the basic form of the adjacent house roof. The patio roof would be a "non-reflective glazed" material. The scale, height and material could have potential for significantly increasing the apparent mass of the house. (The area is technically not considered floor area, but is impervious surface area.)

The design of the covered patio is unusual in the town and, while not technically floor area, could look more like a house extension than patio feature. We suggested to the project architect that an alternative approach be considered for the covered patio or that the covered area be significantly reduced. In any case, this is a matter that the ASCC should fully consider during the course of the preliminary review and, in particular, the proposed roof glazing material should be clarified and material samples considered. Both its reflective nature and potential for nighttime glow should be evaluated, although it is noted that only house wall lighting is proposed in the covered patio area.

3. **Site Development Committee Review**. To date, written comments have been received from the public works director (attached report dated 4/2/13), town

geologist (attached report dated 2/28/13), fire marshal (attached report dated 2/2/13), and health officer (attached report dated 4/9/13). The public works director is reviewing the revised plans and floodplain data relative to his initial concerns and would issue a final report prior to the site development permit hearing. More data is needed before a complete report can be provided by the health officer.

Also attached is a 3/27/13 "preliminary" report from the conservation committee with an understanding that a final report will be provided after the 4/22 site meeting. The report offers some perspectives on the plans, including support for the proposed use of permeable materials. Some concerns are also offered on the potential impacts from horse keeping and a preference for more restored meadow area.

4. **Compliance with Floor Area (FA), Impervious Surface Area (IS), height and yard setback limits.** The total proposed floor area, including all detached structures, is 6,527 sf and just within the 6,544 sf FA limit for the property. The proposed floor area of the main house, including the 400 sf of the detached garage, is 4,252 sf and under the 5,562 sf 85% limit. The floor area in the main house is only 65% of the total allowed floor area. In this case, the house floor area is relatively low so that space could be allocated to the stable, barn, and 700 sf pool house structure.

   The total proposed impervious surface (IS) area is 10,236 sf and just under the 10,408 sf IS limit. The bulk of the IS area is for the driveway, parking and pool/pool terrace areas.

   The house elevation sheets, including the section details on Sheet A201, demonstrate compliance with the 28-foot height limit. The maximum height of the proposed house from low point of contact with finished grade to the highest roof peak is 32 feet and within the 34-foot maximum height limit.

   The pool house would have a maximum height of 22 feet. Otherwise, heights are mostly 20 feet or less. The stable structure would have a maximum height of 13 feet and the barn with hayloft, 23 feet. The proposed flat roof garage would be no higher than 10 feet above adjacent grade.

   Compliance with required yard setbacks is demonstrated on plan Sheet L1.0. All proposed structures are located outside of required setback areas and most of them, including the house, pool, garage, and pool house are more toward the center than the edges of the property.

5. **Conformance with second unit zoning regulations and accessory structure policies.** The ASCC must make findings pursuant to both the town's accessory unit policy statement and zoning regulations to allow the proposed detached structures. The relevant policies and zoning provisions are attached. The garage, stable and barn with hayloft are clearly designed for specific functions and would appear to not conflict with any of the accessory structure policies. They can't be easily converted to second units, and none of these structures exceeds 750 sf in floor area.

   The proposed 700 sf pool house, including the mezzanine, has been designed to conform with the town's accessory structures policy statement to be a cabana/entertainment space and not a second unit. It has only one main room, and

the bath does not include a shower. It could, however, be converted to second unit by the addition of a shower, and this would not violate either town polices or zoning. The structure is less than the 750 sf limit for guest houses and there are no other second units on the property. Further, the location and design and parking space provided with the proposal provides for conformity to the second unit zoning provisions. Thus, if the desire was to add a full bath and kitchen facilities, this would be possible and, again, the project would conform to town zoning standards.

6. **Project Design and Exterior Materials**. The proposed architecture for the project is of a contemporary Ranch style. It includes barn and barn like forms with steeper gable end roofs, entry "silo" like feature, and a mix of more natural exterior materials and finishes. While this is practically a one-story house, the long clerestory element does present almost two story forms for the north elevation. The south elevation height is mitigated by the manner in which the house and south side features would be cut into the slope.

   The north house elevation has significant window areas that were of concern to the WASC. The plans were modified to add the vertical screen elements to window areas and the wood finish matches that proposed for the vertical redwood siding that is proposed for most of the walls of the house and the detached structures. Other proposed exterior material and finishes include:

   - Board formed natural gray concrete finish retaining walls with a light reflectivity value (LRV) of under 35% and below the 40% policy maximum.
   - Natural dry stack stone for the lower house foundation walls.
   - Exposed steel beams with a blackened finish
   - Steel blackened finish windows and doors.
   - Standing seam metal roof, with a weathered, matte, graphite gray finish.

   The entry "silo" would match the finish of the roof and overall all metal surfaces are to have a "dull" matte finish with LRVs well under the 40 and 50% policy limits. Overall, the colors, materials and architectural forms appear appropriate and consistent with town guidelines. Our only concern is with the proposed patio roof as discussed above.

   It is also noted that the driveway and parking areas are mostly to be surfaced with textured permeable pavers, but the surface from the entry gate, i.e., 33 feet into the site, to the street would be asphalt. The satisfies the public works directors standards of asphalt surfaces in the road right of way.

7. **Landscaping/fencing**. Sheets L1.0 and L3.0 present the proposed landscape plan concepts and plant materials. Notes and images are provided to clarify the proposals for fencing, site walls, pathways, etc. These are consistent with the basic architectural design elements and also appear fully consistent with the town design guidelines and standards. Further, the planting plans are mainly to restore site grassland areas and provide some additional oak trees on the north side slopes below the house site. The plans include a note that all invasive and non-native species shall be removed from the site prior to new planting.

8. **Exterior Lighting**. The proposed exterior lighting is shown on Sheet L5.0. Light fixture data is included on the sheet and cut sheets for the fixtures are attached.

The scope of lighting is not excessive, particularly considering the darker, tree covered condition of the building site. Further, the pathway and driveway lights are relatively small elements with "down" directional controls. House wall lights are down directed and used minimally. Overall, the lighting plans seem consistent with town policies and standards, and lights are to be manually switched.

9. **"Sustainability" aspects of project**. As noted above, Build It Green checklists have been completed for the main house, stable/barn, and pool house. The house checklist targets 134 whereas 117 points would be required under town green building standards. For the pool house 106 points are targeted and 67 points are anticipated for the stable/barn. The targets are all over town minimum requirements. 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.

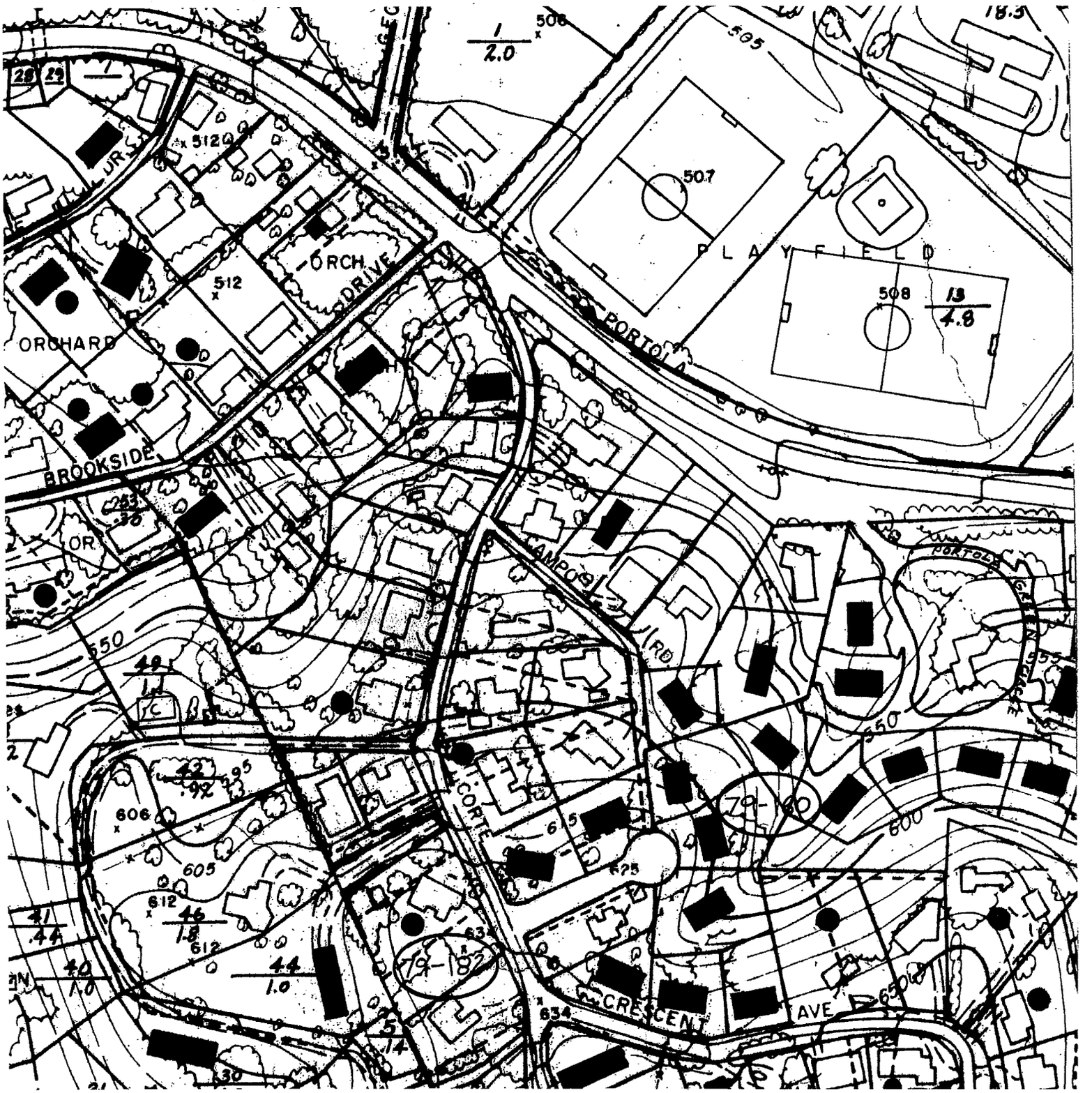
The ASCC should conduct the 4/22 preliminary review, including the site visit with the planning commission, and offer comments, reactions and directions to assist the applicant and project architect modify plans as may be necessary to allow for eventual action by the ASCC on the architectural review plans. Project consideration should then be continued to the regular May 13, 2013 ASCC meeting.

TCV

encl.
attach.

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

ARCHITECTURAL REVIEW RESIDENTIAL ADDITIONS
140 CORTE MADERA ROAD, LEE



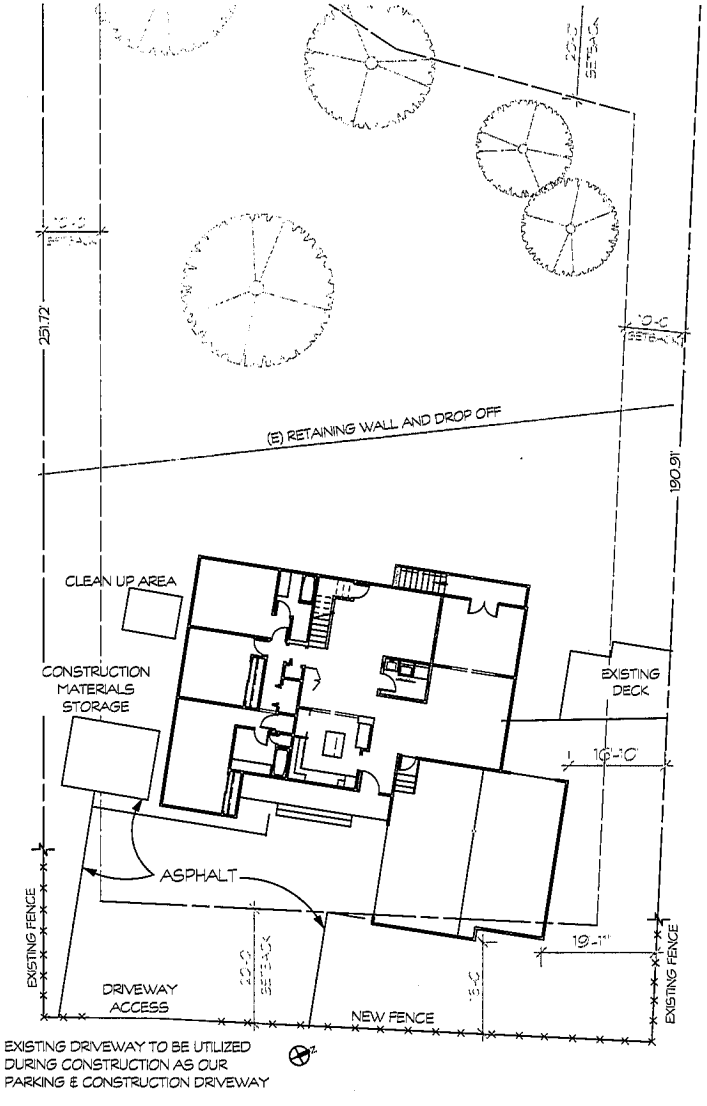
Vicinity Map

Scale: 1" = 200 feet

Architectural Review Residential Additions, Lee

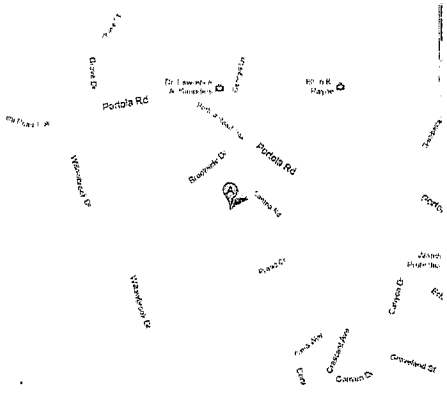
140 Corte Madera Road, Town of Portola Valley

May 2013



SITE PLAN WITH CONSTRUCTION AND STAGING

SCALE: 1"=20'



AREA MAP

FOR REVISED SQUARE FOOTAGE
AND COVERAGE SEE SHEET 1a

COMPREHENSIVE CONSTRUCTION AND STAGING PLAN NOTES:

WE DO NOT ANTICIPATE USE OF A CONSTRUCTION TRAILER.

WE DO NOT ANTICIPATE A DEBRIS BOX.

ALL CONSTRUCTION PARKING SHALL BE ON SITE AND THE EXISTING DRIVEWAY TO BE MAINTAINED.

THE TEMPORARY SANITARY FACILITIES SHALL BE PLACED OUT OF VIEW OF ADJACENT NEIGHBORING PROPERTIES. THE FACILITIES SHALL BE ABLE TO BE ACCESSED FROM A PAVED OR ROCKED ROAD OR DRIVEWAY. THE SANITARY FACILITIES SHALL NOT BE LOCATED IN A PUBLIC RIGHT OF WAY.

WHEN ONSITE CLEANING OF EQUIPMENT IS REQUIRED FOR CEMENT FORMS AND TRUCKS, PAINT BRUSHES, PLASTERING TOOLS, AND SUCH, THEN A CLEAN UP AREA WILL BE SPECIFIED AND POSTED WITH A SIGN. THIS AREA WILL NOT BE LOCATED BENEATH ANY TRESS CANOPY OR IN ANY TEMPORARY BASE OF WOOD CHIPS OR OTHER NATURAL ABSORBANT MATERIAL TO BE DISPOSED OFF SITE.

AN AREA SHALL BE DISIGNATED ONSITE FOR THE STORAGE OF CONSTRUCTION MATERIALS. THE AREA SHALL NOT BE LOCATED WITHINT DRIPLINES OF TREES.

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) 793-2655

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

SHEET INDEX

LEE

HARRELL REMODELING, INC.
1954 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043
650.230.2900
CONTRACTORS LICENSE # 847959

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

SITE PLAN & NOTES

DATE: 8/7/13
SCALE: AS NOTED
JOB: 130034
SHEET NUMBER: 1

Harrell Remodeling, Inc.
Design+Build

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

July 18, 2013

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

Dear Members of ASCC,

We and our clients are very excited that the Architectural and Site Control Commission of the Portola Valley approved the proposed plans to the addition/remodel located at 140 Corte Madera Road. We received an ASCC approval letter dated June 11, 2013 and understand the conditions to be addressed to the satisfaction of the ASCC.
Please accept this letter is part of our re-submittal packet along with revised plans that address the condition set forth by the ASCC.

1. A comprehensive site landscape plan has been designed by Lori Morris, landscape designer with a supportive input of Frank Niccoli, Horticulturist. Frank, owner of "Village Gardner Inc." will be responsible for landscaping the project. Please refer to plan sheet 1b for the proposed landscape plan for front, side, and rear of house. We have addressed the objectives for the reduction in impervious surface by 1177 s.f. while still providing for adequate space for front yard parking, ensuring safe access to the street and presenting appropriate landscape improvements with selective screening between properties. The existing non-conforming front yard fence will be removed and relocated to meet current town fencing standards. Please refer to plan sheet 1b for new fence representation.

2. The new proposed windows shall be Anderson 100 series, exterior sandtone finish, LRV value of 43% under the 50% LRV town policy maximum. Proposed exterior French doors will be from Anderson 400 series, exterior sandtone finish, LRV value of 43% under the 50% LRV town policy maximum.
   All replaced windows shall be Anderson 100 series, exterior sandtone finish, LRV value of 43% under the 50% LRV town policy maximum.
   All existing windows shall be painted to match color of new windows and shall comply with the town policy of 50% of less on LRV, by a professional painter.

3. Please refer to plan sheet 1b for a complete yard lighting plan.
   Please refer to plan sheets 3a and 3b for complete house lighting plans.
   Lighting plans are not presented all in one sheet for legibility.

4. Please refer to plan sheet 1 for a comprehensive construction staging plan.

Mr. and Mrs. Lee have met with their neighbors on both sides of their property during the design of the landscape plan. The neighbors have agreed to the landscape improvements, please see attached letter.

Harrell Remodeling, Inc.
Design+Build

In response to the front setback concern and as advised by the ASCC we've hired, Mission Engineers, Inc, out of Santa Clara. Provided a plat plan to verify front property line in reference to front corner of garage. It was discovered that our proposed garage had been encroaching 4'-0" into the required 20'-0" front yard setback. We pulled back the front wall for the proposed garage 2'-0" so that the average setback adheres to town requirements.

While doing the above, we have come across an unfortunate situation and found an error to our floor area calculation from our originally submitted plans, March 25, 2012 and used by ASCC for project approval. Our approved concentrated 94% of the permitted floor area ratio in the main house as represented on design exceeded the 100% FAR allowed to subject lot.

The addition to the garage and the new proposed second story has been proportionately scaled down to a new concentrated 97.7% floor area ratio.
We have given particular attention to minimally alter the massing of the roof lines and design as originally approved. This was achieved by pulling in a few walls to present a new concentrated floor area ratio at 97.7%.

We ask that the ASCC please consider these revised plans that reflect a new concentrated 97.7% floor area ratio. All altered areas have been clouded on the resubmitted plans and the mock-up still represents the same architectural integrity.

Sincerely,

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

LETTER FROM NEIGHBOR

Jon and Kwok Goulden
132 Corte Madera Road
Portola Valley, CA 94028

June 13, 2013

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

Dear PV ASCC members,

Our neighbors, Corey and Sally Lee at 140 Corte Madera Road, have shared the plans of their remodel/addition with us and we have no objection to the two north-facing windows in the upper story master suite that overlook the direction of our roof. The remodel will truly enhance their property and fits nicely with the character of the neighborhood.

They also shared the preliminary concept design of the proposed landscaping plan which we are pleased to support. The trees, plants and fencing will beautify the property in its natural setting.

Sincerely,

Jonathan Goulden and Kwok Lau Goulden

LETTER FROM CLIENT REG. NEIGHBOR MEETING

From: Sally Shimada-Lee [sally.shimadalee@gmail.com]
Sent: Saturday, July 06, 2013 1:05 PM
To: Rafael Gomez; Beth Leibbrandt; Morris Lori; Frank Niccoli; Corey; Sally Shimada-Lee
Subject: Neighbor likes landscape design !

Hi team,

This morning I talked to Chris Boskin (our neighbor at 150 Corte Madera Road who attended the May 29 ASCC meeting) about our remodel and landscape design plan. She shares our excitement about the project and likes the landscape design. She even has a Pistacia tree in her backyard and LOVES it -- especially the Fall colors. She is pleased to have them line the side yard slope.

We talked about some specific plants as we walked around her beautiful yard and she agreed the Stacia are hardy and provide nice color. She has a lot of wonderful hydrangea (dark purple) which I also love. We made no specific changes to our latest landscape design (YAY), so it's a GO as is.

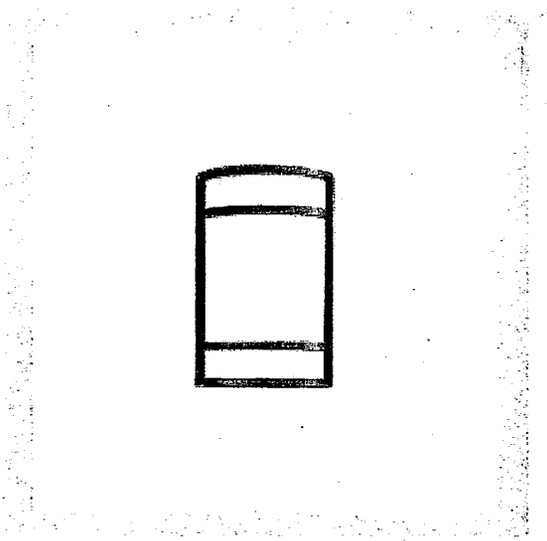
Rafael, please submit it to the ASCC with the Option #3 (4' topped picket fence) recommendation.

Because of all the work they have done on their home/yard, Chris knows Danna Breen (head of the ASCC) well and said she would send an email telling her she is excited about our remodel and landscape plans and ask her to approve it ASAP. I told her we were anxious to get started but were waiting to get on the next ASCC meeting agenda for final approval. Her message may help accelerate the approval process. At minimum, it shows neighbor support.

Glad my "sales" skills came in handy. :)

Have you received any status about the garage setback exemption request? We hope that is also a go.

Smiles,
Sally



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

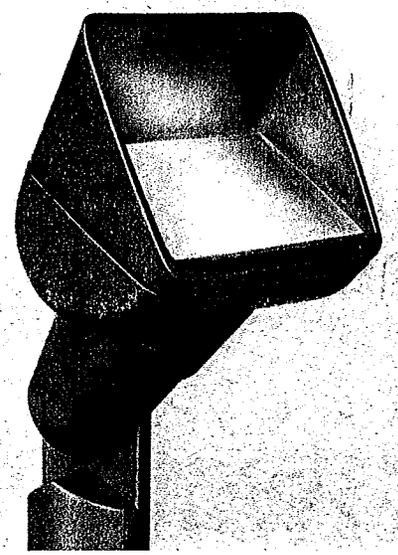
EXTERIOR LIGHTS

HOUSE WALL FIXTURE

LEE

FXLuminaire

LED Up Lights

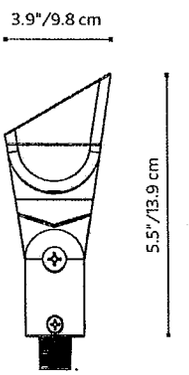


The PB is a compact LED wall wash lighting solution. Available in 1 or 3 LED with full color lens options of frosted, blue, amber, and green included. The wider angle of the PB allows a broader lighting option for larger structures and spaces. Engineered with solid construction, yet petite in size.

TO BE USED AS A DOWN LIGHT

PB: ~~Up Light~~

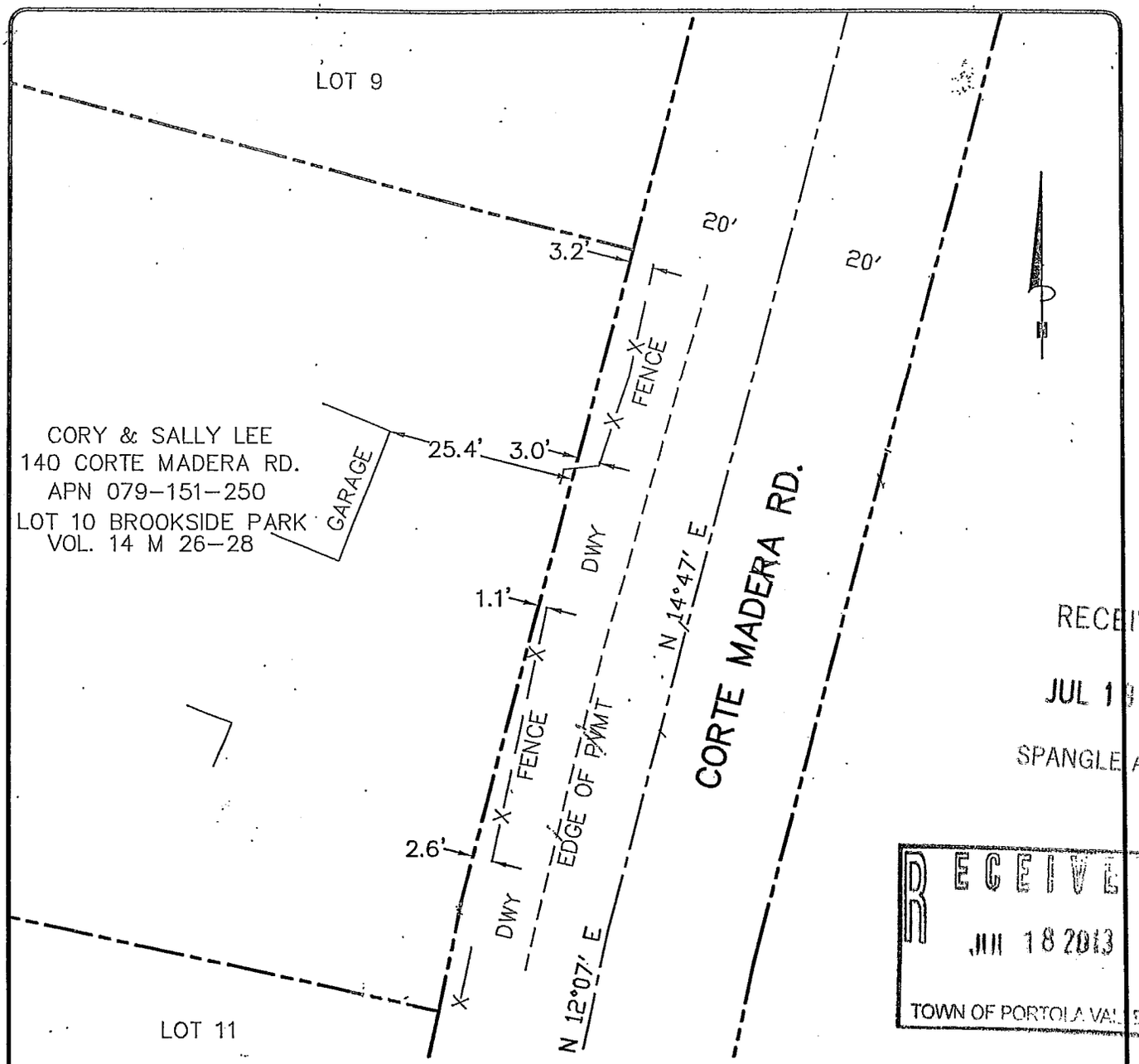
NUMBER OF LEDS:	1	3
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4	4.5
WATTS USED:	2.0	4.2
LUMENS PER WATT (EFFICACY)	34	37
MAX LUMENS:	71	151
CCT (Ra)	67.3	67



LANDSCAPE FIXTURE

LEE

Learn more about FX Luminaire up lights. Visit: fxl.com/products



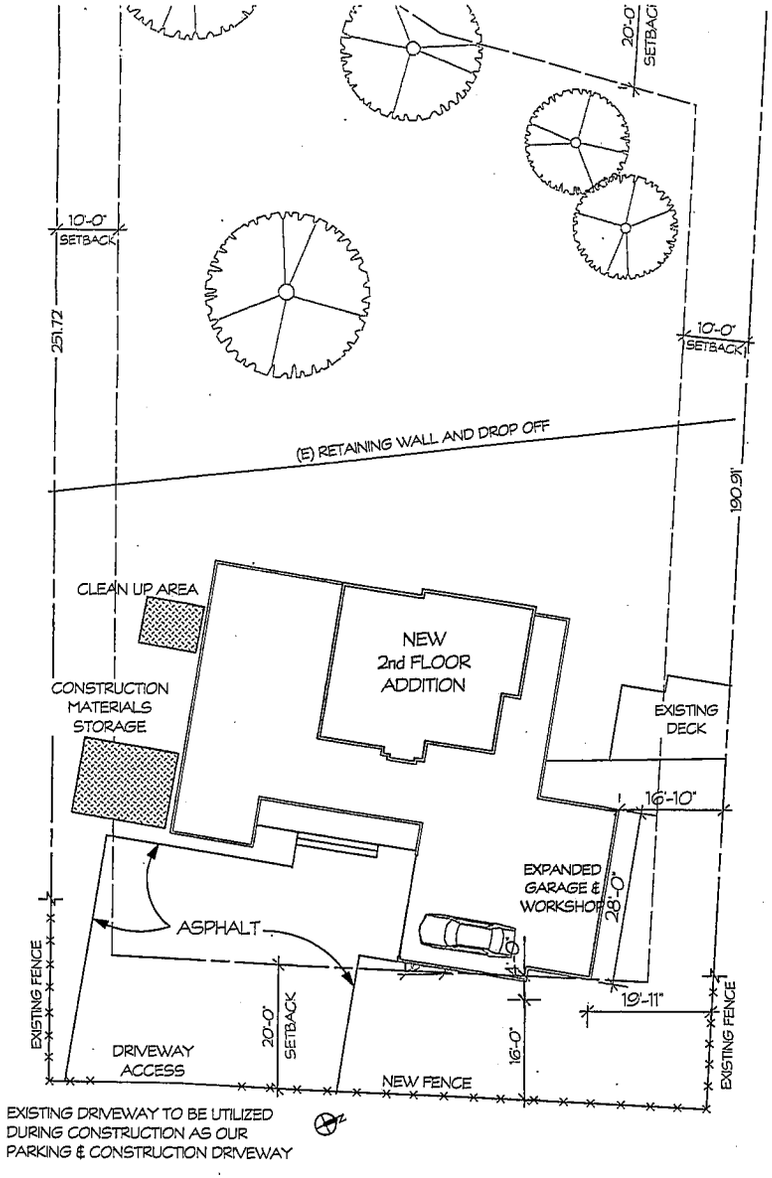
RECEIVED
JUL 19 2013
SPANGLE ASSOC.

BASIS OF BEARINGS:
THE MONUMENT LINE OF PARDO CT.
AS SHOWN ON THE MAP OF THE
LESLIE SUBDIVISION, VOL. 70 PG. 20 & 21,
RECORDED NOVEMBER 13, 1969 SAN MATEO
COUNTY RECORDS.

PARTIAL TOPOGRAPHY – EAST SIDE OF RESIDENCE
140 CORTE MADERA RD., PORTOLA VALLEY, CA. APN 079-151-250

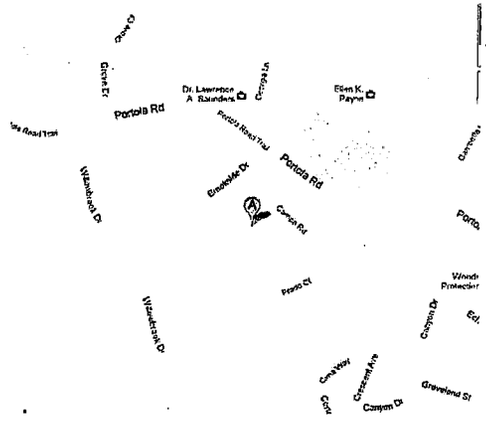
MISSION ENGINEERS, INC.
RESPONSIVE, RELIABLE RESULTS SINCE 1953
355 Reed St. Santa Clara, Calif 95050 (408) 727-8262 FAX:(408) 727-8285

SCALE:	1"=20'
DATE	6/10/13
DWN	DN ME21
CH'KD	
JOB NO.	13024
DWG. NO.	S-14473



SITE PLAN WITH CONSTRUCTION AND STAGING

SCALE: 1"=20'



AREA MAP

FOR REVISED SQUARE FOOTAGE AND COVERAGE SEE SHEET 1a

COMPREHENSIVE CONSTRUCTION AND STAGING PLAN NOTES:

WE DO NOT ANTICIPATE USE OF A CONSTRUCTION TRAILER.

WE DO NOT ANTICIPATE A DEBRIS BOX.

ALL CONSTRUCTION PARKING SHALL BE ON SITE AND THE EXISTING DRIVEWAY TO BE MAINTAINED.

THE TEMPORARY SANITARY FACILITIES SHALL BE PLACED OUT OF VIEW OF ADJACENT NEIGHBORING PROPERTIES. THE FACILITIES SHALL BE ABLE TO BE ACCESSED FROM A PAVED OR ROCKED ROAD OR DRIVEWAY. THE SANITARY FACILITIES SHALL NOT BE LOCATED IN A PUBLIC RIGHT OF WAY.

WHEN ONSITE CLEANING OF EQUIPMENT IS REQUIRED FOR CEMENT FORMS AND TRUCKS, PAINT BRUSHES, PLASTERING TOOLS, AND SUCH, THEN A CLEAN UP AREA WILL BE SPECIFIED AND POSTED WITH A SIGN. THIS AREA WILL NOT BE LOCATED BENEATH ANY TRESS CANOPY OR IN ANY TEMPORARY BASE OF WOOD CHIPS OR OTHER NATURAL ABSORBANT MATERIAL TO BE DISPOSED OFF SITE.

AN AREA SHALL BE DISIGNATED ONSITE FOR THE STORAGE OF CONSTRUCTION MATERIALS. THE AREA SHALL NOT BE LOCATED WITHINT DRIPLINES OF TREES.

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

SHEET INDEX

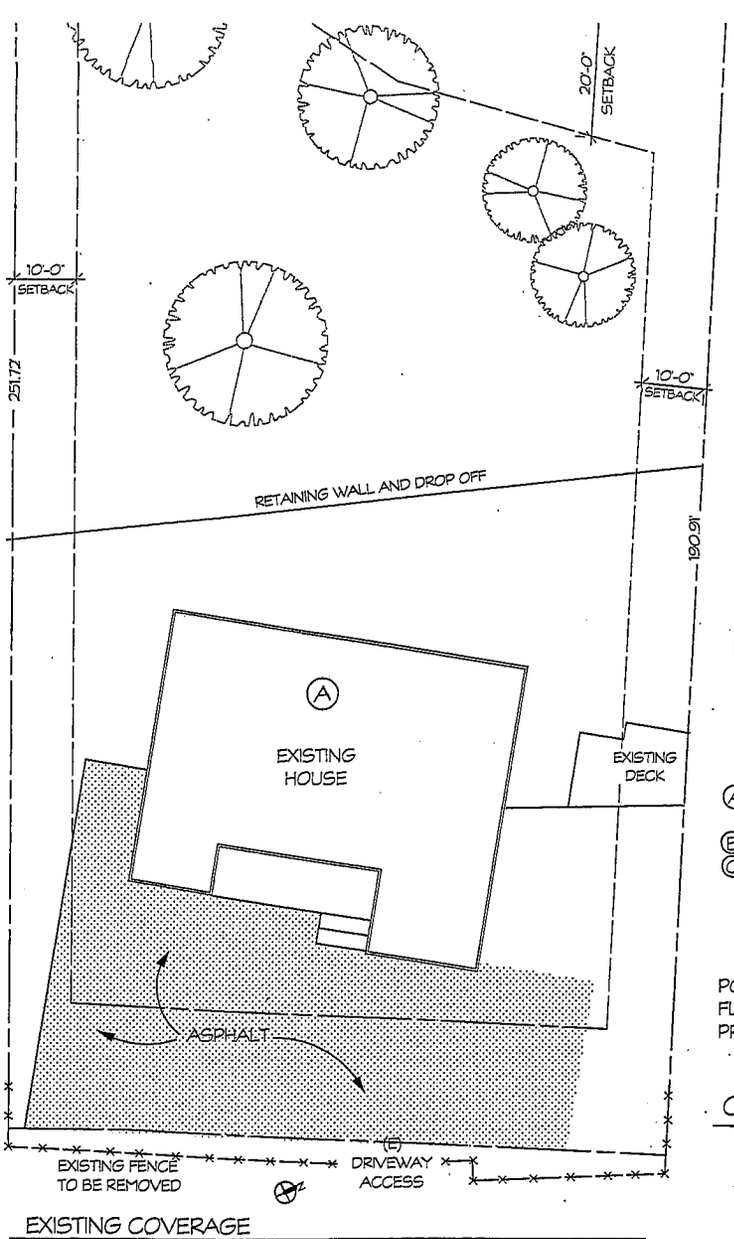
LEE

HARRELL REMODELING, INC.
1954 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043
650.230.2900
CONTRACTORS LICENSE # B479799

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

SHEET TITLE: SITE PLAN & NOTES

DATE: 7/8/13
SCALE: AS NOTED
JOB: 130034
SHEET NUMBER: 1



EXISTING COVERAGE

SCALE: 1" = 20'

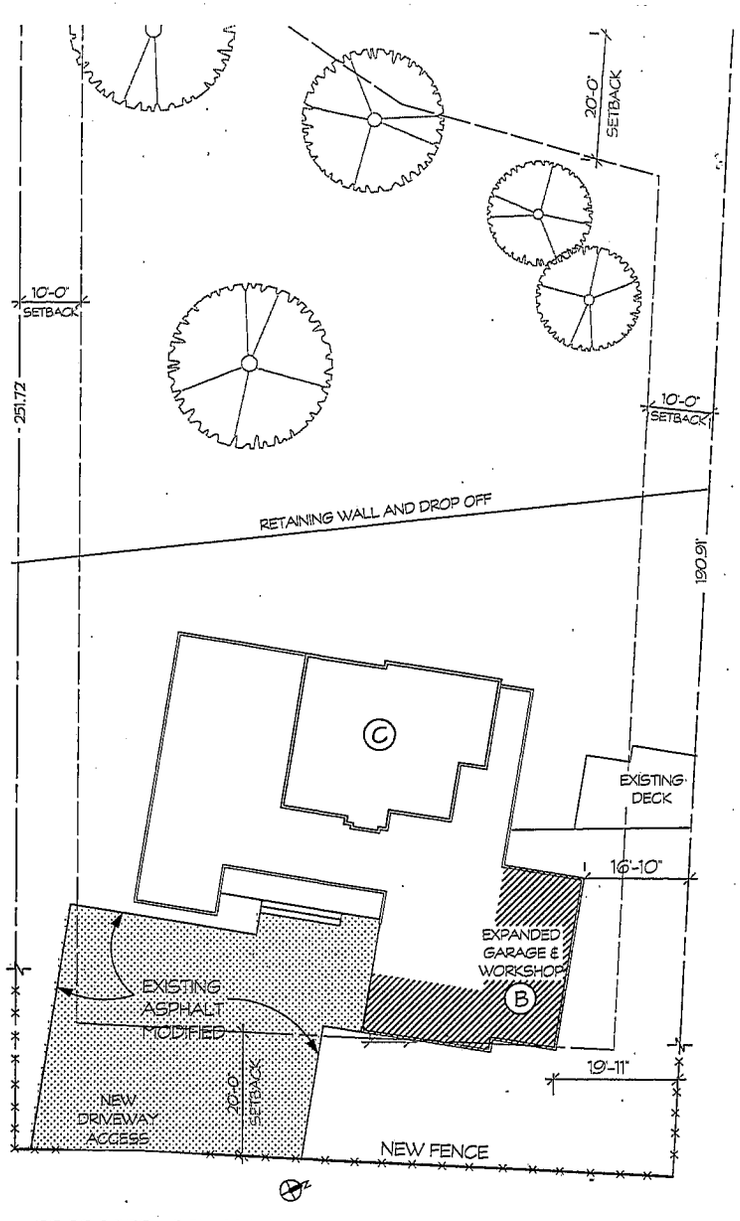
IMPERVIOUS SURFACE

EXISTING	3170 □
PROPOSED	1993 □
AMOUNT REMOVED FOR LANDSCAPING	1177 □

Ⓐ (E) HOUSE	2464 □
Ⓑ 1st FLOOR ADD.	498 □
Ⓒ 2nd FLOOR ADD.	770 □
TOTAL	3732 □
SITE	23,100 □

PORTOLA VALLEY PERMITTED
FLOOR AREA ___ 3820 □ ___ 100%
PROPOSED FLOOR AREA ___ 97.7%

COVERAGE



PROPOSED COVERAGE

SCALE: 1" = 20'

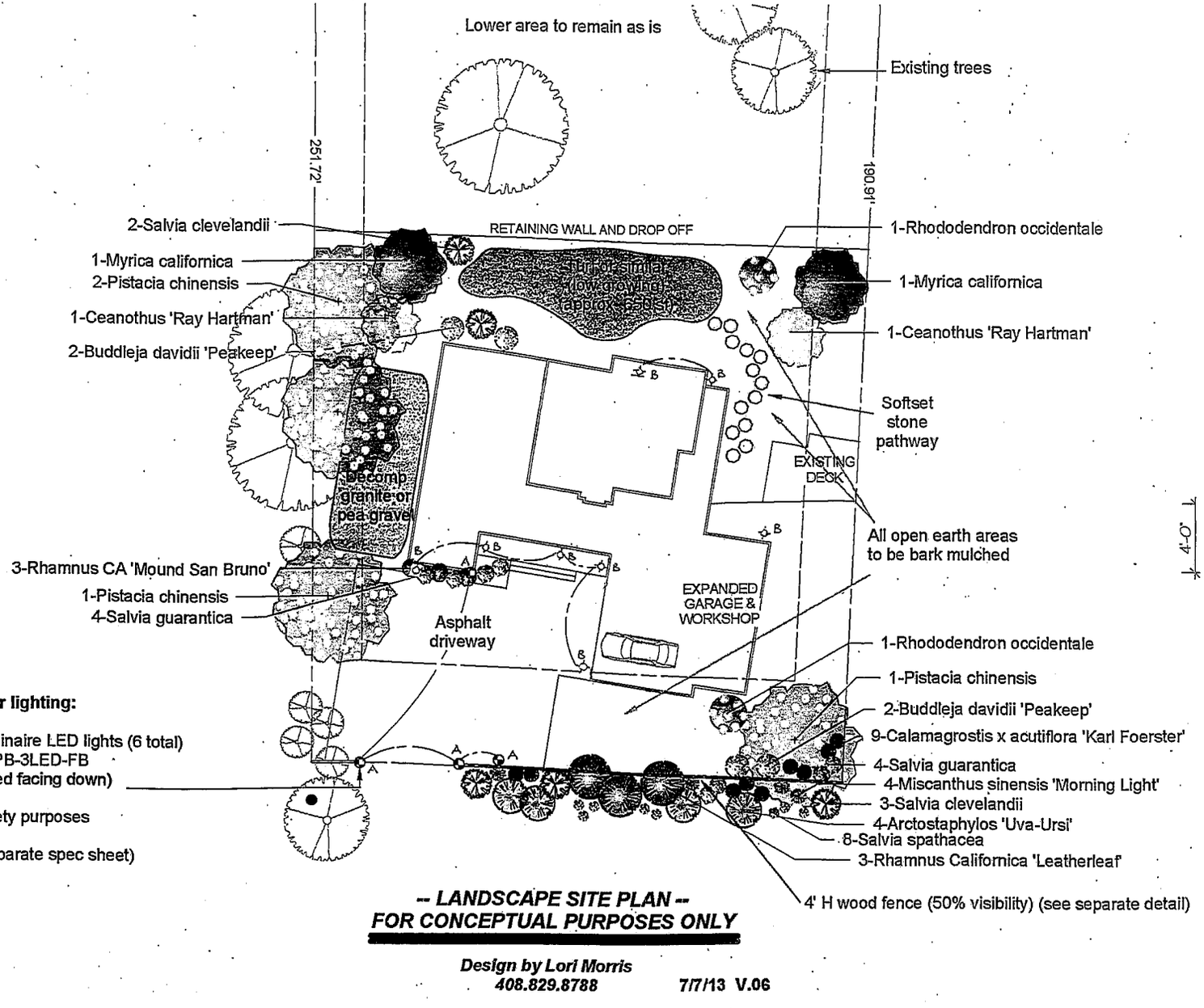
LEE

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
SITE PLAN & COVERAGE

DATE: 7/18/13
SCALE: 1" = 20'
JOB: 130034
SHEET NUMBER: 1a



Exterior lighting:

FX Luminaire LED lights (6 total)
Model PB-3LED-FB
(mounted facing down)

For safety purposes

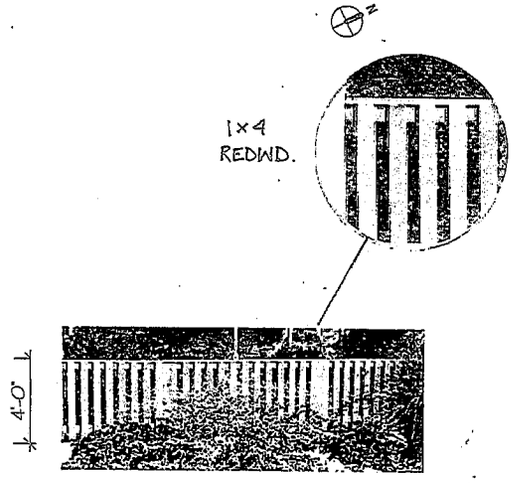
(see separate spec sheet)

-- LANDSCAPE SITE PLAN --
FOR CONCEPTUAL PURPOSES ONLY

Design by Lori Morris
408.829.8788 ***7/7/13 V.06***

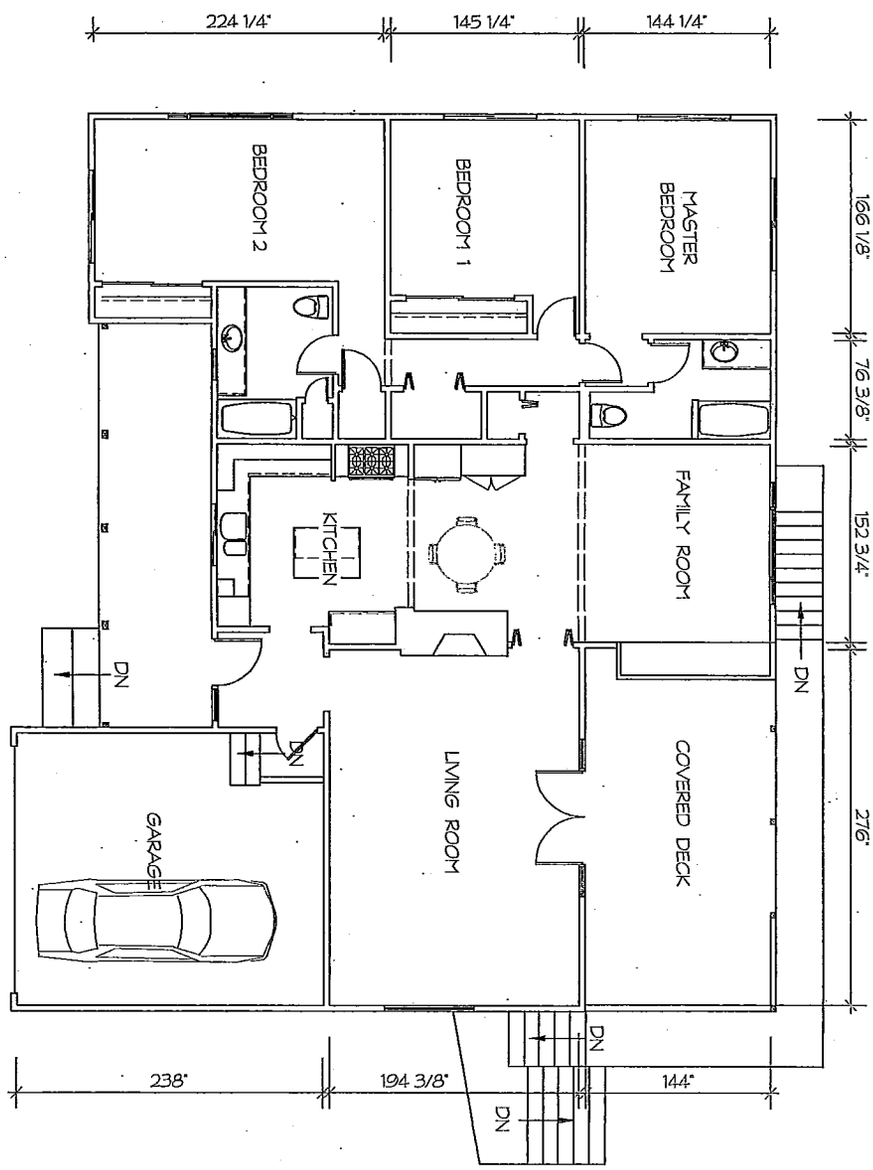
Residence of:

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



FRONT FENCE STYLE

Production Title: First Impressions Landsca Los Gatos, CA 408.829.8788	
Drawing Title: Corey and Sally Lee res 140 Corte Madera R Portola Valley, CA 9	
Designer: Lori Morris	Director: Contracted by Har
Drawn By: Lori Morris	Scale: 1"
Venue: Lee Residence	Drawing No.: 1b
Date: 07/07/13	
CAD File Name: Lee Site Plan.06.vwx	



EXISTING FLOOR PLAN

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

SHEET TITLE: EXISTING FLOOR PLAN

DATE: 5/28/13

SCALE: 1/8"

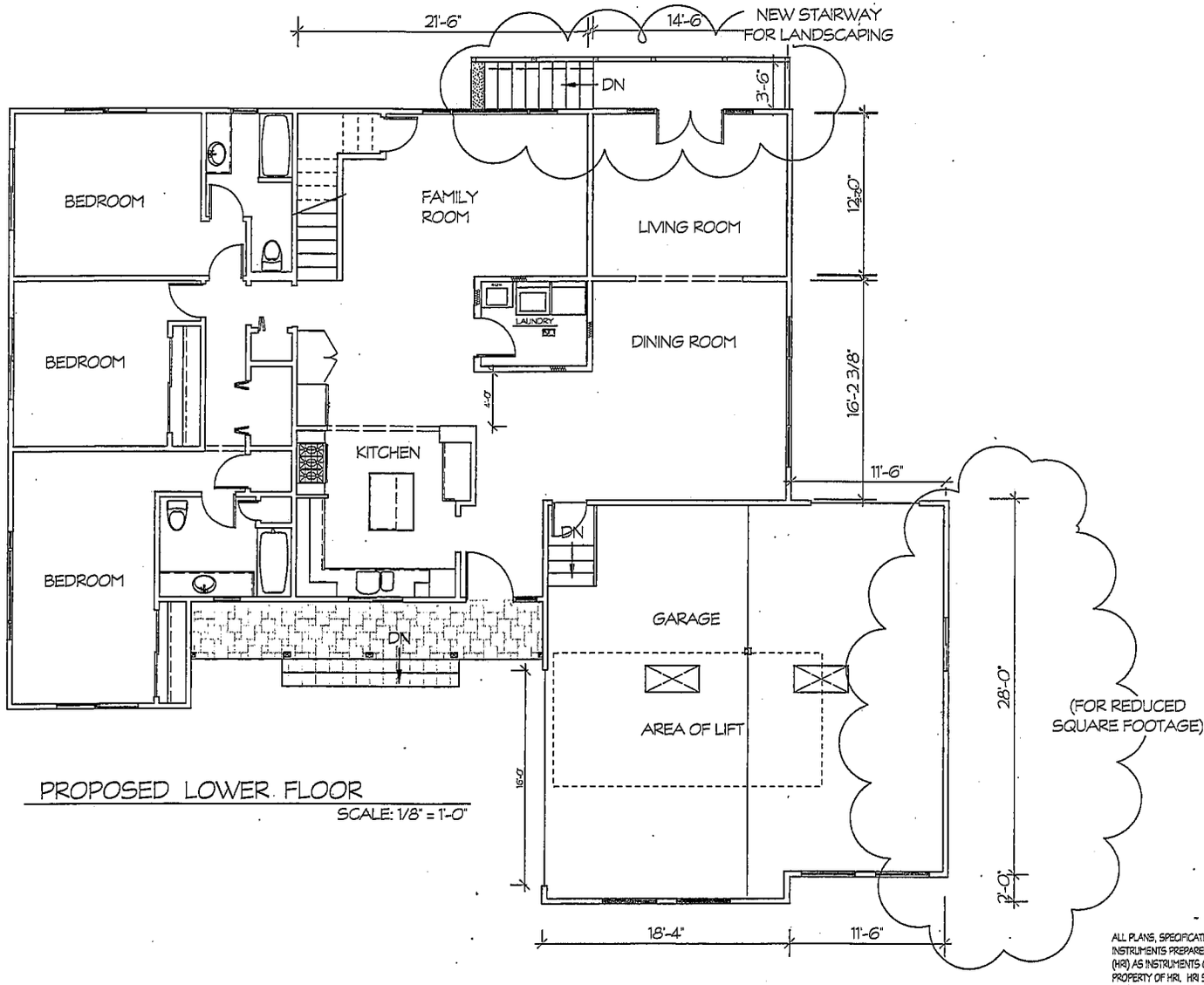
JOB: 130034

SHEET NUMBER: 2

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

HARRELL REMODELING, INC.
1954 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043
650.230.2900
CONTRACTOR'S LICENSE # B479199

LEE



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 # B479199

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

SHEET TITLE
PROPOSED LOWER FLOOR

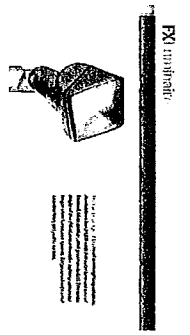
DATE: 7/10/13

SCALE: 1/8" -

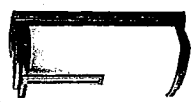
JOB: 130034

SHEET NUMBER
3

"A" LED LANDSCAPE DOWNLIGHT

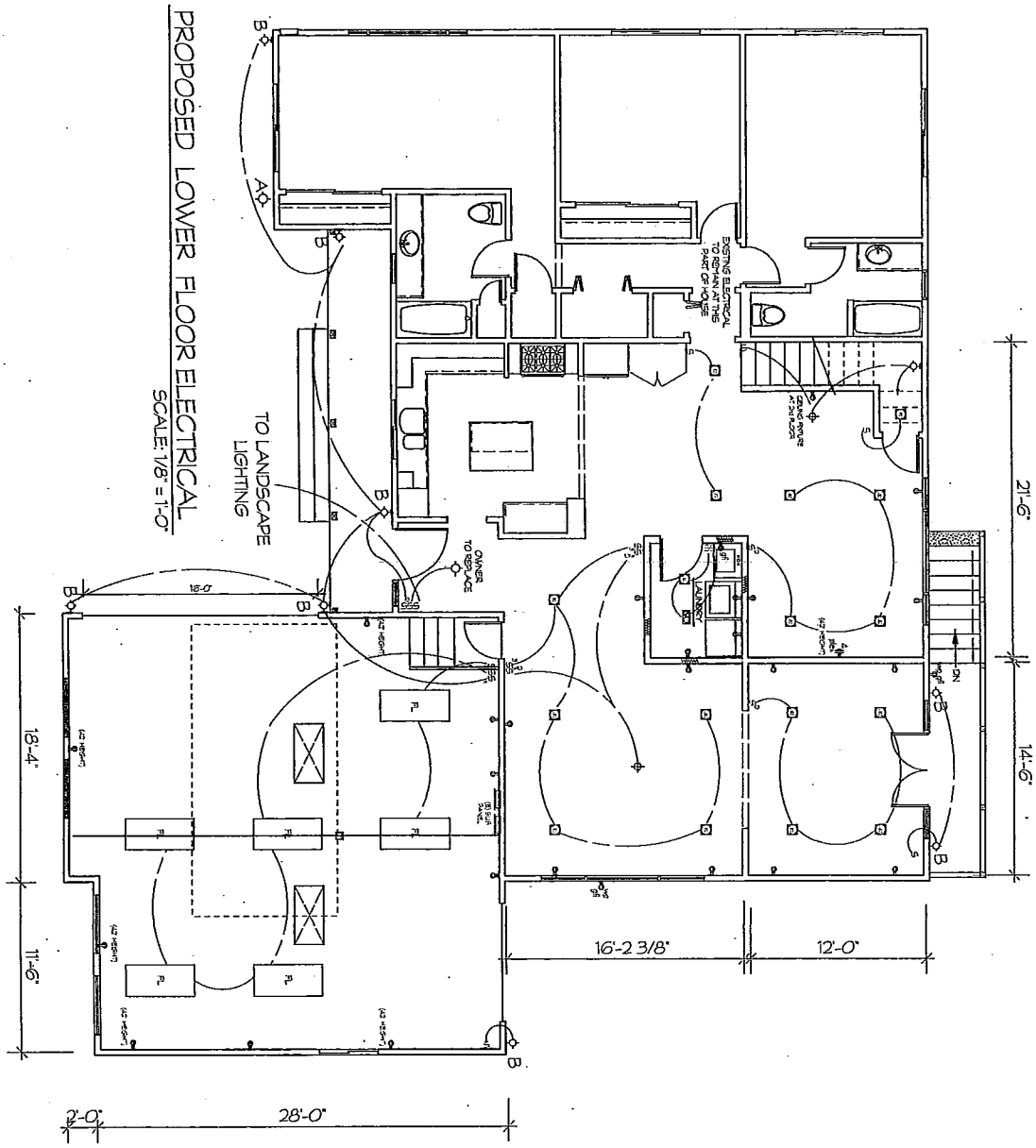


"B" LED EXT. WALL LIGHT



PROPOSED LOWER FLOOR ELECTRICAL

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

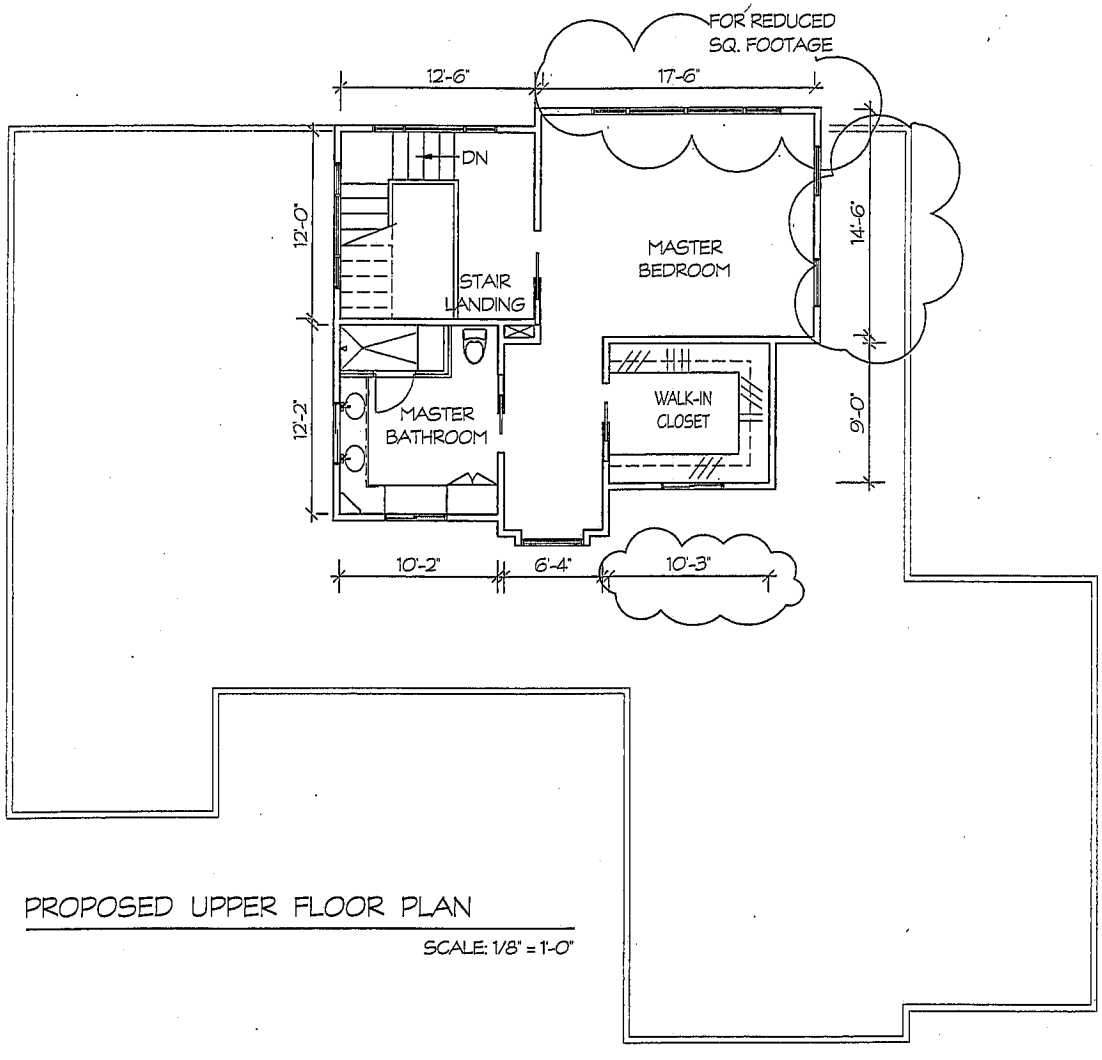


SHEET TITLE	PROPOSED LOWER FLOOR ELECT.
DATE	7/18/13
SCALE	1/8"
JOB	130034
SHEET NUMBER	3a

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

HARRELL REMODELING, INC.
1954 OLD MIDDLEFIELD WAY,
MOUNTAIN VIEW, CA 94043
650.230.2900
CONTRACTORS LICENSE # 847979

LEE



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 # 547939

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

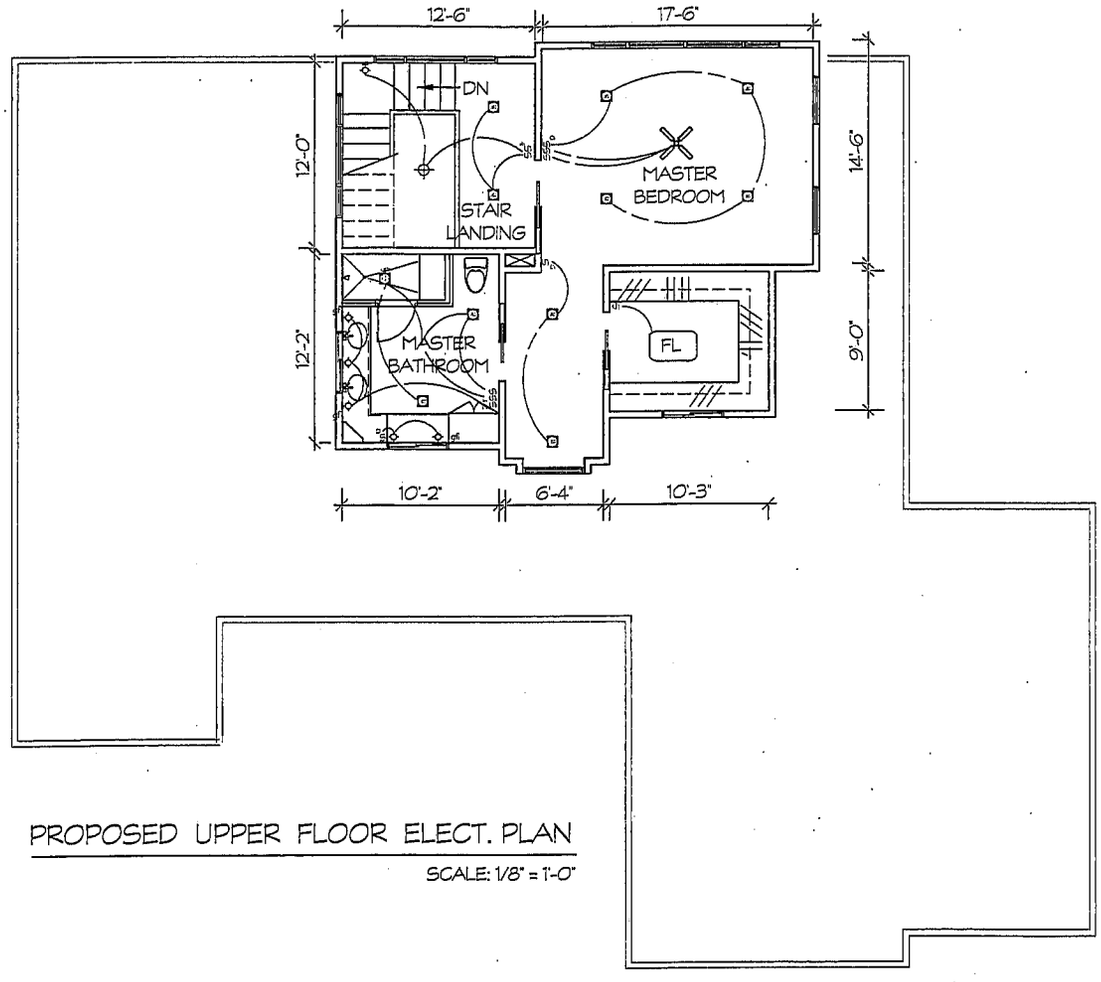
SHEET TITLE
PROPOSED UPPER FLOOR

DATE: 7/18/13

SCALE: 1/8".

JOB: 130034

SHEET NUMBER
4



PROPOSED UPPER FLOOR ELECT. PLAN

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

LEE

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

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

SHEET TITLE
PROPOSED UPPER FLOOR ELECT.

DATE: 7/18/13
SCALE: 1/8"
JOB: 130034
SHEET NUMBER: 4a

LEE

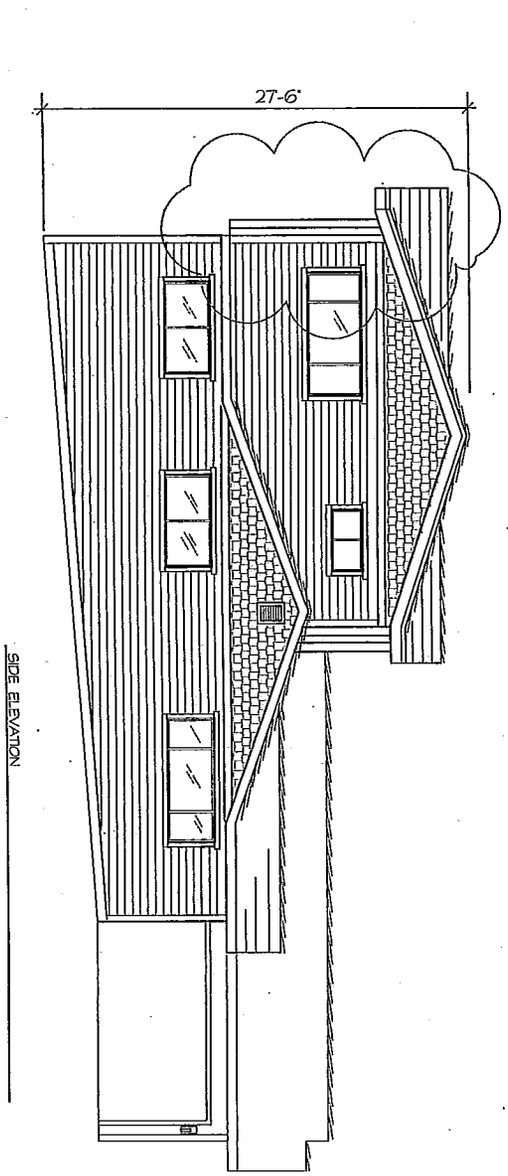
HARRELL REMODELING, INC.
1954 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043
650.230.2900
CONTRACTORS LICENSE # 879199

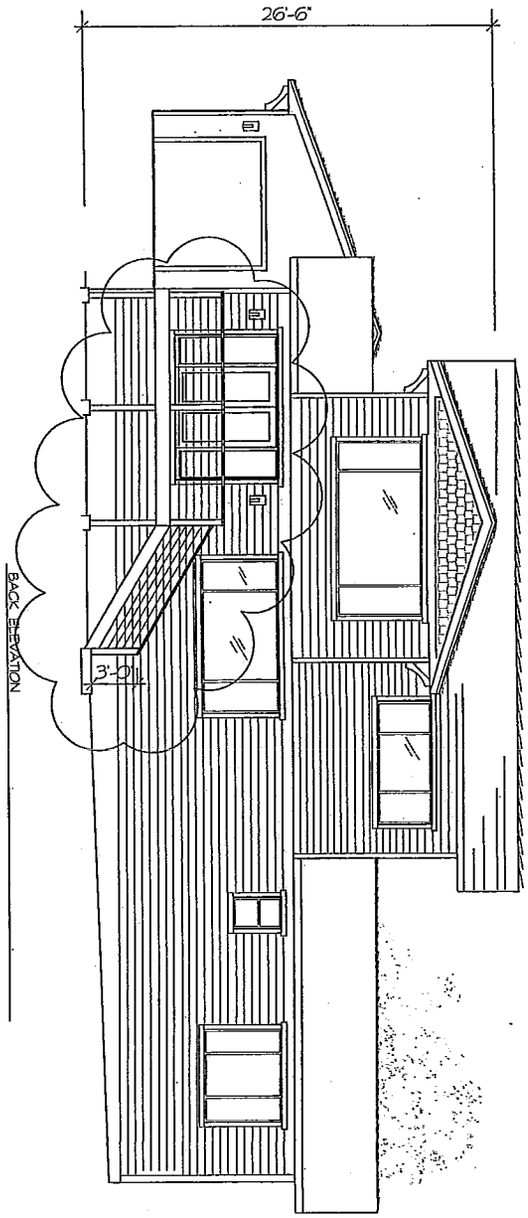
COREY & SALLY LEE
140 CORTE MADERA ROAD,
PORTOLA VALLEY, 94028
(650) 793-1391

SHEET TITLE: EXTERIOR ELEV.

DATE: 7/18/13
SCALE: 1/8"
JOB: 130034
SHEET NUMBER: 5

THIS PROJECT DESIGNED AND CREATED IN THE 85% SOLAR POWERED HARRELL REMODELING DESIGN CENTER





SHEET TITLE: EXTERIOR ELEV.

DATE: 7/18/13

SCALE: 1/8"

JOB: 130034

SHEET NUMBER: 5a

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

HARRELL REMODELING, INC.
1954 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043
650.230.2900
CONTRACTORS LICENSE # B479799

LEE

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

Roll Call:

ASCC: Breen, Clark, Hughes, Koch
Absent: Ross
Planning Commission Liaison: None
Town Council Liaison: None
Town Staff: Town Planner Vlasic, Assistant Planner Borck
Karen Kristiansson, Principal Planner

Prior to consideration of the following application, Clark temporarily left his ASCC position and moved to the audience. He explained that his home/property is directly across the street from the application site and that because the plans could impact him he can offer input on the proposal as a neighbor, but could not participate in ASCC discussion as an ASCC member.

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

Vlasic presented the May 29, 2013 staff report on this proposal 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. He explained that the proposal is for modifications to the existing main level, including living area additions and changes to the garage access, and the addition of a new, 827 sf second story over the rear, west side, of the existing house.

Vlasic also advised that the total 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 and that special considerations and findings need to be made by the ASCC to permit the floor area proposal. He noted that these findings are evaluated in the staff report and discussed in the attached letters from the applicants dated May 23, 2013 and from the project design team dated April 1, 2013. Vlasic added that while it appears the findings can be made as evaluated in the staff report, this is dependent on input from neighbors that may be provided at the ASCC meeting.

ASCC members considered the staff report and the following proposed project 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 considered where the following application materials:

- An exterior materials board received 4/1/13. It was noted that the board includes the cut sheet for the proposed exterior light fixture.
- Outdoor water use efficiency checklist, 3/26/13.
- Arborist Report, Johnson Tree Service, received 4/1/13 for removal of one Ganoderma aspplanatum tree, which has been removed.

It was also noted that story poles were in place at the site to model the proposed house changes and additions.

Iris Harrell, Rafael Gomez, and Beth Liebbrandt from Harrell Remodeling, Inc., presented the plans to the ASCC. In response to comments in the staff report relative to building height and need for a complete site driveway paving/access plan and complete front yard landscape plan, they presented the following plans prepared by Harrell Remodeling:

Sheet 1, Site Plan & Notes (with proposed front yard landscaping and pavement area), 5/28/13
Sheet 5a, Exterior Elev. (with height adjustments for height limit conformity and a window addition to the proposed north side elevation), 5/28/13
Sheet 5b, Exterior Elev. (with height adjustments for height limit conformity and noting that the garage door finish would match that proposed for the house siding), 5/28/13
Manufacturer's Product Sheet for the proposed Martin Flushline steel garage doors without any windows

In response to questions the design team provided the following clarifications:

- The proposed upper floor plate height is now 8.5 feet, and this is a reduction of 6 inches from the original plan to accommodate for compliance with the 28-foot height limit.
- In addition to the lights shown on the plans, there would be one new light at the garage and all existing exterior floodlights would be removed with the project.
- The 5/28 site plan reflects proposals for removal of existing asphalt paved areas.

Public comments were requested and the following offered:

Chris Boskin, 150 Corte Madera Road, raised concern over neighbor communications and that the applicant had not informed her of the proposal. She commented that she was not aware until the story poles were in place. She discussed the history of installation of the retaining wall on the site adjacent to her property and concerns expressed to the applicant relative to the wall. She stressed that if the project is allowed to proceed a comprehensive landscape plan should be required and this should include screening along the boundary with her property.

Jeff Clark, 149 Corte Madera Road, wondered if a one-story option was considered for the master bedroom addition. He also offered the following comments:

- An adequate front yard plan should be provided that provides for parking, ensures safe access to the street ,and presents appropriate landscape improvements.
- The front yard fence should be required to conform to town standards.
- Given the scope of the project, the window colors should be consistent with town's policies relative to light reflectivity values (LRV). It was suggested that the few "white" windows to remain could be painted to match the new windows that are in a color that conforms to the town's policies for LRV.

- The proposed large front elevation window over the desk area of the upper level master bedroom be reduced in size to control light spill and to be more in keeping with the scale of the other upper level windows on this elevation.
- The setback from the front property line needs to be verified.

In response to the question of consideration of the master bedroom on the ground level, Harrell advised that this approach would use up much of the available ground level and also require more changes to the existing main house level.

In response to the front setback question, Vlasic advised that this would be verified at the building permit stage of the project to the satisfaction of the town's building official.

ASCC members discussed the project and all concurred that they could make findings to allow for the proposed concentration of floor area as evaluated in the staff report. Members also concurred that a significant effort was needed for landscaping for the site to support the findings and that the plans should conform to current limits for front yard fencing and house trim color.

Following discussion, Koch moved, seconded by Hughes and passed 3-0 to approve the plans as clarified, including clarifications made with the May 28, 2013 plan revisions subject to the following conditions to be addressed, unless otherwise noted, to the satisfaction of the ASCC prior to release of any building permits:

1. A comprehensive site landscape plan shall be provided that addresses not only the front yard area but also areas around the side and rear of the house. The objectives include reduction in asphalt area while still providing for adequate space for appropriate site ingress and egress, enhancing the site frontage, and selective screening between properties. Any proposal for front yard fencing shall be consistent with current town fencing standards.

2. The finish for existing and new windows shall be consistent with town policies relative to LRV.

3. A complete house and yard lighting plan shall be presented and all lighting plans shall be on one plan sheet.

4. A comprehensive construction-staging plan shall be provided and implemented to the satisfaction of town planning staff.

In response to a question from Harrell, Vlasic commented that building permit plans for the house modifications could be processed through the town's plan check procedures while the conditions are being addressed with the ASCC.

Following the above action, Clark returned to his ASCC position.

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.*)

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.

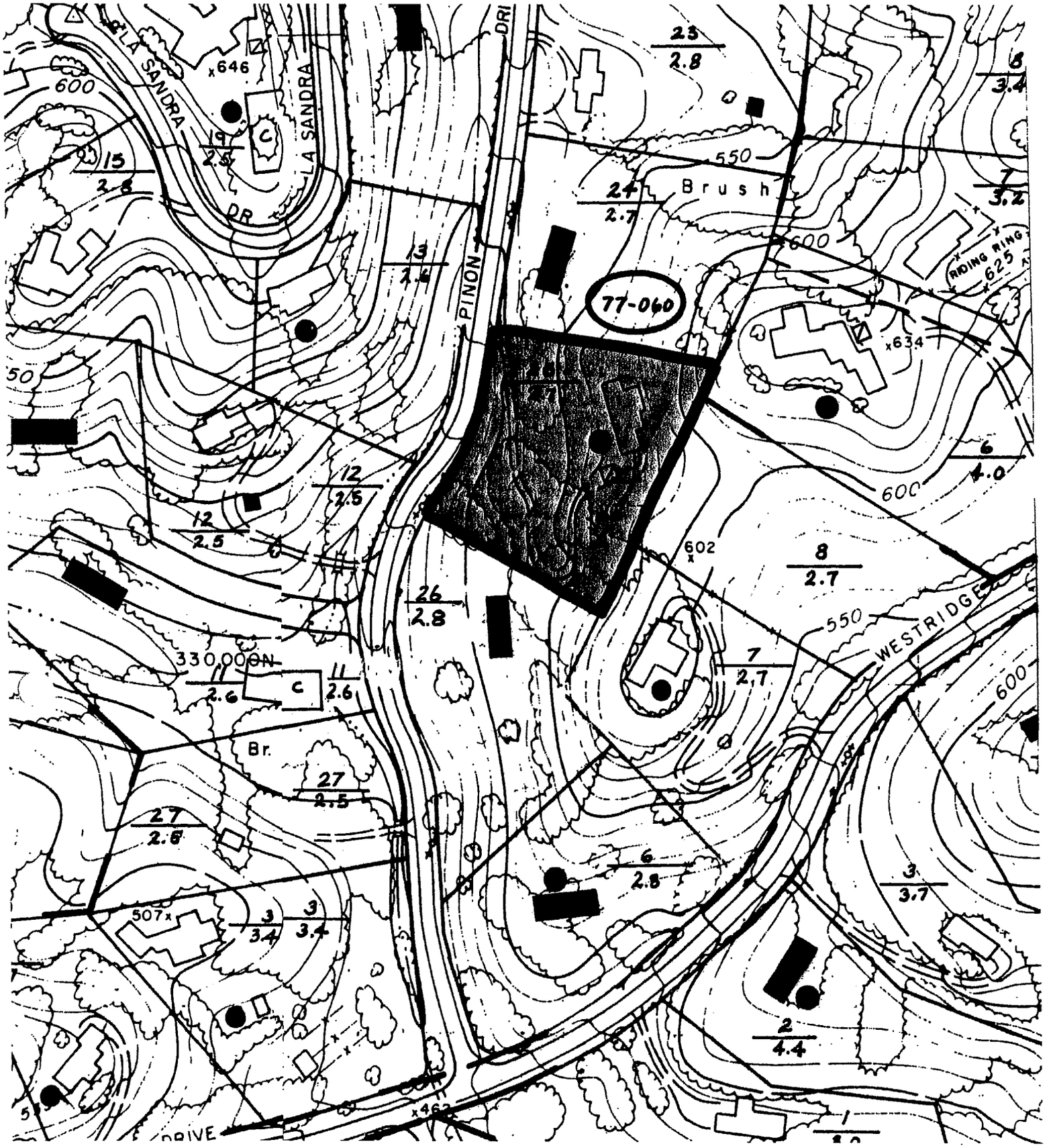
5. **Fencing and landscaping.** The plans offer no fencing or landscaping proposals. A detailed front yard plan needs to be provided to the satisfaction of the ASCC and should clarify all pavement proposed to be maintained and the plans for the existing front yard fence. The shrubs that are along the 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.

ARCHITECTURAL REVIEW,
RESIDENTIAL REDEVELOPMENT & X9H-655
140 PINON DRIVE, REINHARDT



Vicinity Map **Architectural Review Residential Redevelopment & X9H-655, Reinhardt**

Scale: 1" = 200 feet

140 Pinon Drive, Town of Portola Valley

July 2013

ANA WILLIAMSON ARCHITECT

August 5, 2013

ASCC Resubmittal/Commments
For the Residence of Andrea and Tilman Reinhardt
140 Pinon Lane

The following clarifications and attached sheets are in response to comments received at the ASCC meeting of August 22nd, 2013 as well as follow-up notes from Tom Vlassic:

Cedar Trees:
We agree with the intention to removal all trees approved for removal ASAP. The proposed planting between the drive and east property line (existing cedars) contains medium sized evergreen shrubs. We will spread these shrubs out for the best visual effect. See Revised L-1 and L-2 sheets.

Pool Equipment Bunker and pathway:
The drawings have been revised in Landscape Plan L-2 and contain 3D views and additional information.

Construction Staging and Tree Protection:
Please see attached Construction Staging Diagrams per phase provided by Owner. We're aware of the impact of construction noise and will adhere to all applicable noise ordinances. Detailed full size construction staging plan will be submitted with permit set.

Additional tree protection has been added to the landscape plans.

Lower Driveway Access (to accommodate fire marshal comments):
Owners took additional detailed measurements and relayed information to Fire Marshal. Fire *Marshall said she does not have any need to visit the site at this time and is looking forward to* the finished project.

Pampas Grass:
A note regarding Pampas Grass removal has been added to Sheet L-1

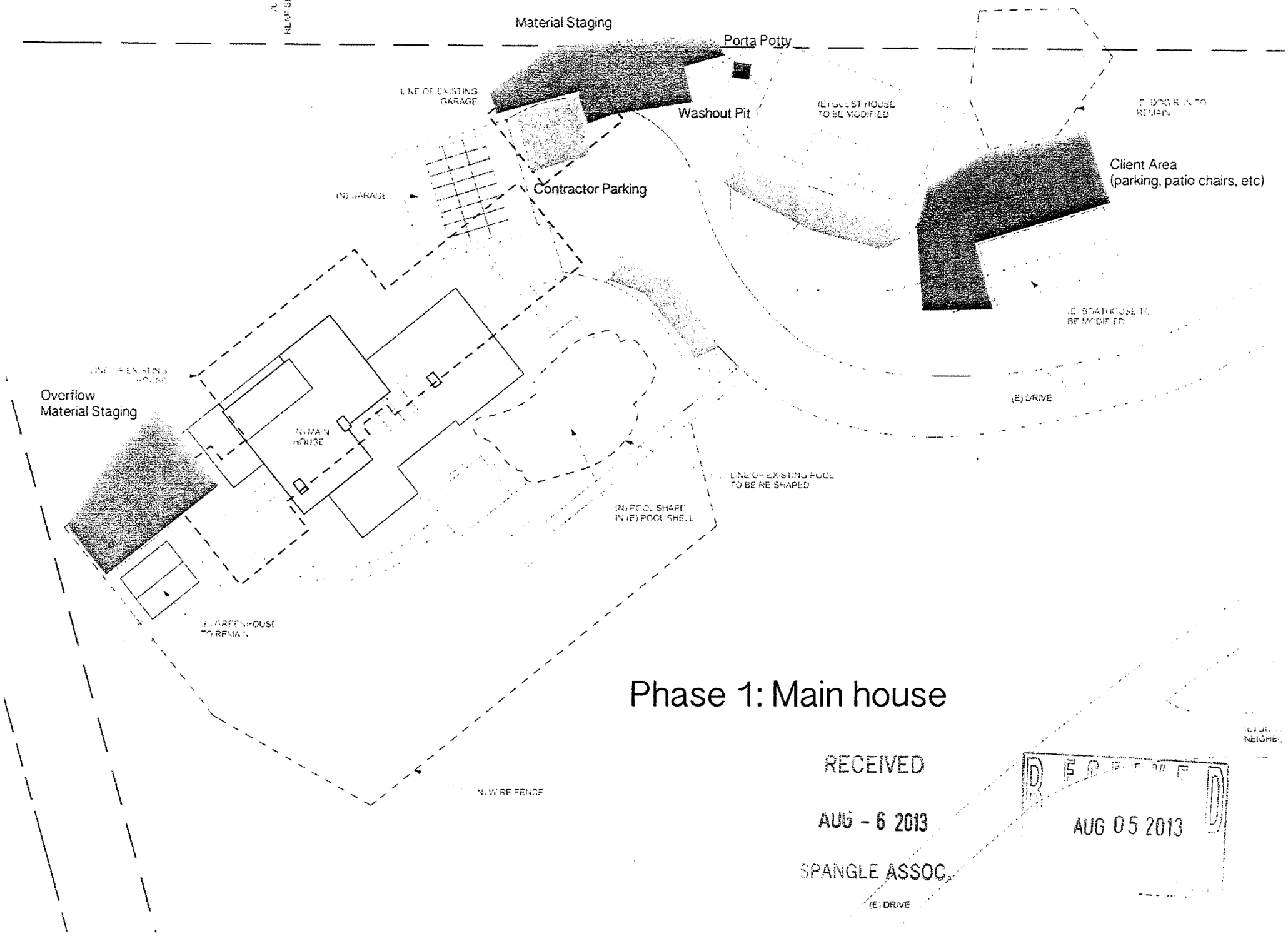
House and yard lighting on one plan sheet:
Exterior lighting and specs have been consolidated onto Sheet L-2

Materials and Finishes Clarifications:
In order to clarify confusion over garage door materials, we would like to state that the garage door as well as the single access "man door" will be of redwood with natural finish to match exterior redwood siding.

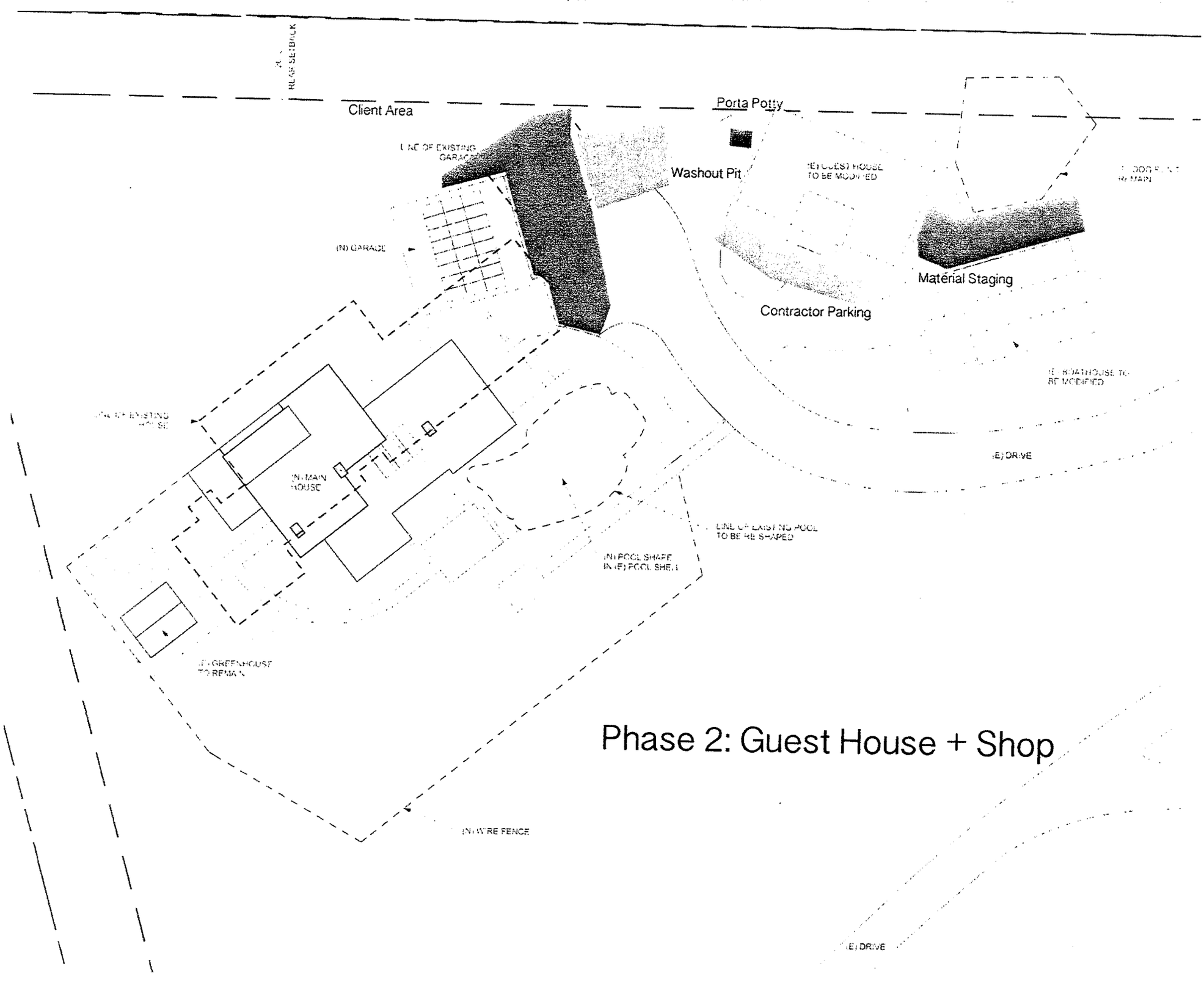
Copper fence element:
The proposed design uses perforated copper sheeting as a horizontal element secured to pressure treated wood posts. The intention is to allow the copper to patina to a natural dark bronze.

Fill to ease bottom of slope at northwesterly side of house:
The fill may not be feasible because this is a leach field.

885 Santa Cruz Ave A Menlo Park CA 94025 t 650 329 0577 f 650 325 4781 www.awarchitect.com



Phase 1: Main house


Client Area
Porta Potty
Washout Pit
Material Staging
Contractor Parking
(N) GARAGE
(N) MAIN HOUSE
(E) DRIVE
(N) WIRE FENCE
Phase 2: Guest House + Shop

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: July 22, 2013

RE: Agenda for July 22, 2013 ASCC Meeting

NOTICE: A special ASCC field meeting has been scheduled for Monday, July 22, 2013 to consider field conditions associated with a project for residential redevelopment of a 2.7-acre Westridge Subdivision property. The field meeting will begin at *4:00 p.m. at 140 Pinon Drive* and is part of the preliminary review process for this proposal. The application is discussed under agenda **item 4c., *Reinhardt***. 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 July 22, 2013 ASCC agenda.

4c. PRELIMINARY ARCHITECTURAL REVIEW FOR RESIDENTIAL REDEVELOPMENT, AND SITE DEVELOPMENT PERMIT X9H-655, 140 PINON DRIVE, *REINHARDT*

This is a preliminary review of a proposal for residential redevelopment of the subject 2.7-acre Westridge subdivision property. The parcel is located on the east side of Pinon Drive and the location and general area conditions are presented on the attached vicinity map. The project includes replacement of the existing residence and detached garage with a new residence with attached garage. The new residence and garage would be in essentially the same location as the existing house and garage and driveway access with associated guest parking area would not change. The project includes remodeling of an existing detached guest house and a small detached garage associated with the guest house.

The proposed new residence would have a total floor area of 3,085 sf, which is only 43% of the total allowed floor area for the parcel. Further, the total proposed house floor area, which includes the attached garage, is considerably less than the existing house and detached garage, which total 3,763 sf.

The project also includes replacement of an existing swimming pool with a new pool in essentially the same location of the existing swimming pool. Property clean up is now underway with removal of materials that have been in decline or are not consistent with the oak and grassland condition of the site. The planned landscaping is to enhance the more native site conditions, facilitate access from the house to the pool and garden areas, and reduce the impacts associated with existing paved surfaces.

To accomplish the proposals, the plans call for 285 cubic yards of grading counted pursuant to site development ordinance standards. Of this, 255 cubic yards would be cut and 60 cubic yards fill. The grading is largely to soften driveway conditions near the building site and fit the new house and pool construction into the site of the existing house and pool area in a more organic manner. The grading is mostly in areas disturbed with original house development. The scope of grading requires the subject site development permit and the ASCC is the approving authority for such permits where grading volume is between 100 and 1,000 cubic yards.

The project is shown on the following enclosed plans:

Sheet A0.0, Cover Sheet, Cover Sheet, Ana Williamson Architect, 5/31/13
Sheet SU1, Topographic Survey, Lea & Braze Engineering, Inc.,12/27/12

Civil Plans, Kprox Consulting, 5/17/13:
Sheet C2.1, Grading & Drainage Plan (with septic data)
Sheet C4.1, Erosion Control Plan
Sheet C4.2, Best Management Practices

Landscape Plans, Cleaver Design Associates, Landscape Architects, 5/28/13:
Sheet L.1, Site Preparation Plan
Sheet L.2, Landscape Plan

Architectural Plans, Ana Williamson Architect, 5/31/13:
Sheet A1.0, Proposed Site Plan
Sheet A2.0, Proposed Floor Plan
Sheet A2.1, Proposed Second Floor Plan
Sheet A2.2, Proposed Roof Plan
Sheet A3.0, Proposed Exterior Elevations
Sheet A3.1, Proposed Exterior Elevations
Sheet A4.0, Existing Guest House
Sheet A4.1, Proposed Guest House
Sheet A5.0, Boat House (guest house garage)
Sheet A6.0, 3D Views
Sheet GB1, Green Building Calculations

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

- Story Pole Diagram
- Outdoor Water Use Efficiency Checklist, 5/24/13
- Cut sheets for the proposed exterior wall mounted and recessed light fixtures received May 31, 2013

- Colors and materials board, received 5/31/13, (to be presented at the 7/22/13 meeting and discussed below)

The preliminary review is to begin with a site meeting that is scheduled to take place at 4:00 p.m. on Monday, July 22th. As noted at the head of this memorandum, the Westridge Architectural Supervising Committee (WASC) has been invited to participate in the meeting although it has already granted conditional approval as presented in the attached June 9, 2013 letter from the committee. Story poles have been installed to facilitate the field evaluation as noted on the attached story pole diagram.

At the conclusion of the July 22th review, project consideration should be continued to the regular August 12, 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.

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 developed building site on the property is at the eastern edge where cut and fill were used to create space for the existing single level house, detached garage, pool and other improvements, including the existing guest house and guest parking areas. The building site is accessed by a long driveway with a serpentine form, and a portion of this driveway also serves the residential development on the parcel to the south. No changes to the majority of the driveway length below the building site are proposed, but some widening of the lower portion pavement may be needed to satisfy fire marshal requirements (see attached comments dated 6/27/13).

   The established building site is over 80 feet higher in elevation than Pinon Drive along the parcel frontage. The site is also considerably higher in elevation than the houses on the parcels to the north and south, and tree cover over the subject site and on these neighboring parcels helps to screen views and provide privacy.

   The building site/pad is at the base of an east side slope that extends to the parcels to the east and southeast. This slope, tree cover and the elevation differences also help to provide separation between the subject building site and those on the easterly parcels. It is also noted that these east side building sites are at least 30 feet higher in elevation than the building site in the subject parcel.

   The established building site contains an existing 3,249 sf, single story Ranch style residence with detached 514 sf garage, existing detached guest house, and garage/workshop building adjacent to the guest house. Also, it contains a swimming pool immediately west of the house and a small green house and garden area on the north side of the house.

   As noted above, the project would replace the existing house and pool with a new, smaller contemporary design residence with small second story. The pool would also be replaced and grading accomplished to better fit the pool and new house into the previously graded building pad. Grading would also be accomplished in the area of the existing detached garage and upper paved driveway and parking areas to soften grades, deal with problems from original site grading, and also accommodate the needed fire truck turnaround at the top of the property.

The proposed low pitch shed roof architecture for the new residence would ensure minimum change in site massing even though a small second story is now proposed. The placement and relatively small size of the house, i.e., in terms of most other Westridge area projects, selection of finishes and materials, and overall design approach help ensure that the project will fit well on the property and into the neighborhood.

The existing guest house would be remodeled to match the architecture proposed for the new house, and with this remodeling there would be reductions in building height and overall massing. The "boat house" structure would also be modified with siding treatments and finishes and roofing to match what is proposed for the new main house.

As shown on Sheet L-1, a number of existing pines, cedars, one dead redwood, and one bay would be removed. In addition, one small live oak is to be removed. It is immediately west of the boat house/workshop, and removal is proposed due to proximity of the tree to a valley oak. The conservation committee has considered the proposed tree removal and supports it as commented on in the attached July 1, 2013 report.

Overall, this is a fairly straightforward and well thought out project. The design and proposed landscaping are sensitive to site and neighborhood conditions and reflect objectives in the town's site development ordinance and design guidelines. Due, however, to the long and somewhat steep driveway access and overall site slope conditions, care will need to be taken in the construction process, and a detailed construction staging and tree protection plan will need to be provided with final construction permit applications.

2. **Site Development Committee Review and stable inspector review**. To date, written comments have been received from the public works director (attached report dated 7/15/13), town geologist (attached report dated 6/7/13), fire marshal (attached report dated 6/27/13), and health officer (attached reports dated 6/11/13 and 6/13/13). In addition, the conservation committee has provided the attached preliminary review report as referenced above.

   None of the reviews raise significant issues with the project, but the comments from the fire marshal relative to minimum driveway width may require some additional work on the lower portion of the driveway. The comments should be evaluated by the design team and any needed adjustments identified prior to final action on the site development permit.

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 3,860 sf and well under the 7,138 sf FA limit for the property. The proposed floor area of the main house with the attached garage is 3,085 sf and also well under the 6,067 sf 85% floor area limit.

   The existing guest house floor area as shown on the plans is 835 sf. This is over the 750 sf limit for guest houses and this is an issue that will need to be resolved with the project at the building permit stage. Specifically, when the guest house

addition was approved in 1998 it was authorized to have a 750 sf second unit, with the remainder of the space in the structure to be separately accessed storage and utility areas. These spaces were specifically not part of the authorized second unit living area. At some point, it appears there was a conversion of at least a portion of the storage and utility areas to second unit living space. This conversion will need to be corrected with the remodeling of the guest unit to the satisfaction of planning staff.

The total proposed impervious surface (IS) area is 8,020 sf and under the 11,811 sf IS limit. The bulk of site IS area is for the driveway beyond 100 feet from the garage and this area is exempt from the IS limit.

The maximum height of the proposed house is just under 24 feet, with most heights 18 feet or lower. The elevation sheets demonstrate conformity with the 28- and 34-foot height limit standards. The boat house/workshop ridge is under 13 feet in height and the remodeled guest house would have a maximum height of under 16 feet. Thus, these heights also conform to town height limits. The north elevation on Sheet A4.1, demonstrates the significant lowering of guest house height planned with the project.

Compliance with required yard setbacks is demonstrated on plan Sheet A1.0. AS can be seen from this sheet, the new house will meet all setback requirements and there will actually be more space between the new house and property boundaries than is the case with the existing house and detached garage.

4. **Project Design and Exterior Materials**. The proposed architecture was discussed above and is best appreciated from review of the plan elevation and 3D view sheets (i.e., Sheets A3.0, A3.1 and A6.0). The design incorporates low pitch roof forms, and a variety of architectural details that add interest, and shadow patterns and also helps ensure minimum potential for excess massing or scale. The proposed finish treatments for the house, guest house and boat house/workshop remodeling include:

   - Reclaimed redwood siding.
   - Intregal stucco siding in a dark taupe finish with a light reflectivity value (LRV) of less than 20% and well below the 40% policy maximum.
   - Natural stone siding on some house walls.
   - Aluminum clad wood windows and doors, dark bronze finish, LRV under 10%.
   - Standing seam metal roofing in a "cool zinc gray" color and with a matte surface. The roof color has an LRV of under 20% and under the 20% policy maximum.

   Overall, the architecture and proposed finish materials should fit well into the building site and general conditions in the area.

5. **Landscaping, landscape lighting and fencing**. Sheet L-2 presents the proposals for landscaping, fencing and yard lighting, including fixtures and switching patterns for the yard lighting. The approach to landscaping and yard lighting are minimal and appear generally consistent with town standards and guidelines. The proposed post and wire fencing is within the building envelope and not in setback areas and is to control the area immediately around the house and pool. A pool cover is also planned.

A section of "decorative" woven copper panel fencing is also planned between the house/pool and driveway area. This is also well away from any required yard setback areas. The site meeting will provide an opportunity to better appreciate all of the landscape proposals. See also the attached comments from the conservation committee.

6. **Exterior house Lighting**. The proposed house wall and recessed lights are shown on the floor plan and elevation sheets and the cut sheets for the planned fixtures are attached. The number and location of the fixtures for the house appear consistent with town guidelines. Further, the fixture design and amount of illumination also appear consistent with town standards. Plans for lighting of the remodeled guest house and boat house/workshop should be also provided to the satisfaction of the ASCC.

7. **"Sustainability" aspects of project**. As noted above, a Build It Green checklist has been completed for the new house project and the total targeted BIG points are 88. This is just over the town's minimum green building mandatory standard of 85 BIG points. 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 7/22 preliminary review, including the site visit, 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 and site development permit. Project consideration should then be continued to the regular August 12, 2013 ASCC meeting.

TCV

encl.
attach.

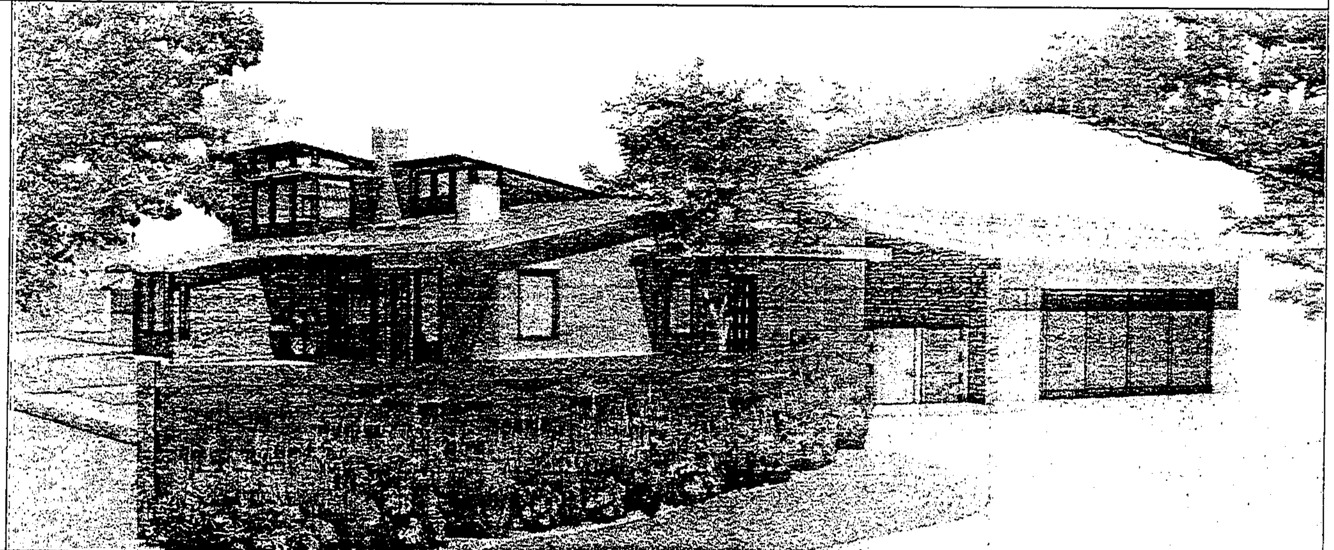
cc. Planning Commission Liaison
Town Council Liaison
Town Manager
Mayor
Applicants
Assistant Planner Borck
Karen Kristiansson, Deputy Town Planner

REINHARDT RESIDENCE
PORTOLA VALLEY, CA

PROJECT DIRECTORY

CLIENT	ANDREA AND TILMAN REINHARDT 140 PINON DRIVE PORTOLA VALLEY CA 94028 T 650 549 4711 E [illegible] E [illegible]
ARCHITECT	ANA WILLIAMSON ARCHITECT 885 SANTA CRUZ AVE SUITE A MENLO PARK, CA 94025 T 650 329 0577 F 650 325 4781 E [illegible]
LANDSCAPE ARCHITECT	CLEAVER DESIGN ASSOCIATES 1210 VACATION DRIVE LAFAYETTE CA 94549 T 925 934 8044 F 925 934 0055 E [illegible]
CONTRACTOR	KERRY SMITH T 408-712-4516
SURVEYOR	LEA & BRAZE ENGINEERING INC 2495 INDUSTRIAL PKWY WEST HAYWARD CA 94545 T 510 887 4086 F 510 887 3019
CIVIL ENGINEER	KPROK CONSULTING 555 BRYANT STREET SUITE 366 PALO ALTO CA 94301 T 650 549 4249 E [illegible]
GREEN POINT RATER	ENERGY DESIGN GROUP 2140 DARTMOUTH STREET PALO ALTO CA 94306 T 650 424 1169 E [illegible]

PERSPECTIVE VIEW OF PROPOSED PROJECT



SYMBOLS

- SECTION
- EXTERIOR ELEVATION
- DETAIL
- INTERIOR ELEVATIONS
- DIMENSION TO FACE OF FRAMING/MASONRY (UNLESS NOTED OTHERWISE)
- SLOPE
- ELEVATION HEIGHTS
- DOOR
- WINDOW

SITE CALCULATIONS

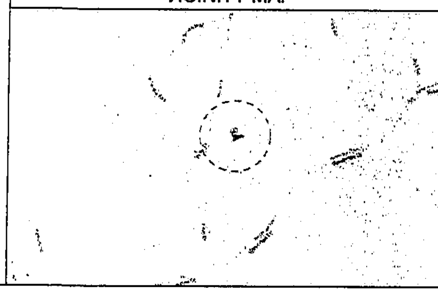
SITE INFORMATION

PROJECT ADDRESS.	140 PINON DRIVE	MAXIMUM HEIGHT	28 FEET
ACESSOR'S PARCEL NO	077-080-250	SETBACKS.	
ZONING DISTRICT	SINGLE FAMILY RESIDENTIAL	FRONT SETBACK	50 FEET
PARCEL SIZE	115,400 SF	REAR SETBACK	20 FEET
OCCUPANCY TYPE	R-3/2.5	SIDE SETBACK	20 FEET
CONSTRUCTION TYPE	TYPE-V	FIRESPRINKLERS	YES
NUMBER OF STORIES.	TWO		

LOT / SITE COVERAGE	EXISTING	PROPOSED	MAX. ALLOWED
MAIN RESIDENCE	3,240 SF	2,556 SF	-
MAIN RESIDENCE GARAGE	514 SF	INCLUDED IN SF	-
GUEST HOUSE	835 SF	835 SF	
GUEST HOUSE GARAGE	345 SF	345 SF	-
GREENHOUSE	124 SF	124 SF	-
HARDSCAPE	7 007	8,020	-
TOTAL IMPERVIOUS SURFACE:	12,074 SF	11,880 SF	13,177
(E) SITE ACCESS ROAD	9,024 SF	9,024 SF	-

FLOOR AREA CALCULATIONS	EXISTING	PROPOSED	MAX. ALLOWED
MAIN RESIDENCE FIRST FLOOR	3,240 SF	2,556 SF	-
MAIN RESIDENCE SECOND FLOOR	N/A	520 SF	-
TOTAL:	3,240 SF	3,086 SF	7,267 SF

VICINITY MAP



PROJECT SCOPE

NEW TWO STORY RESIDENCE WITH THREE BEDROOMS, TWO BATHROOMS, A POWDER ROOM, KITCHEN DINING AND LIVING ROOM, FAMILY ROOM/ DEN, LAUNDRY ROOM, MUDROOM AND TWO CAR GARAGE MODIFICATION OF EXISTING GUEST HOUSE AND BOAT HOUSE TO UPGRADE ROOF LINES, CLADDING AND EXTERIOR WINDOWS AND DOORS

LANDSCAPE IMPROVEMENTS INCLUDE RESHAPING OF THE EXISTING POOL, RESHAPING OF THE EXISTING DRIVEWAY TO ALLOW ACCESS TO NEW GARAGE, NEW PRIVACY WALL AT ENTRY, NEW PATHWAYS AND PLANTINGS THROUGHOUT.

RECEIVED

JUN - 5 2013

SPANGLE ASSOC.

SHEET INDEX

RECEIVED

MAY 31 2013

TOWN OF PORTOLA VALLEY

ANA WILLIAMSON ARCHITECT
885 SANTA CRUZ AVE A
MENLO PARK CA 94025
t 650 329 0577 f 650 325 4781

REVISIONS

ASCC REVIEW: 5-31-13

REINHARDT RESIDENCE
140 PINON DRIVE
PORTOLA VALLEY, CA 94028

ASCC SET
FOR ASCC REVIEW ONLY
NOT FOR CONSTRUCTION

COVER SHEET

BF

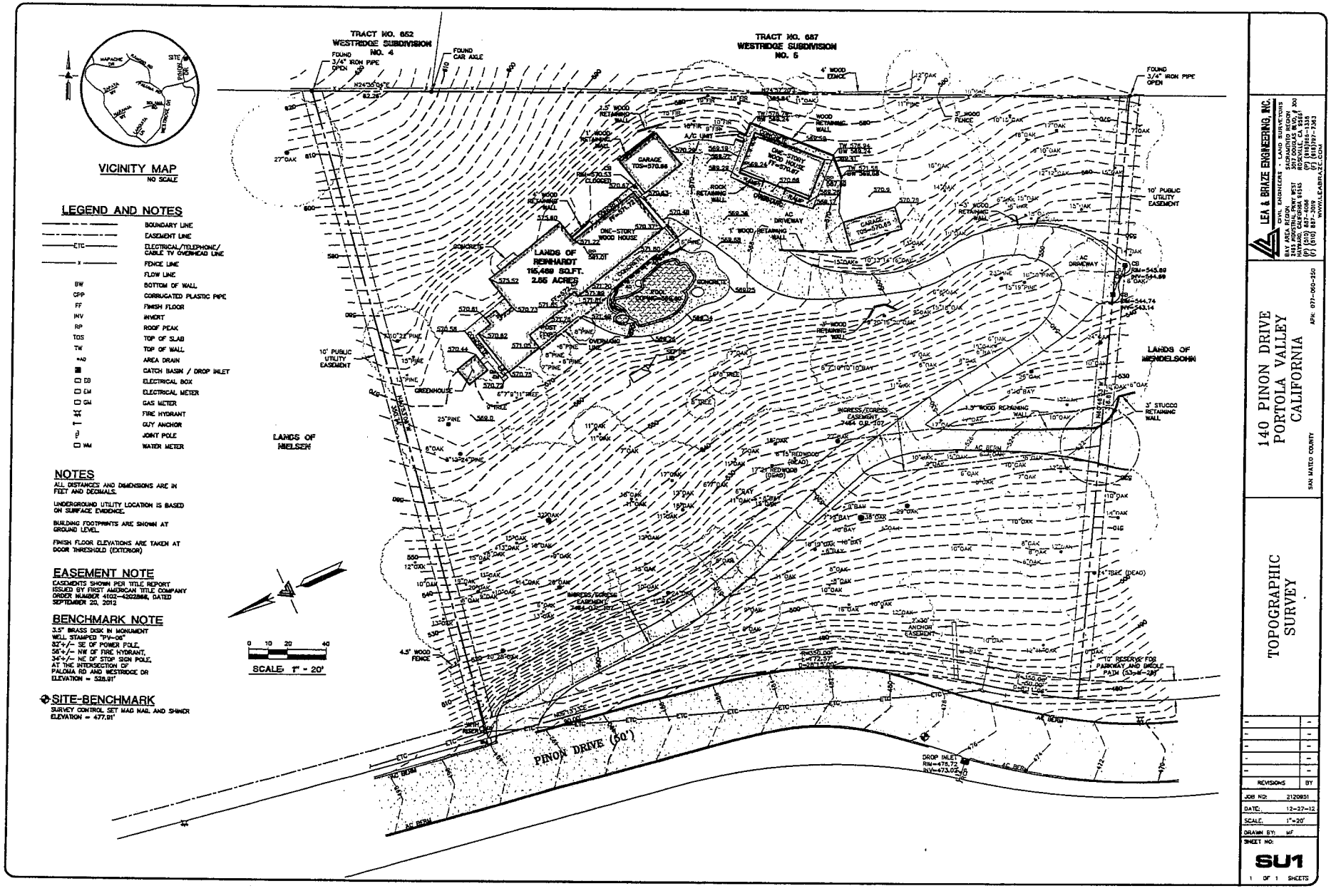
5/31/2013

N.T.S.

1219

1219-REINHARDT PLN

A0.0



VICINITY MAP

NO SCALE

LEGEND AND NOTES

	BOUNDARY LINE
	EASEMENT LINE
ETC	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
x	FENCE LINE
	FLOW LINE
BW	BOTTOM OF WALL
CPP	CORRUGATED PLASTIC PIPE
FF	FINISH FLOOR
INV	INVERT
RP	ROOF PEAK
TOS	TOP OF SLAB
TW	TOP OF WALL
AD	AREA DRAIN
	CATCH BASIN / DROP INLET
EB	ELECTRICAL BOX
EM	ELECTRICAL METER
GM	GAS METER
	FIRE HYDRANT
	GUY ANCHOR
	JOINT POLE
WM	WATER METER

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE

EASEMENTS SHOWN PER TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY ORDER NUMBER 4102-4202868, DATED SEPTEMBER 20, 2012

BENCHMARK NOTE

3.5" BRASS DISK IN MONUMENT WELL STAMPED "PV-06"
82'+/- SE OF POWER POLE,
58'+/- NW OF FIRE HYDRANT,
34'+/- NE OF STOP SIGN POLE,
AT THE INTERSECTION OF
PALOMA RD AND WESTRIDGE DR
ELEVATION = 528.91'

SITE-BENCHMARK

SURVEY CONTROL SET MAG NAIL AND SHINER
ELEVATION = 477.91'

0 10 20 40

SCALE 1" = 20'

LEA & BRAZE ENGINEERING, INC.
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SACRAMENTO REGION
2017 DOUGLAS BLVD, # 200
ROSEVILLE, CALIFORNIA 95661
(P) (916)786-1338
(F) (916)797-7383
WWW.LEABRAZE.COM

140 PINON DRIVE
PORTOLA VALLEY
CALIFORNIA

SAN MATEO COUNTY

APN: 077-060-250

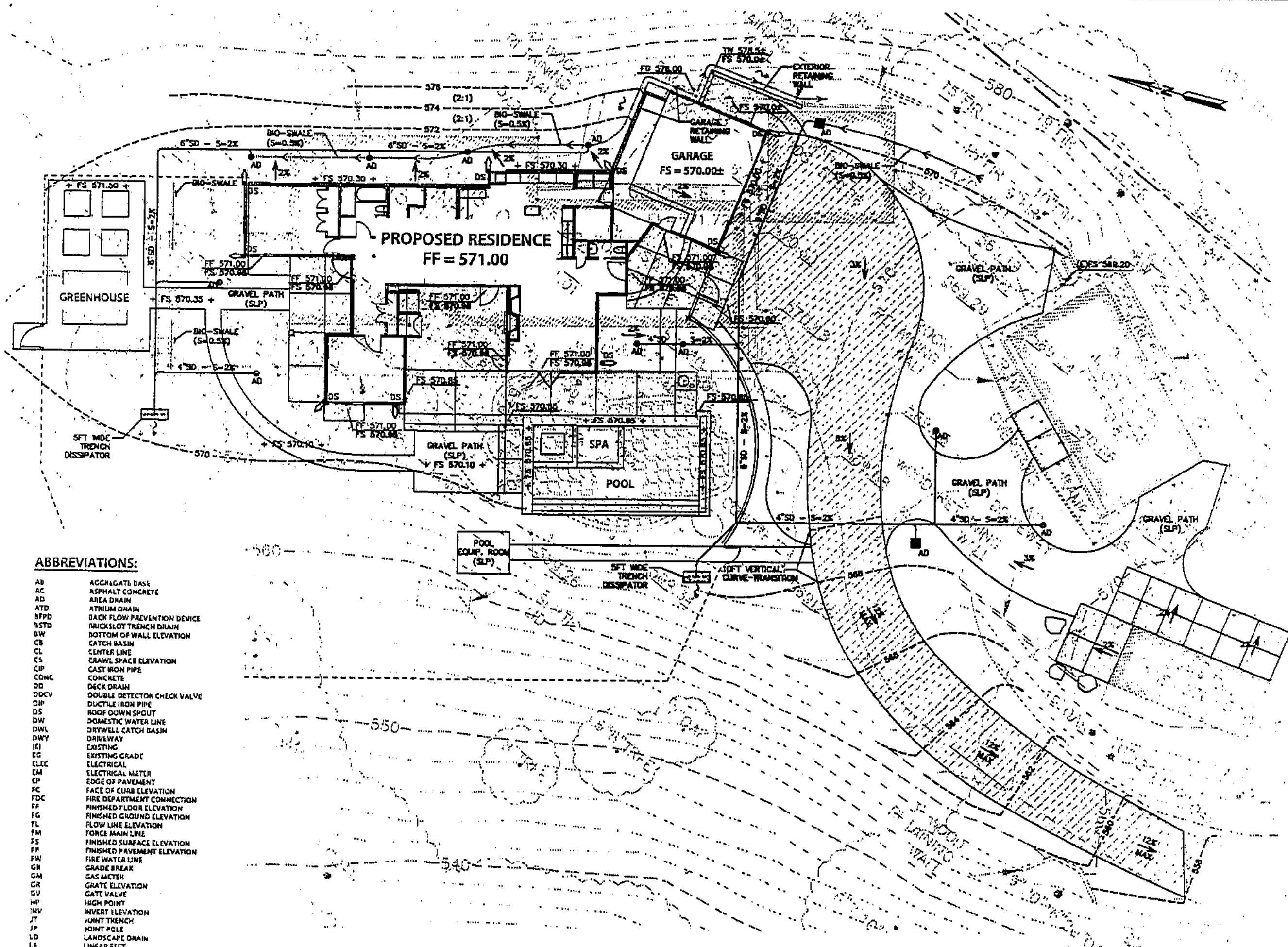
TOPOGRAPHIC SURVEY

REVISIONS	BY

JOB NO: 2120951
DATE: 12-27-12
SCALE: 1"=20'
DRAWN BY: MF
SHEET NO:

SU1

1 OF 1 SHEETS



GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 2%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S TESTING AGENCY TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
7. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
8. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
12. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.

PRELIMINARY EARTHWORK QUANTITIES (ASCC REVIEW)

255 C.Y. CUT
60 C.Y. FILL
BALANCE: 165 C.Y. EXPORT
TOTAL TO BE MOVED: 285 C.Y. DISTURBANCE

PRELIMINARY EARTHWORK QUANTITIES (GROSS NUMBERS)

325 C.Y. CUT
100 C.Y. FILL
BALANCE: 225 C.Y. EXPORT
TOTAL TO BE MOVED: 425 C.Y. DISTURBANCE

CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES. EARTHWORK QUANTITIES SHOWN ARE PRELIMINARY AND FOR PLANNING PURPOSES ONLY.

FOR ASCC REVIEW PURPOSES, PRELIMINARY EARTHWORK NUMBERS EXCLUDE BUILDING FOOTINGS AND POOL.

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFPD	BACK FLOW PREVENTION DEVICE
BSTD	BRICKSLOT TRENCH DRAIN
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DWL	DRYWELL CATCH BASIN
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
PKG	PARKING
POC	POINT OF CONNECTION
RET	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SSD	STORM SUB DRAIN
SSDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
USD	UNDERSLAB DRAIN
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

HATCH LEGEND:

ASPHALTIC CONCRETE PAVEMENT	PER GEOTECHNICAL REPORT.
SITE CONCRETE	PER GEOTECHNICAL REPORT.
GRAVEL PATH	PER LANDSCAPE PLANS
NEW LANDSCAPE	PER LANDSCAPE PLANS

SITEWORK NOTES:

1. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
2. ALL TREE REMOVAL SHALL BE PERFORMED AS SHOWN ON ARCHITECTURAL SHEETS AND FOLLOWING THE ARBORIST REPORT FOR THE PROJECT. THIS INCLUDES BUT IT IS NOT LIMITED TO GRADING OPERATIONS ADJACENT TO EXISTING TREES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE THE INTEGRITY OF TREES TO REMAIN WHICH SHALL NOT BE AFFECTED BY CONSTRUCTION ACTIVITIES.
3. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
4. IF APPLICABLE, A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY.

SCALE: 10 5 0 10 20

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PLAN REVIEW ONLY

DESCRIPTION:	DATE:
ASCC SUBMITTAL	05/17/2013

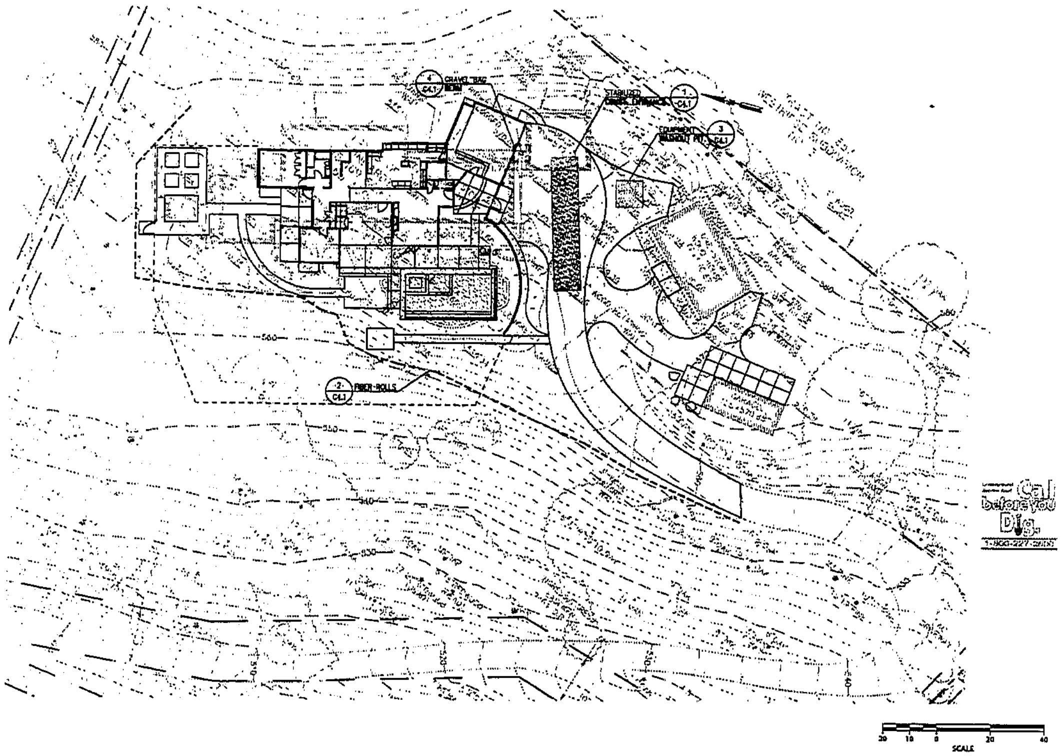
REINHARDT RESIDENCE

140 PINON DRIVE
PORTOLA VALLEY, CA 94028

PROJECT NO:	13-7284
DATE:	05/17/2013
SCALE:	1" = 10'
DESIGN/DRAWN:	MK
CHECKED:	JE

SHEET TITLE
GRADING & DRAINAGE PLAN

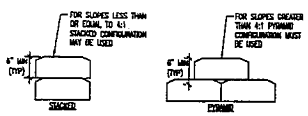
C2.1



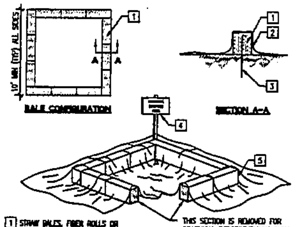
EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, IF PROVIDED, ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
3. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER.
5. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THAT THE CLIENT HAS SUBMITTED TO THE STATE WATER RESOURCES CONTROL BOARD A NOTICE OF INTENT (NOI) FOR COVERAGE UNDER THE STATE CONSTRUCTION STORM WATER GENERAL PERMIT, IF REQUIRED BY THE STATE. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE NOI ON THE CONSTRUCTION SITE.
6. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
8. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE CITY'S RIGHT-OF-WAY IS PERMITTED.
9. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
10. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.

NOTE:
INSTALL AT LOCATIONS AS SHOWN ON EROSION CONTROL PLAN, AND IN ADDITION PROTECT ALL EXISTING AND PROPOSED STORM DRAIN STRUCTURES WITH GRAVEL BAGS



4 N.T.S. GRAVEL BAGS



1. STRAW BALES, FIBER ROLLS OR EQUAL.
2. 60 ML POLYETHYLENE OR EQUAL WATERPROOF PLASTIC MEMBRANE.
3. 2"x2" STAKES OR #4 J-BARS (TWO PER BALE TYPICAL).
4. SIGN TO BE 24"x36" MIN FACING NEAREST STREET OR ACCESS POINT.
5. DEPTH TO BE 24" MINIMUM.

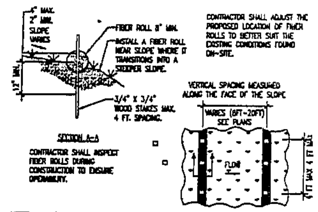
THIS SECTION IS REMOVED FOR GRAPHICAL REPRESENTATION ONLY. PERIMETER SHALL BE CONTINUOUS.

NOTE:

CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50FT MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

WATER IN WASHOUT PIT SHALL BE PUMPED ONCE IT REACHES 18" MAX.

3 N.T.S. WASHOUT CONCRETE WASHOUT



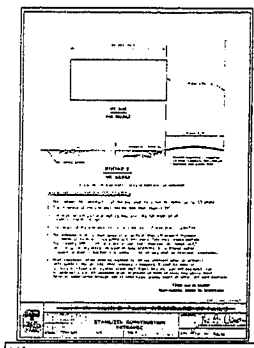
CONTRACTOR SHALL ADJUST THE PROPOSED LOCATION OF FIBER ROLLS TO BETTER SUIT THE EXISTING CONDITIONS FOUND ON-SITE.

CONTRACTOR SHALL INSPECT FIBER ROLLS DURING CONSTRUCTION TO ENSURE OPERABILITY.

NOTES:

A. INSTALL FIBER ROLLS IN A ROW ALONG A LEVEL CONTOUR.
B. AT ENDS OF A ROW TURN THE LAST TWO FEET UP SLOPE SLIGHTLY.
C. FIBER ROLLS SHALL BE BUTTED TIGHTLY AT THE JOINTS.
D. DO NOT OVERLAP JOINTS.
E. FIBER ROLLS SHALL BE INSPECTED WEEKLY AND AFTER STORMS AND REPAIRED OR REPLACED AS NEEDED.

2 N.T.S. FIBER ROLLS



1 N.T.S. STABILIZED CONSTRUCTION ENTRANCE

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PLAN REVIEW ONLY

DESCRIPTION:	DATE:
ASCC SUBMITTAL	05/30/2013

REINHARDT RESIDENCE
140 PINON DRIVE
PORTOLA VALLEY, CA 94028

PROJECT No:	13-7204
DATE:	05/17/2013
SCALE:	AS SHOWN
DESIGN/DRAWN:	MK
CHECKED:	IK

SHEET TITLE

EROSION CONTROL PLAN

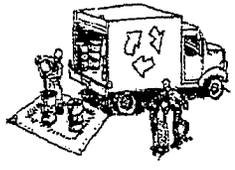
C4.1

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project. Please note: the wet season begins on October 1 and continues through April 30.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days
- ❑ Use (but don't overuse) reclaimed water for dust control

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours
- ❑ Arrange for appropriate disposal of all hazardous wastes

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking

Equipment Management & Spill Control

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ **Contaminated Soils**
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board.
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

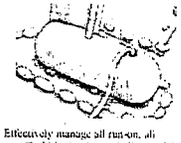
Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!)
- ❑ If sawcut slurry enters a catch basin, clean it up immediately

Concrete, Grout & Mortar Application

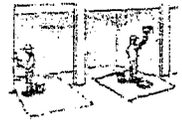
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite

Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal

Painting & Paint Removal



Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain
- ❑ For oil based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinners/solvents as hazardous waste

Paint removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash

Landscape Materials

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to $10,000 per day!

Call before you dig 1-800-227-2600

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PLAN REVIEW ONLY

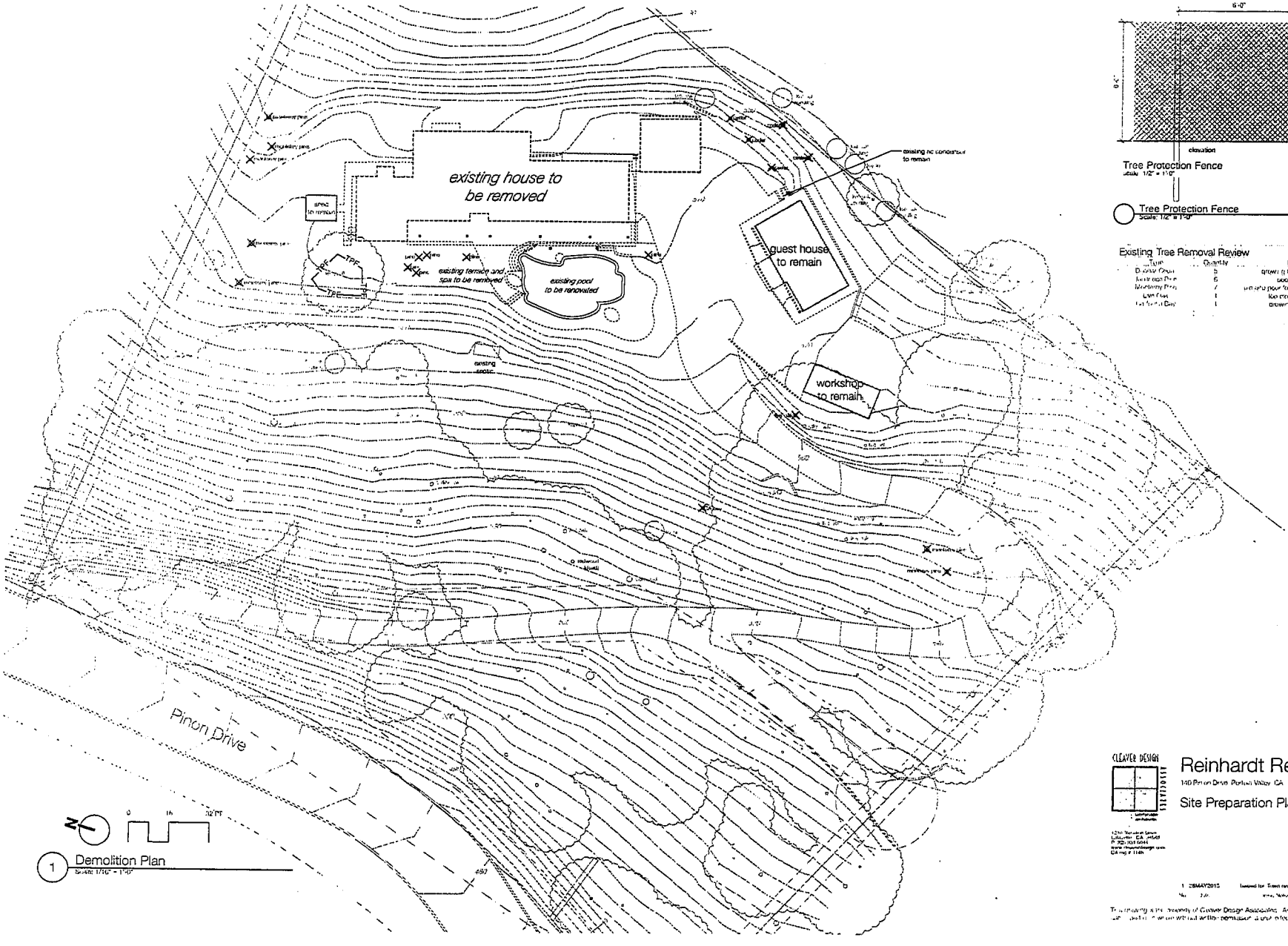
DESCRIPTION	DATE
ASCC SUBMITTAL	05/17/2013

REINHARDT RESIDENCE
140 PINON DRIVE
PORTOLA VALLEY, CA 94028

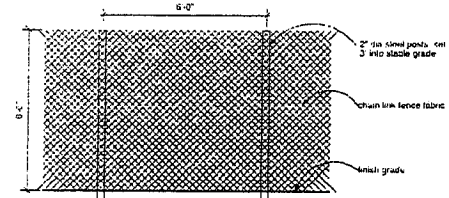
PROJECT No:	13-7204
DATE:	05/17/2013
SCALE:	AS SHOWN
DESIGN/DRAWN:	MK
CHECKED:	LK

SHEET TITLE
BEST MANAGEMENT PRACTICES

C4.2



1 Demolition Plan



Tree Protection Fence

Tree Protection Fence

Existing Tree Removal Review

Type	Quantity	Remarks
[illegible]	5	[illegible]
[illegible]	6	[illegible]
[illegible]	7	[illegible]
[illegible]	1	[illegible]
[illegible]	1	[illegible]

CLEAVER DESIGN

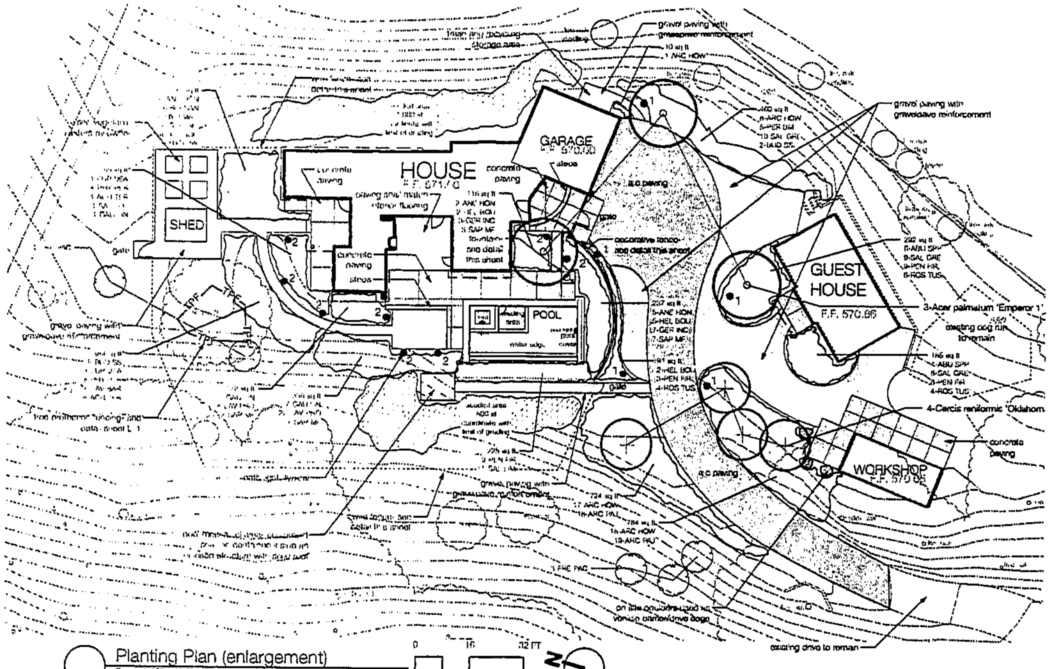
Reinhardt Residence

140 Pinon Drive, Portola Valley, CA

Site Preparation Plan

L-1

1 28MAY2015 Issued for Town review



Planting Plan (enlargement)

Scale: 1/16" = 1'-0"

0 16 32 FT

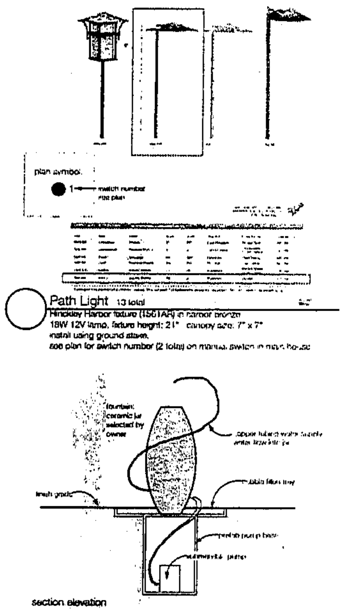
Landscape Notes

1. All new planting areas shall receive 100% coverage from an automatic underground irrigation system. The system shall be valved with similar planting and sun/shade conditions. All new trees shall be watered with bubblers. A smart controller shall be used for best watering practices.
2. All planting areas in sloped grades with a slope of 3:1 or greater shall receive a layer of jute mesh placed under the mulch, secured with metal staples.
3. Planting areas shall receive a 2" layer of 50% soil amendment 50% fine mulch. This should be spread after container planting. The contractor shall provide a sample to the landscape architect prior to shipping to site. Stockpile existing topsoil and mulch for reuse.
4. These drawings are based on information supplied by Ann W[illegible], Architect, Lea & Braze Engineering, Inc. and Isaac Kontrovosky, civil engineer. Existing plant info was determined in the field by Cleaver Design Associates.
5. Finish grades shown are diagrammatic and for reference only; see civil engineer drawings for additional information.
6. Concrete paving: steps and stoop paving and [illegible] 'Kahlua' integral color (by Davis) with [illegible] finish.
7. Gravel areas to be 1/4" gravel [illegible] (1" depth) over class II permeable agg base.

Plant List

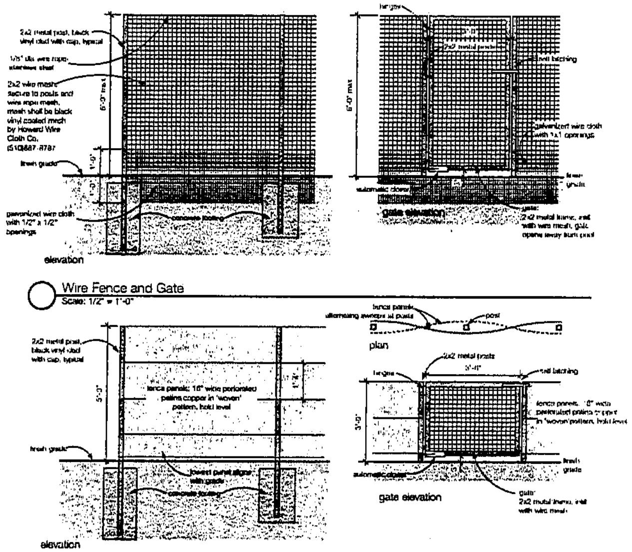
Category	ID	Latin Name	Common Name	Size	Quantity	Native	Evergreen	WUCOLS
tree	ACE EMP	Acer palmatum 'Emperor I'	Red Japanese Maple	24" box	3			M
	CER OKL	Cercis reniformis 'Oklahoma'	Oklahoma Redbud	15 gallon	4			M
shrubs	FRE PAC	Fremontodendron 'Pacific Sunset'	Flannel Bush	5 gallon	5	Y	Y	VL
shrub areas	ABU SPP	Abutilon spp.	Flowering Maple	1 gallon	10	Y		L
	ACH TER	Achillea millefolium 'Terra Cotta'	Terra Cotta Common Yarrow	1 gallon	12	Y		L
	ANE HON	Anemone x hybrida 'Honorine Jobert'	Honorine Jobert Japanese Anemone	1 gallon	13			M
	ARC HOW	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	1 gallon	44	Y	Y	L
	ARC PAJ	Arctostaphylos pajaroensis 'Paradise'	Pajaro Manzanita	1 gallon	37	Y	Y	L
	BUD SS	Buddleja davidii 'Summer Skies'	Butterflybush	1 gallon	10		Y	M
	EUP DEA	Euphorbia 'Dean's Hybrid'	Dean's Hybrid Spurge	1 gallon	12			L
	GAU LIN	Gaura lindheimeri	White Gaura	1 gallon	13			L
	GER INC	Geranium incanum	Cranesbill	1 gallon	16		Y	M
	HEL BOU	Helleborus x sternii 'Boughton Beauty'	Boughton Beauty Hellebore	1 gallon	15			M
	HYD BW	Hydrangea macrophylla 'Blue Wave'	Bigleaf Hydrangea Lacecap	5 gallon	8			M
	HYD MAC	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	5 gallon	6			M
	LAV BAR	Lavatera x clementii 'Barnsley'	Tree Mallow	5 gallon	6		Y	L
	LAV PRO	Lavandula x intermedia 'Provence'	Provence French Lavender	1 gallon	30		Y	L
	PEN FIR	Penstemon x 'Firebird'	Midnight Penstemon	1 gallon	27		Y	L
	PER BM	Perovskia atriplicifolia 'Blue Mist'	Russian Sage	1 gallon	5			L
	PHY PER	Physalis peruviana	Ground Cherry	1 gallon	12		Y	L
	RIB SAN	Ribes sanguineum	Red Flowering Currant	5 gallon	6	Y		L
	ROS TUS	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	1 gallon	14		Y	L
	SAL GHE	Salvia greggii [illegible]	Autumn Sage	1 gallon	25		Y	L
	SAL LEU	Salvia leucantha	Mexican Sage	1 gallon	4		Y	L
	SAL LIM	Salvia mexicana 'Limelight'	Mexican Sage	5 gallon	11		Y	L
	SAP MF	Saponaria 'Max Frei'	Giant Flowered Soapwort	1 gallon	19		Y	M
vines								

Seeded Areas
Install the 'Bun Grass Native Seed Mix' available through Hedgerow Farms (530) 662-6847
Provide temporary irrigation to establish the plants



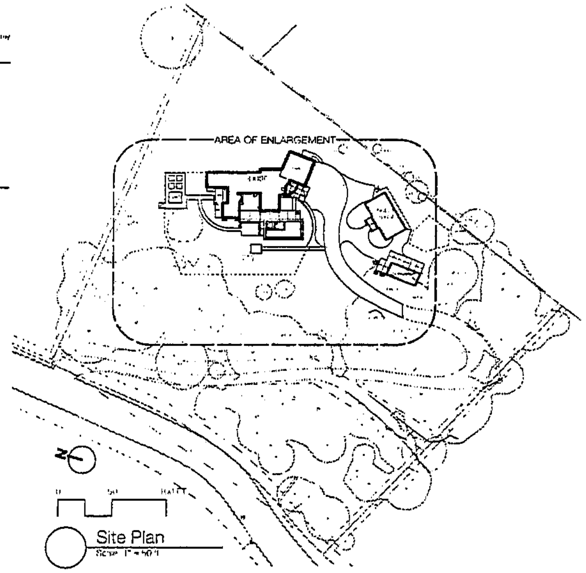
Path Light 13 total
Hinckley Harbor fixture (1561AR) in [illegible] bronze
18W 12V lamp, fixture height: 21" canopy size: 7" x 7"
install using ground stakes
see plan for switch number (2 total) on [illegible]

Fountain
Scale: 1/2" = 1'-0"



Wire Fence and Gate
Scale: 1/2" = 1'-0"

Decorative Fence and Gate
Scale: 1/2" = 1'-0"



Site Plan
Scale: 1" = 50'-0"

CLEAVER DESIGN ASSOCIATES

Reinhardt Residence

140 Prior Drive, Portola Valley, CA

Landscape Plan

L-2

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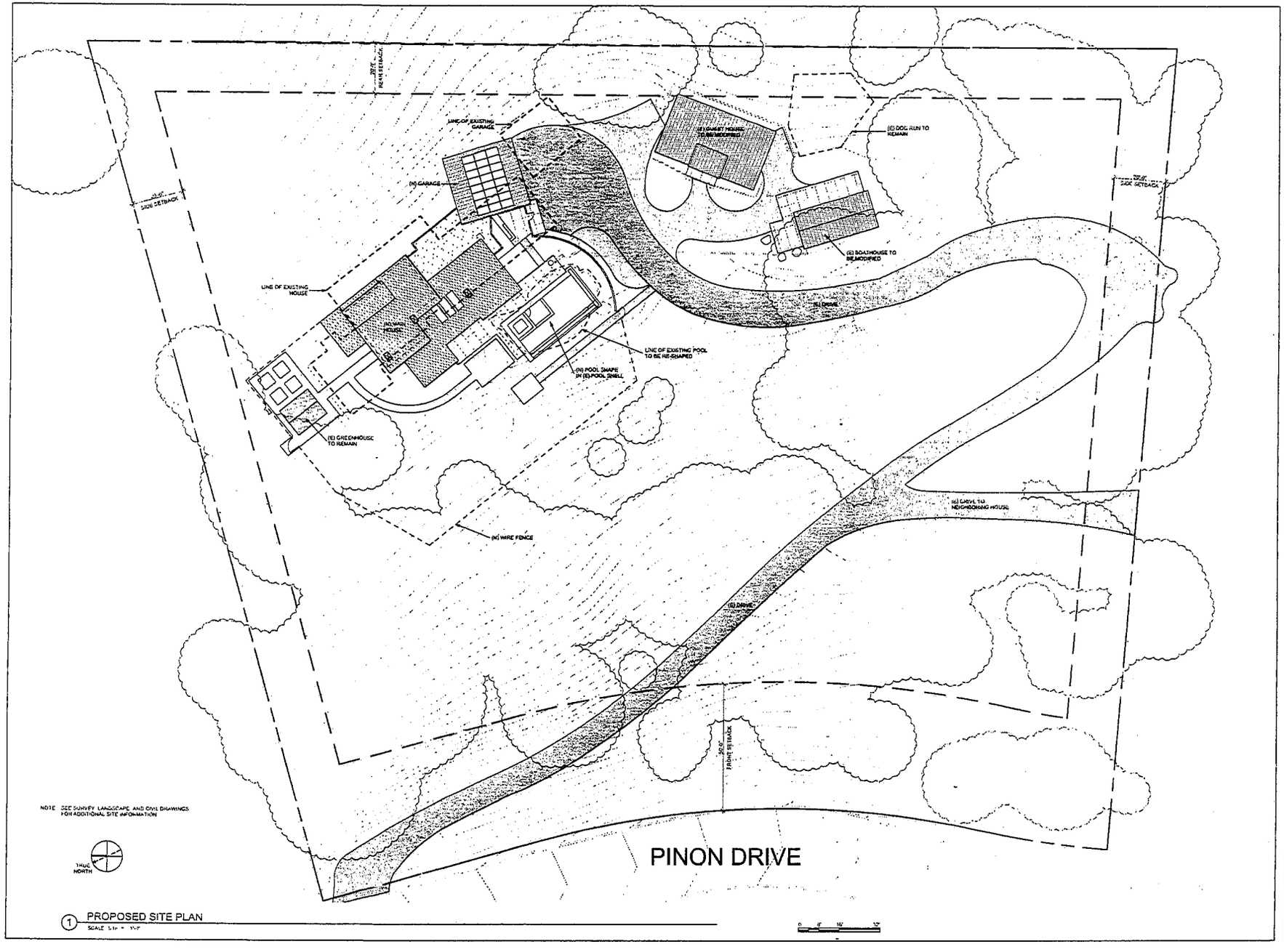

1 PROPOSED SITE PLAN

SCALE 1/16" = 1'-0"

ANA WILLIAMSON ARCHITECT
885 SANTA CRUZ AVE A
MENLO PARK CA 94025
t 650 329 0577 f 650 325 4781

REVISIONS
ASCC REVIEW: 5-31-13

REINHARDT RESIDENCE

140 PINON DRIVE
PORTOLA VALLEY, CA 94028

ASCC SET
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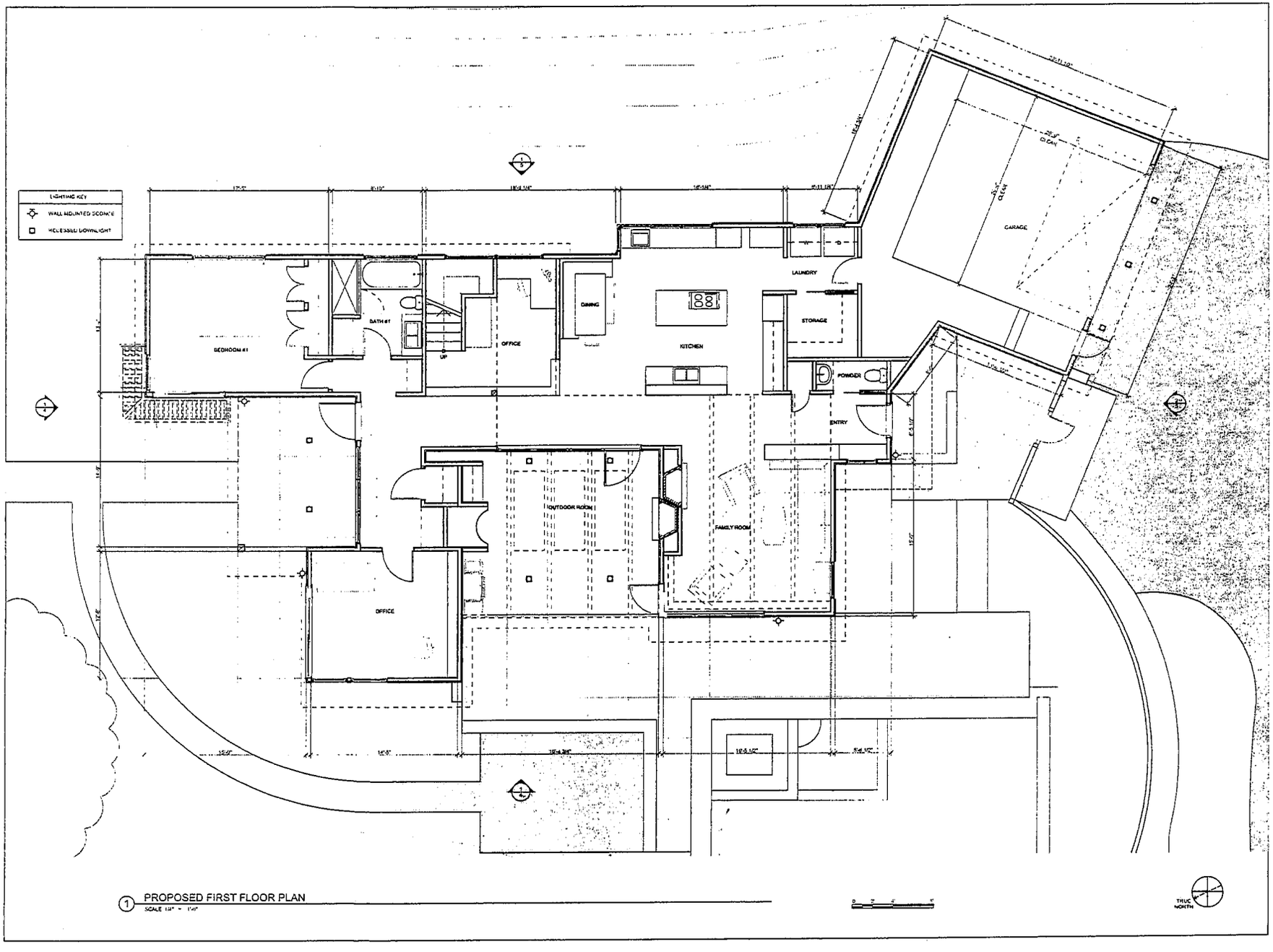
NOT FOR CONSTRUCTION

PROPOSED SITE PLAN

DRAWN	BF
DATE	5/31/2013
JOB NO.	1219
FILE NAME	1219-REINHARDT.PLN

A1.0



1 PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

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885 SANTA CRUZ AVE A
MENLO PARK CA 94025
t 650 329 0577 f 650 325 4761

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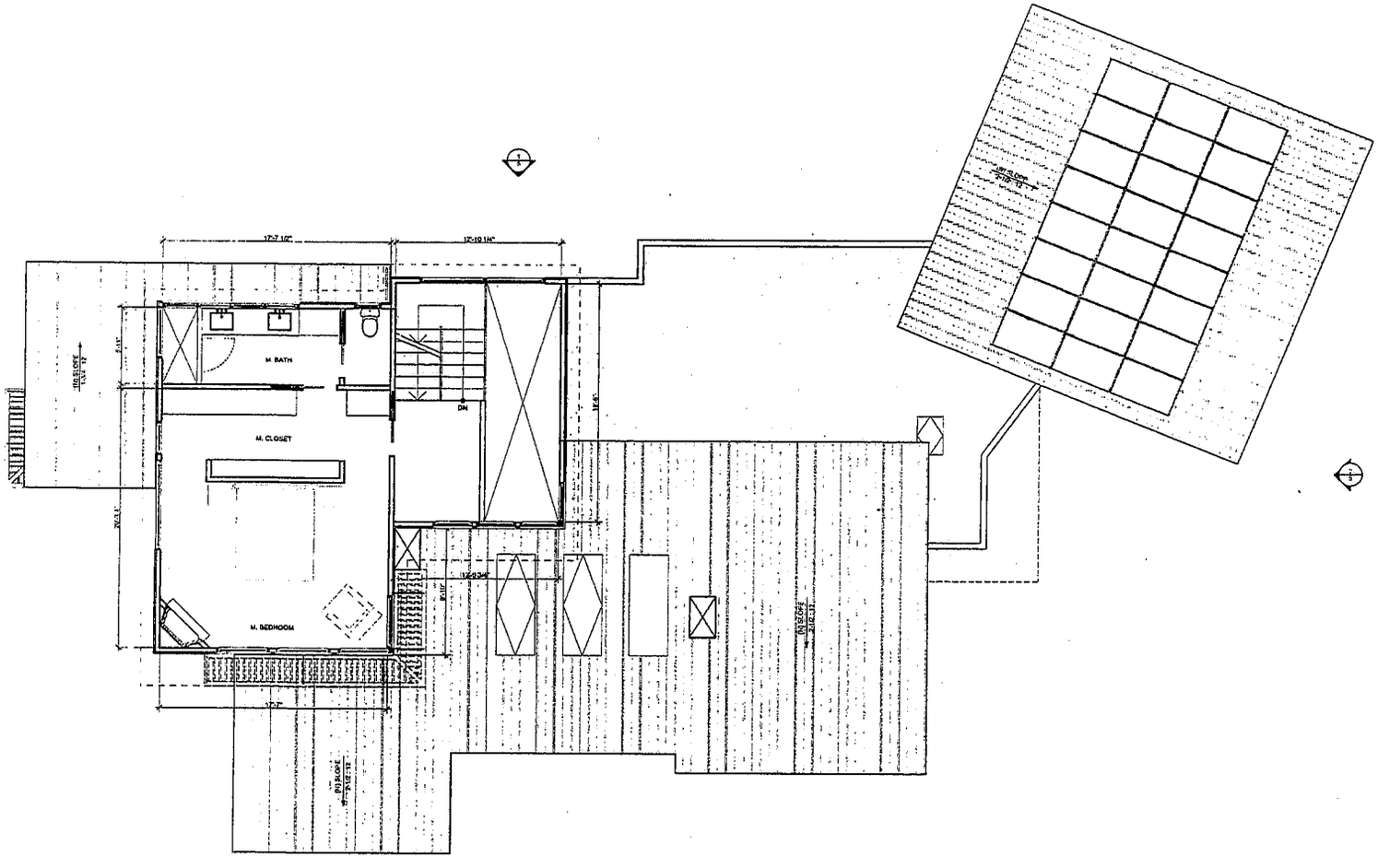
PROPOSED FLOOR PLAN

BF
5/31/2013
1/4"=1'-0"
1219
1219-REINHARDT PLN

A2.0



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

THUE NORTH

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PROPOSED SECOND FLOOR PLAN

BF
5/31/2013
1219
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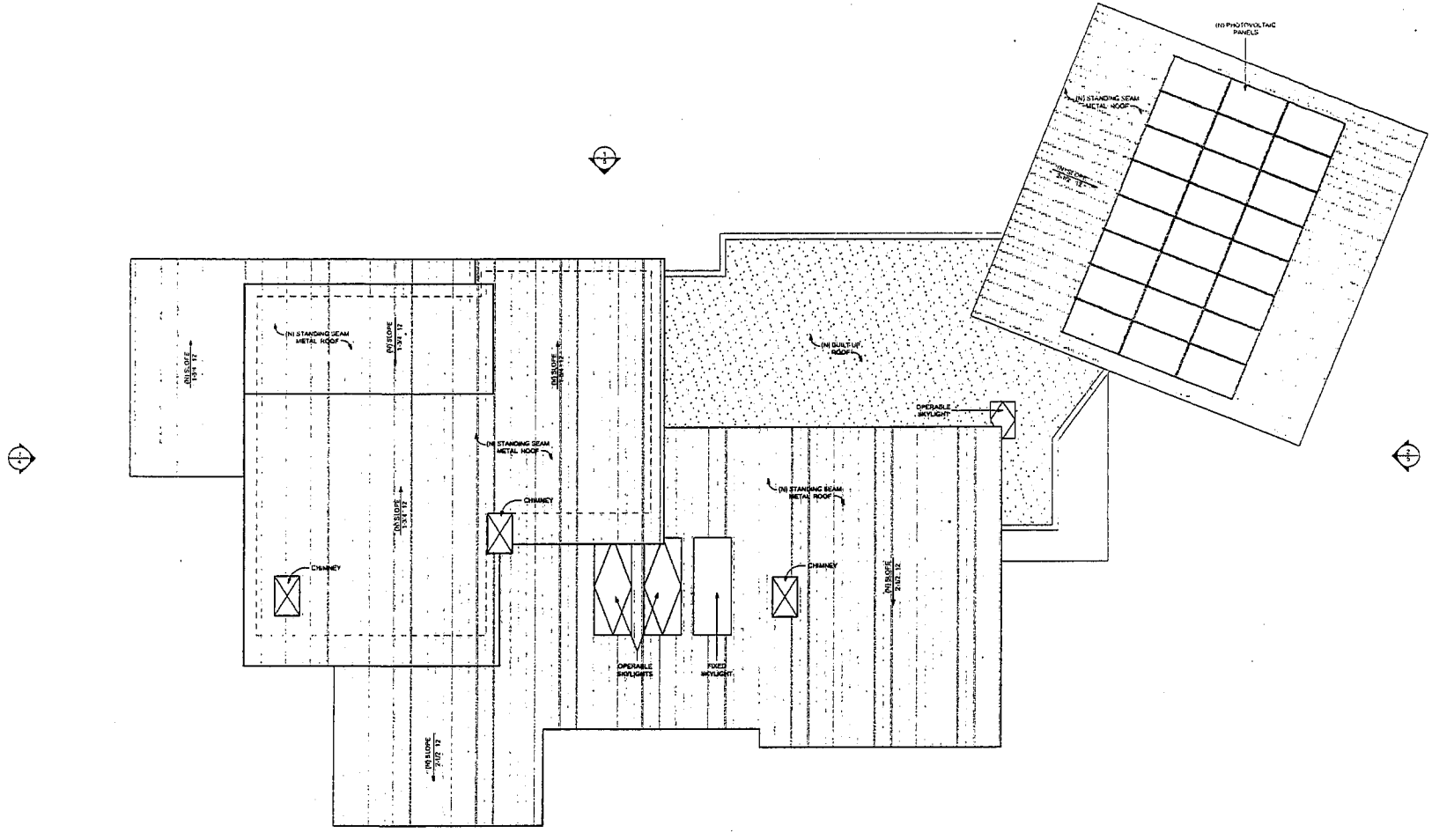
A2.1



1 PROPOSED ROOF PLAN
SCALE 1/4" = 1'-0"

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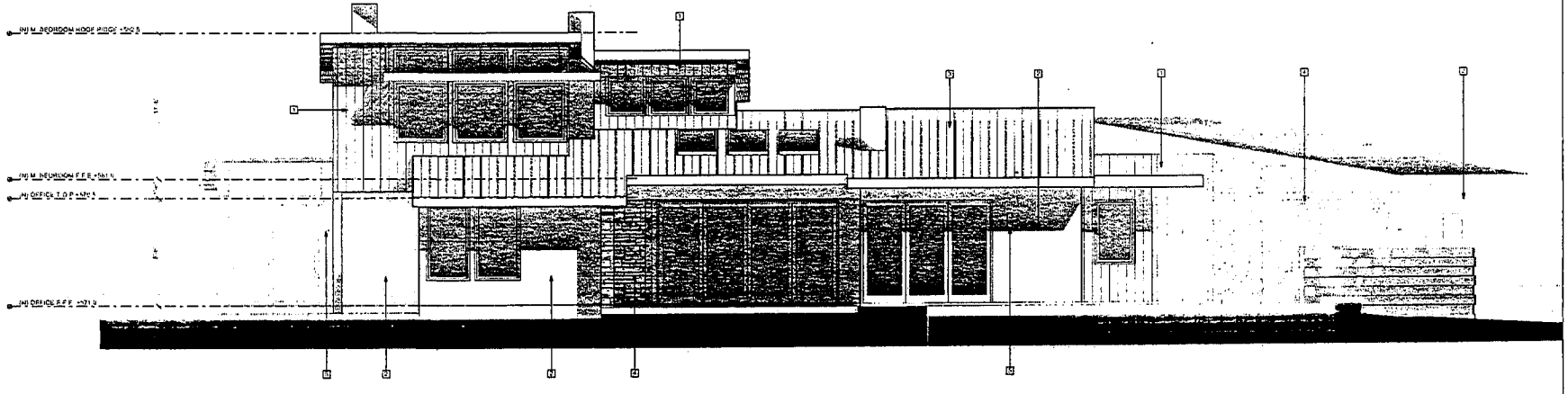
PROPOSED ROOF PLAN

BF
5/31/2013
1219
1219-REINHARDT.PLN

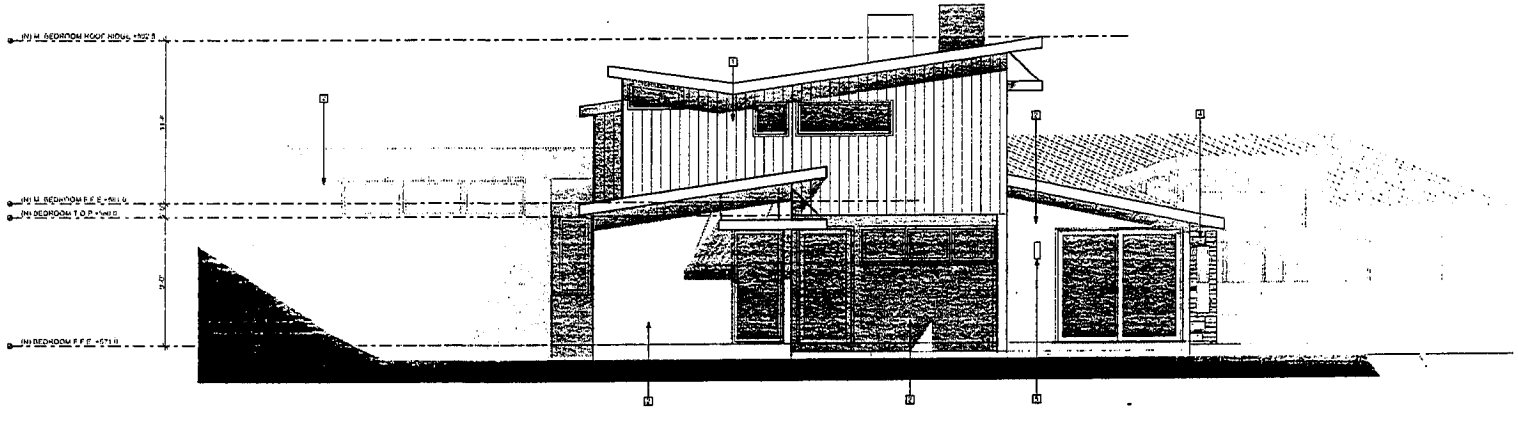
A2.2

ELEVATION NOTES

1. RECLAIMED REDWOOD SIDING
2. INTEGRAL COLOR STUCCO SIDING (BENJAMIN MOORE WOODCLIFF LAKE-HC-81)
3. STANDING SEAM METAL ROOF (COOL ZINC GRAY)
4. NATURAL STONE
5. HINKLEY LIGHTING WALL MOUNTED SCONCE (ARIA)



1 WEST ELEVATION
SCALE 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE 1/4" = 1'-0"

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REINHARDT RESIDENCE
140 PINON DRIVE
PORTOLA VALLEY, CA 94028

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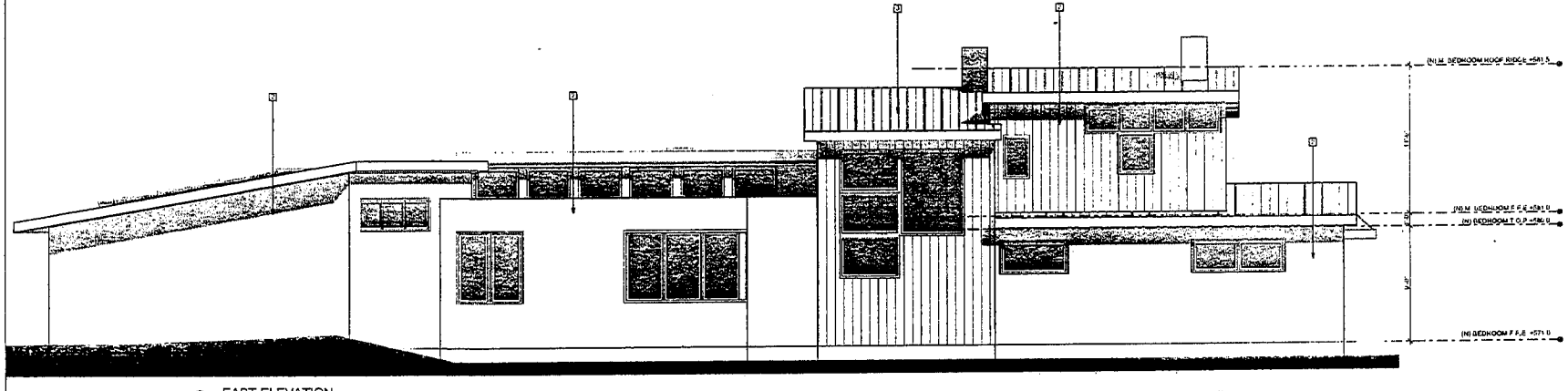
PROPOSED EXTERIOR ELEVATIONS

DRAWN BY	BF
DATE	5/31/2013
UNIT	
JOB NO.	1219
FILENAME	1219 REINHARDT PLN

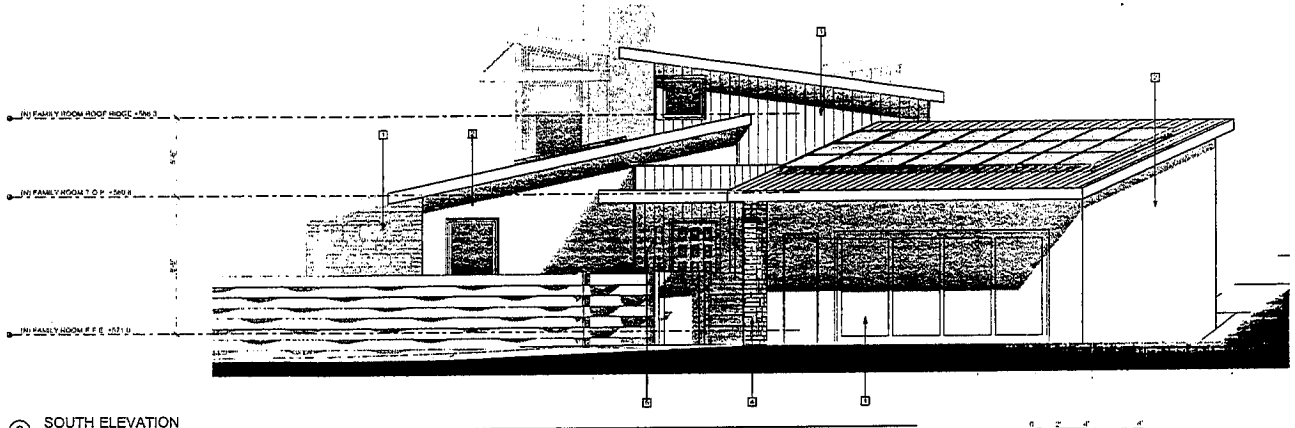
A3.0

ELEVATION NOTES

1. RECLAIMED REDWOOD SIDING
2. INTEGRAL COLOR STUCCO SIDING (BENJAMIN MOORE WOODCLIFF LAKE-N661)
3. STANDING SEAM METAL ROOF (COOL ZINC GRAY)
4. NATURAL STONE



1 EAST ELEVATION
SCALE 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

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REVISIONS
ASCC REVIEW, 5-31-13

REINHARDT RESIDENCE

140 PINON DRIVE
PORTOLA VALLEY, CA 94028

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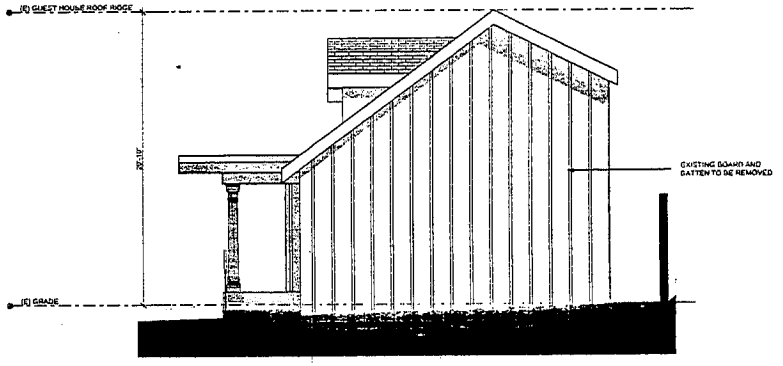
PROPOSED EXTERIOR ELEVATIONS

BY	BF
DATE	5/31/2013
JOB #	1219
FILE NAME	1219-REINHARDT.PLN

A3.1

1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
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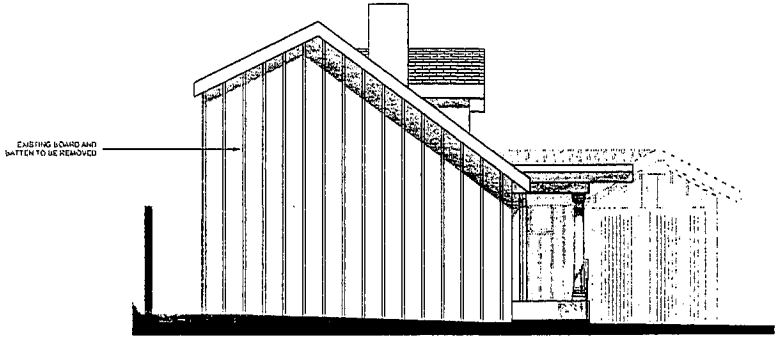
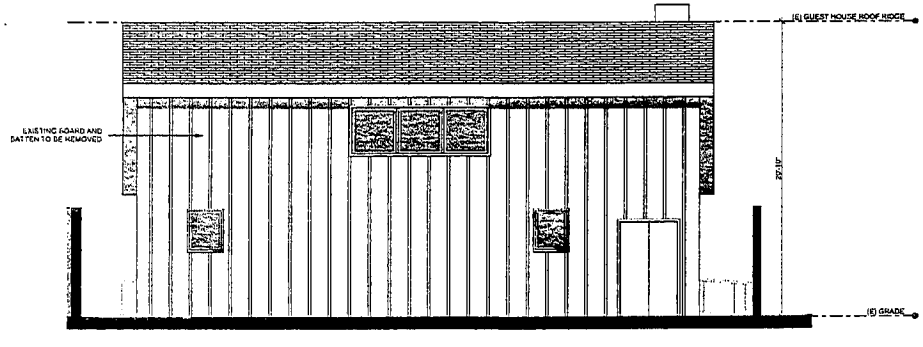
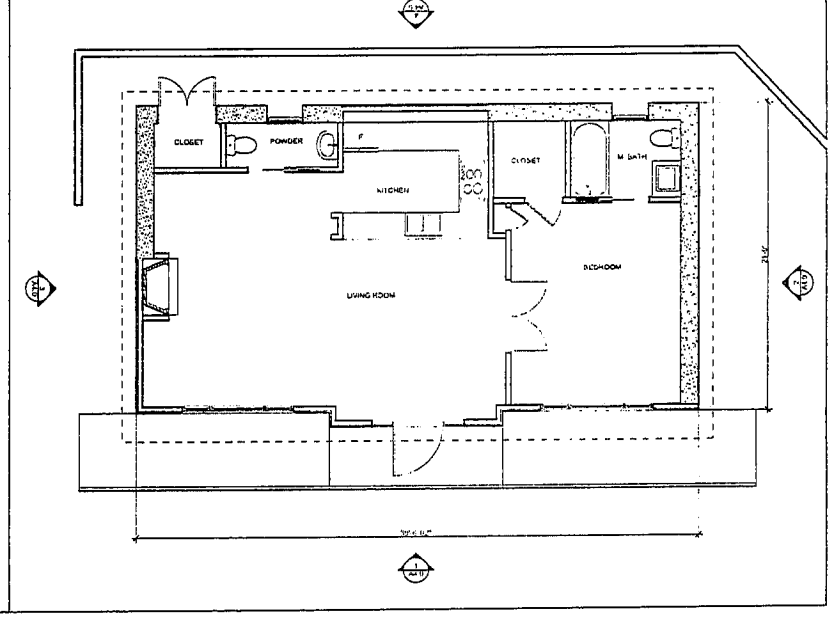


3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING GUEST HOUSE FLOOR PLAN



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REINHARDT RESIDENCE
140 PINON DRIVE
PORTOLA VALLEY, CA 94028

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EXISTING GUEST HOUSE

BF
5/31/2013
1219
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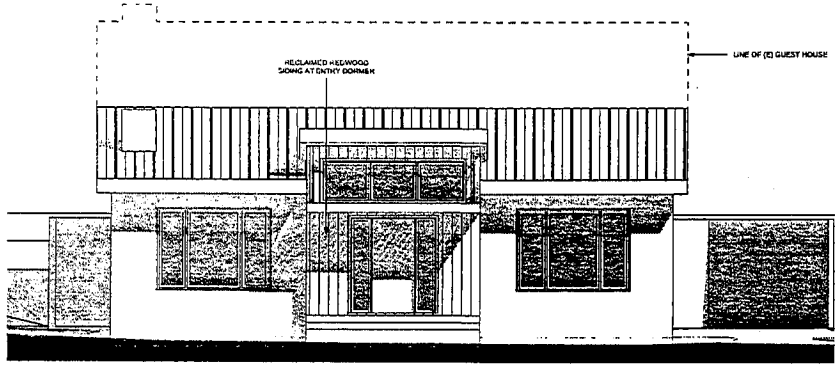
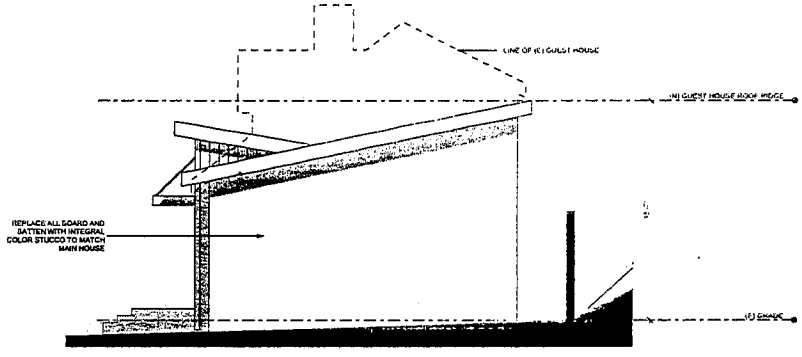
A4.0



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
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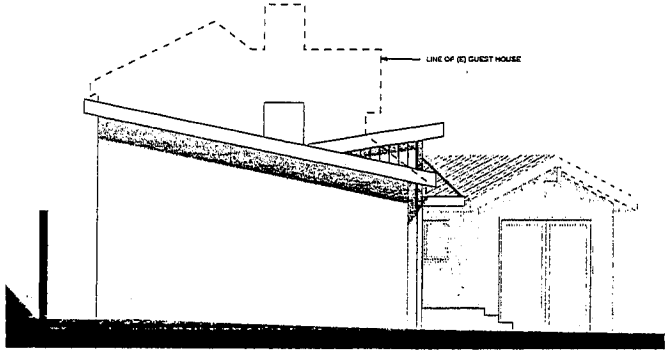

3 NORTH ELEVATION
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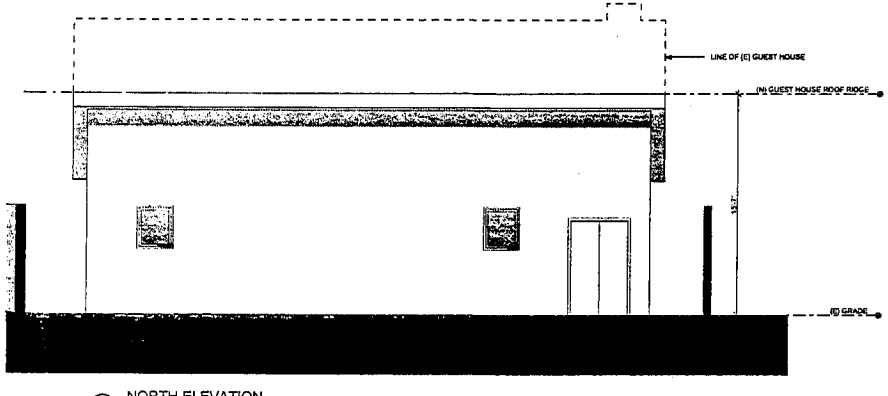
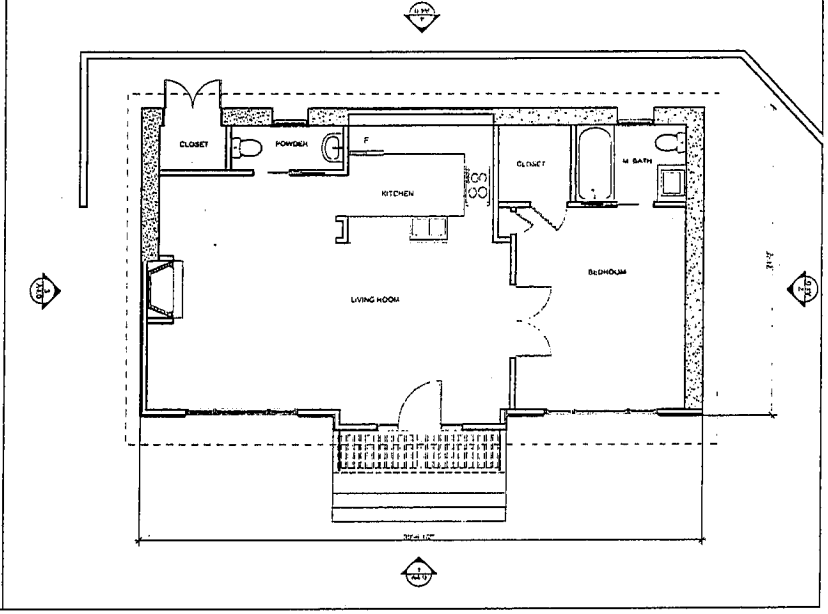


4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED GUEST HOUSE FLOOR PLAN



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PROPOSED GUEST HOUSE

BF

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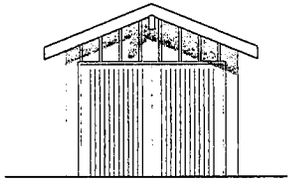
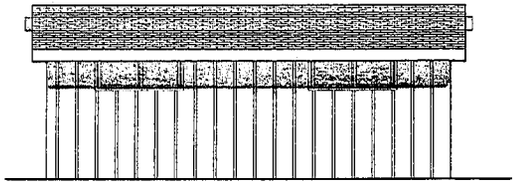
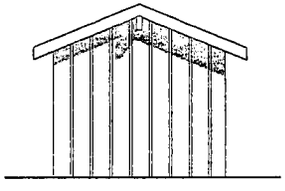
A4.1



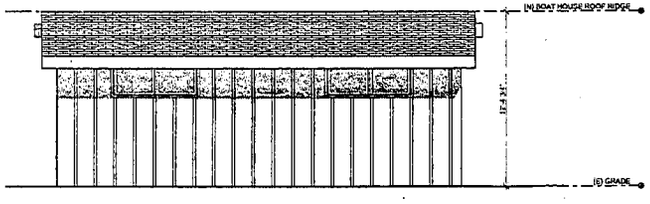
1 (E) SOUTH ELEVATION



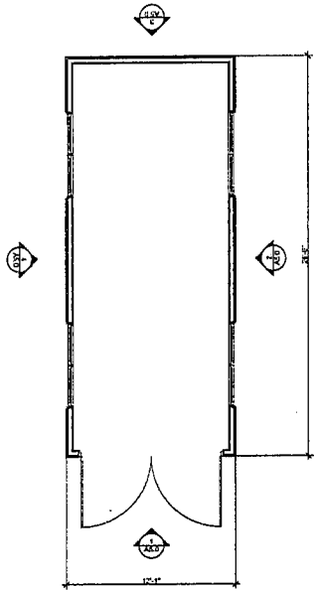
2 (E) WEST ELEVATION



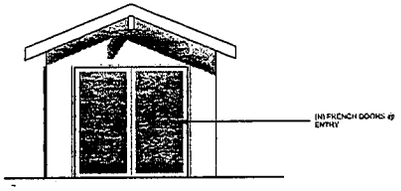
3 (E) NORTH ELEVATION



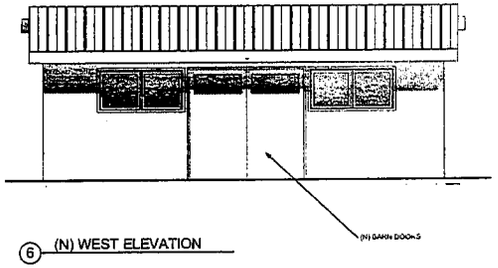
4 (E) EAST ELEVATION



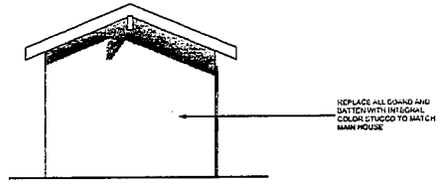
EXISTING PLAN



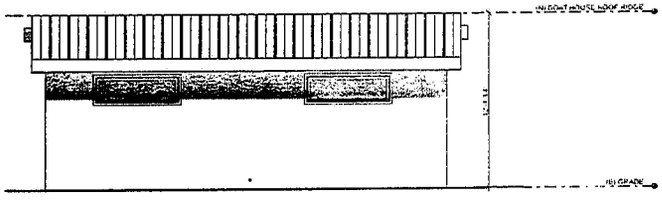
5 (N) SOUTH ELEVATION



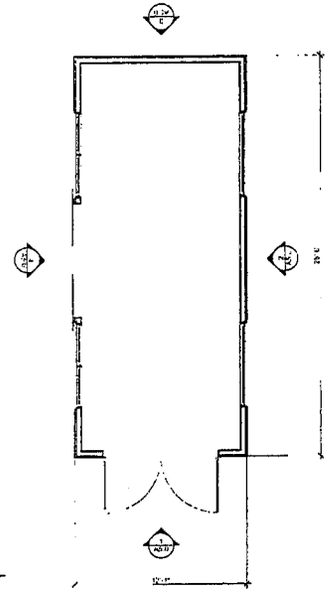
6 (N) WEST ELEVATION



7 (N) NORTH ELEVATION



8 (N) EAST ELEVATION



PROPOSED PLAN

ANA WILLIAMSON ARCHITECT
885 SANTA CRUZ AVE A
MENLO PARK CA 94025
t 650 329 0577 f 650 325 4781

REVISIONS
ASCC REVIEW: 5-31-13

REINHARDT RESIDENCE

140 PINON DRIVE
PORTOLA VALLEY, CA 94028

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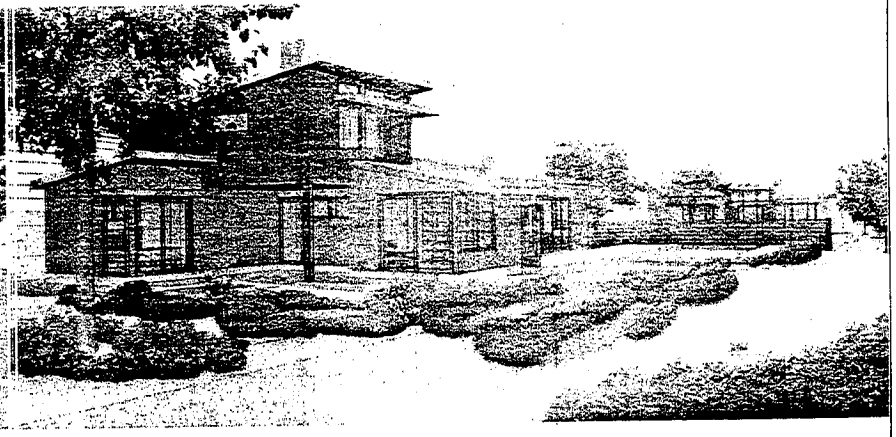
BOAT HOUSE

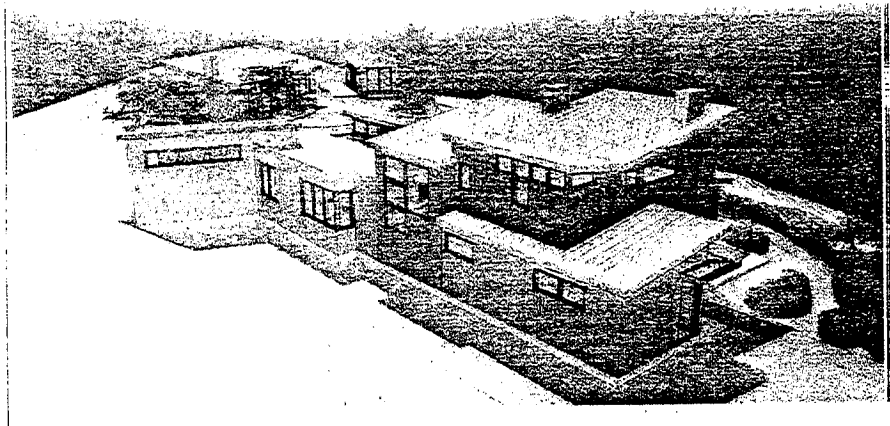
BF
5/31/2013
1219
1219-REINHARDT.PLN

A5.0

1 FRONT PERSPECTIVE



2 VIEW FROM OFFICE



3 VIEW FROM HILL

4 SITE PERSPECTIVE

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REINHARDT RESIDENCE

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3D VIEWS

BF
5/31/2013
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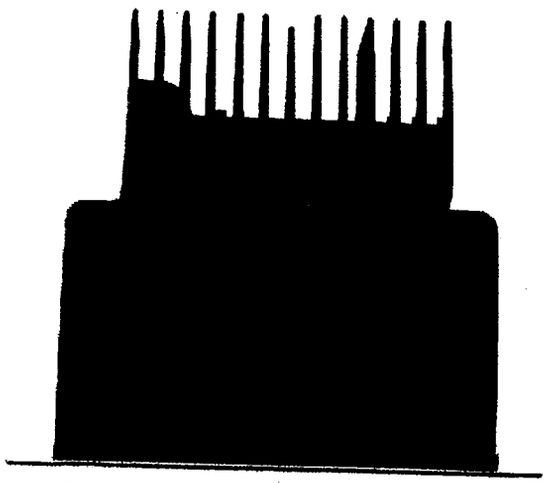
A6.0

Calculite 4.5 Inch Square LED Downlight

Lightology

* EXTERIOR RECESSED DOWNLIGHT



Shown In: White / Comfort Clear Diffuse

Description:
Calculite 4.5 inch, square, 3000K, LED downlight in white with a white flange, provides a 50 degree visual cutoff to source and source image. Patented remote phosphor technology provides increased efficiency and color stability. The phosphor lens assembly positioned in front of the LED's converts blue light to white and produces a wide even pattern of diffused light. For use with C4X4L10N1Z10V housing. Sixteen LED's provide 20 watts of light. A complete fixture consists of housing and trim, both sold separately. Dimmable with a LV electronic dimmer. UL listed for wet location. 4.5W

List Price: $488.19
Our Price: $244.10

Shade Color: Comfort Clear Diffuse
Body Finish: White
Lamp: 1 x LED/20W/120V
Wattage: 20W
Dimmer: N/A
Dimensions: 4.5"W

RECEIVED
JUN - 5 2013
SPANGLE ASSOC.

Technical Information
Lamp Color: 3000 K
Lamp Life: 5000 hours
Function: Downlight
Ceiling Type: Drywall with Trim
Aperture Shape: Square
Aperture Size: 4.625"

RECEIVED
MAY 31 2013
TOWN OF PORTOLA VALLEY

Product Number: **1224RS-C4X4DL-00530-CDWH**					
Company:		Fixture Type:		Date:	May 31, 2013
Project:		Approved By:			

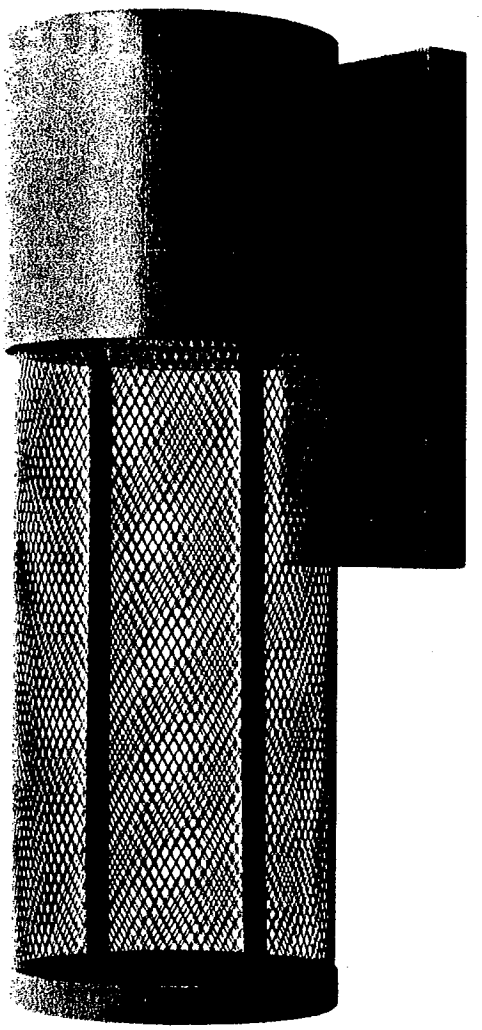
#53876

Address: 1718 W. Fullerton Ave. Chicago IL 60614 Phone: 866-954-4489 Fax: (773) 883-6131
www.Lightology.com

HINKLEY & FR

HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM

* EXTERIOR WALL MTD SCONCE



ARIA 2300KZ-LED
BUCKEYE BRONZE

MATERIAL	ALUMINUM
GLASS	STAINLESS STEEL MESH SHADE
WIDTH	5.0"
HEIGHT	14.0"
EXTENSION	6.8"
TTO	5.0"
BACKPLATE HEIGHT	8.3"
BACKPLATE WIDTH	4.5"
BULB	ONE 5W DSLM. 40W INCANDESCENT EQUIVALANT
VOLTAGE	N/A
UPC	640665230062
NOTES:	

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

life AGLOW®

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

June 9, 2013

Andrea and Tillman Reinhardt
140 Pinon Drive
Portola Valley CA 94028

Re: New Residence, 140 Pinon Drive

Dear Andrea and Tillman,

The Westridge Committee has reviewed the May 31, 2013 plans for your new residence, pool and landscaping at 140 Pinon Drive and approves the plans as submitted.

While the May 31 plans include a sheet entitled Construction Best Management Practices, we do not see a proposed construction staging plan or schedule. Please provide both a construction staging plan and a proposed schedule for commencement and completion of all construction and landscaping. The staging plan should show where and how the construction will be staged, with designated areas for construction parking, sanitation etc. We generally require all Westridge construction projects to be staged from the affected property, with onsite parking.

We appreciate the care and sensitivity you have obviously brought to your project and look forward to helping you in any way possible to bring it to fruition.

Please let us no if you have any questions.

Sincerely,

Rusty Day
Chairman, WASC

Cc: Carol Borck, Town of Portola Valley
Tom Vlasic, Spangle Associates
WASC members
Ana Williamson, Architect

cc: Planner
Reinhardt
AWA

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Carol Borck, Assistant Planner
FROM: Howard Young, Public Works Director
DATE: 7/15/13
RE: 140 Pinon Drive - Reinhardt

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.

x c: planner
ANA

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

June 7, 2013
V5173

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

SUBJECT: **Geotechnical Review**
RE: Reinhardt, New Residence
SDP X9H-666
140 Pinon Drive

We have completed a geotechnical review of the site development permit application using:

- Geotechnical Investigation (report) prepared by Murray Engineers, Inc., dated April 30, 2013;
- Topographic Survey (20-scale) prepared by Lea & Braze Engineering, dated December 27, 2012;
- Civil Grading, Drainage and Erosion Control Plan (3 sheets) prepared by KPROX Consulting, dated May 17, 2013; and
- Architectural Plans (11 sheets) prepared by Anna Williamson, dated May 31, 2013.

In addition, we have reviewed pertinent reports and maps from our office files, and performed a recent site inspection.

DISCUSSION

The applicant proposes to demolish the existing residence and garage and construct a new residence with attached garage in approximately the same location. We understand that the existing pool will be modified or removed and an infinity edge pool

is to be constructed in the same location. The roofs of the existing guesthouse and boathouse are to be modified. Site drainage improvements are proposed. Preliminary gross project earthwork estimates include 325 cubic yards of cut and 100 cubic yards of fill.

SITE CONDITIONS

The subject property is generally characterized by a moderately steep to steep (up to 45 percent inclination), natural, west-facing slope. In addition, a combination cut and fill pad is present beneath the residence with adjoining very steep (75 percent inclination) cut slopes and very steep (73 percent inclination) fill slopes. Significant distress was noted on the downslope portion of the existing pool decking. This distress appears related to settlement/creep of artificial fill along the outboard edge of the swimming pool. A small surficial slump was noted adjacent to the garage. Drainage is characterized by southwest-directed sheet flow.

Surficial materials consist of silty sand with clay and fine gravel derived from the weathering of the underlying Franciscan Complex greenstone and chert. According to the Town Movement Potential Map, the subject property is mapped within the limits of an 'Sbr' zone. The designation 'Sbr' refers to areas with "level ground to moderately steep slopes with thin soil cover that may be subject to shallow landsliding, settlement, or soil creep." The subject property is approximately 1 mile northeast of the active San Andreas fault.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed construction is constrained by soil creep, potentially expansive soils, steep slopes, undocumented fill materials, and strong seismic ground shaking. The Project Geotechnical Consultant has completed a site investigation and provided project geotechnical design criteria that are in general conformance with prevailing geotechnical standards. The consultant has recommended consideration of stabilizing fill materials adjacent to the pool as part of project construction. We understand that a properly engineered wall or walls associated with proposed pool construction may address this geotechnical recommendation. We recommend geotechnical approval of the Site Development Permit with the following conditions pertaining to building permit applications:

1. Construction Plans – Detailed building, drainage, and structural plans should be submitted to the Town for appropriate technical review. Plans should incorporate appropriate geotechnical measures to stabilize fill materials near the pool and reflect input

from the Project Geotechnical Consultant regarding drainage discharge design. We suggest that consideration be given to remediation of the shallow slump behind the garage.

2. Geotechnical Plan Review - The applicant's geotechnical consultant should review and approve all geotechnical aspects of the development plans (i.e., site preparation and grading, site drainage improvements and design parameters for the foundation) to ensure that their recommendations have been properly incorporated. In addition, the consultant should evaluate the location and design of the currently depicted trench dissipater situated within fill materials adjacent to the pool. The consultant should also evaluate proposed design measures intended to address potentially unstable fill materials located adjacent to the pool and upper driveway.

   The results of the geotechnical plan review should be summarized by the project geotechnical consultant in a letter and submitted to the Town for review by the Town Geotechnical Consultant prior to approval of the building permit application.

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 final site drainage improvements for conformance with geotechnical recommendations.

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

LIMITATIONS

This geotechnical peer review has been performed to provide technical advice to assist the Town with its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted

principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT

Ted Sayre
Principal Engineering Geologist
CEG 1795

David T. Schrier
Principal Geotechnical Engineer
GE 2334

TS:DTS:kd

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: 140 Pinon Ln	Jurisdiction: PV
Owner/Architect/Project Manager: Reinhardt	Permit#: x9h-655
PROJECT DESCRIPTION: New Residence	
Fees Paid: ☒$YES ☐ See *Fee Comments* Date: 6/27/13	
Fee Comments: $60.00 for ASRB Check#1151	

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 CO detectors per code.
5. NFPA 13D Fire Sprinkler System to be installed in main 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 to be 12' driveable width&rough brushed surface if >15% slope.Fire truck turnaround reqd if driveway is over 150' (see www.woodsidefire.org)
9. Fire hydrant must be within 500' of structure measured on approved roadway.
10. Solar PV installation must be per WFPD requirements (see www.woodsidefire.org)
11. SUBMIT BUILDING PLANS w/special detail for comments # 8,9,10

Reviewed by:D. Enea	Date: 7/3/13

☒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:	

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 077-060-250	SR#	Date 6/13/2013
Site Address 140 Pinon Dr.		Owner Reinhardt, Tilman
City Portola Valley	ZIP	Contractor

Attn: Carol

Hello Carol:

Please approve and release my hold on this project but place a hold on the final with the following condition:

1. Prior to the house final, the applicant shall install a new septic tank and abandon the existing wooden tank with the required health permit. Installation of the tank shall be inspected and approved by health.

Thank you.

Stan Low, REHS
Land Use Specialists

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 077-060-250	SR#	Date 6-11-13
Site Address 140 Pinon Dr.		Owner Reinhardt, Tilman
City Portola Valley	ZIP	Contractor
Attn: Carole		

Hello Carole:

I reviewed the plans from Ana Williamson Architect dated 5-31-13 for the proposed 3 bedroom house and existing guest house. Plans are showing only the septic tank.

Please include the following as conditions:

1. Submit revised site plan to show the location of the existing septic drainfields and 50% expansion area.
2. Conduct a water test of the septic system addressing the conditions of the tank and drainfields. A copy of the water test report shall be submitted for approval.

Stanley Low, REHS
Land Use Program Specialist

Conservation Committee Comments
140 Pinon
7/1/13

Volume of Grading 285 cubic yards and all to be reused on site creating more natural gradient from renovated pool.

House appearance The proposed house fits well with the surroundings

Lighting Number and type of Fixtures OK

Impermeable Surfaces Permeable gravel hardscape is appreciated.

Landscape Plan:

The plan is admirably restrained and appropriate to site.
Appreciate large areas left open and native
Appreciate absence of turf.

All pine and cedar trees marked for removal are appropriately removed. Might the decorative pine specimens be sold and recycled – would be desirable for amore manicured landscape.

Plants List Appropriate

NATIVE HILLSIDE

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 good 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:

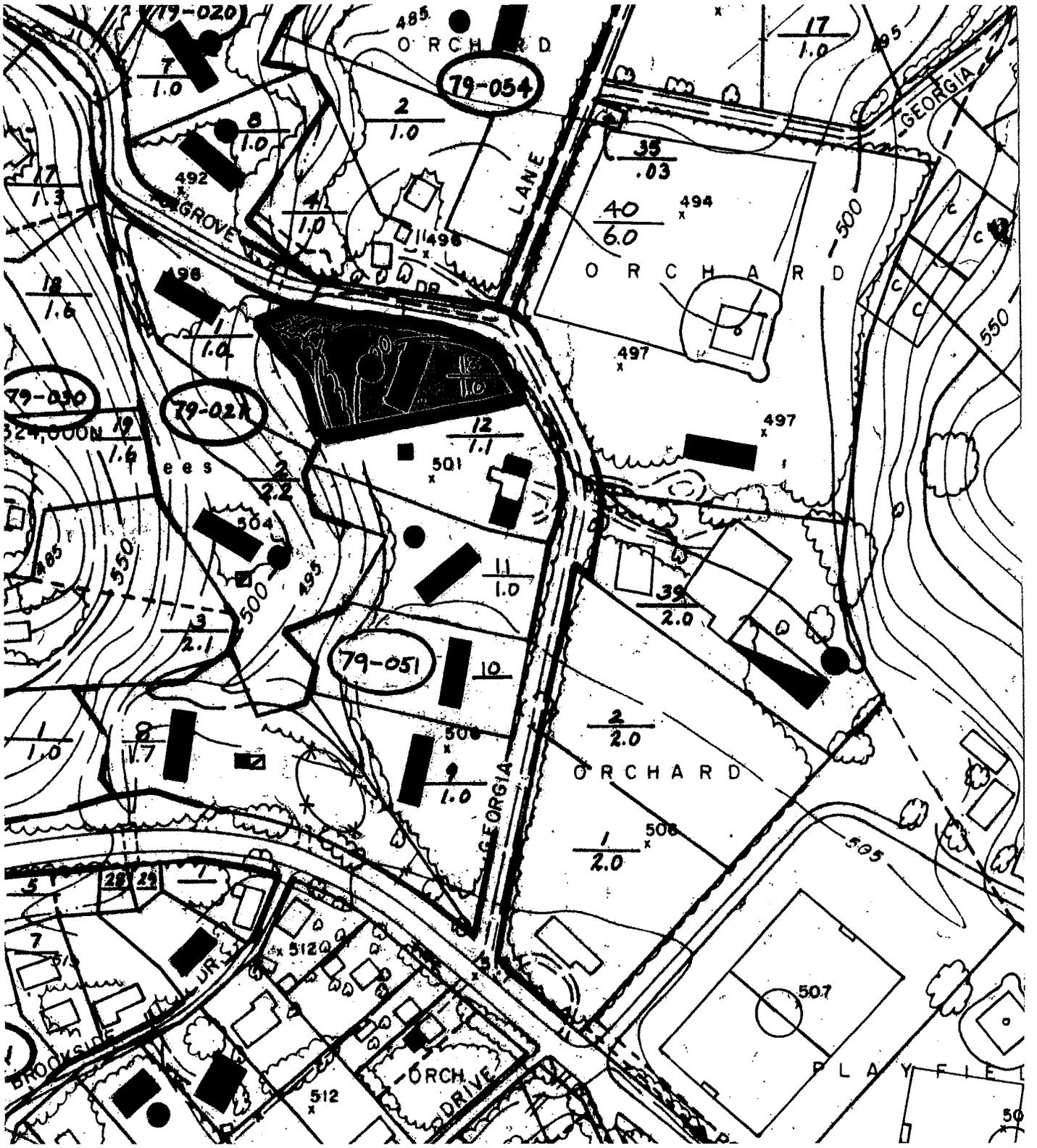
1. Removal of invasive plants.
2. Careful protection and maintenance of existing oaks.
3. Any additional plantings are discouraged and should be strictly limited to materials on the Town Native Plant List, and appropriate to the existing habitat.
4. Any paths should be of only pervious material.

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

Submitted by Judith Murphy, Chair

ARCHITECTURAL REVIEW
SITE IMPROVEMENTS AND
CREEK SETBACK COMPLIANCE
205 GEORGIA LANE, GAINEY



Vicinity Map

Scale: 1" = 200 feet

Architectural Review Site Improvements, Gainey

205 Georgia Lane, Town of Portola Valley

August 2013

OUTDOOR WATER USE EFFICIENCY CHECKLIST

RECEIVED
JUL 16 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.

Signature: [signature] Date: 7.3.13

Project Information

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

Applicant Name (print): Mark Gainey Contact Phone #: 650-868-7917

Project Site Address: 205 GEORGIA LANE

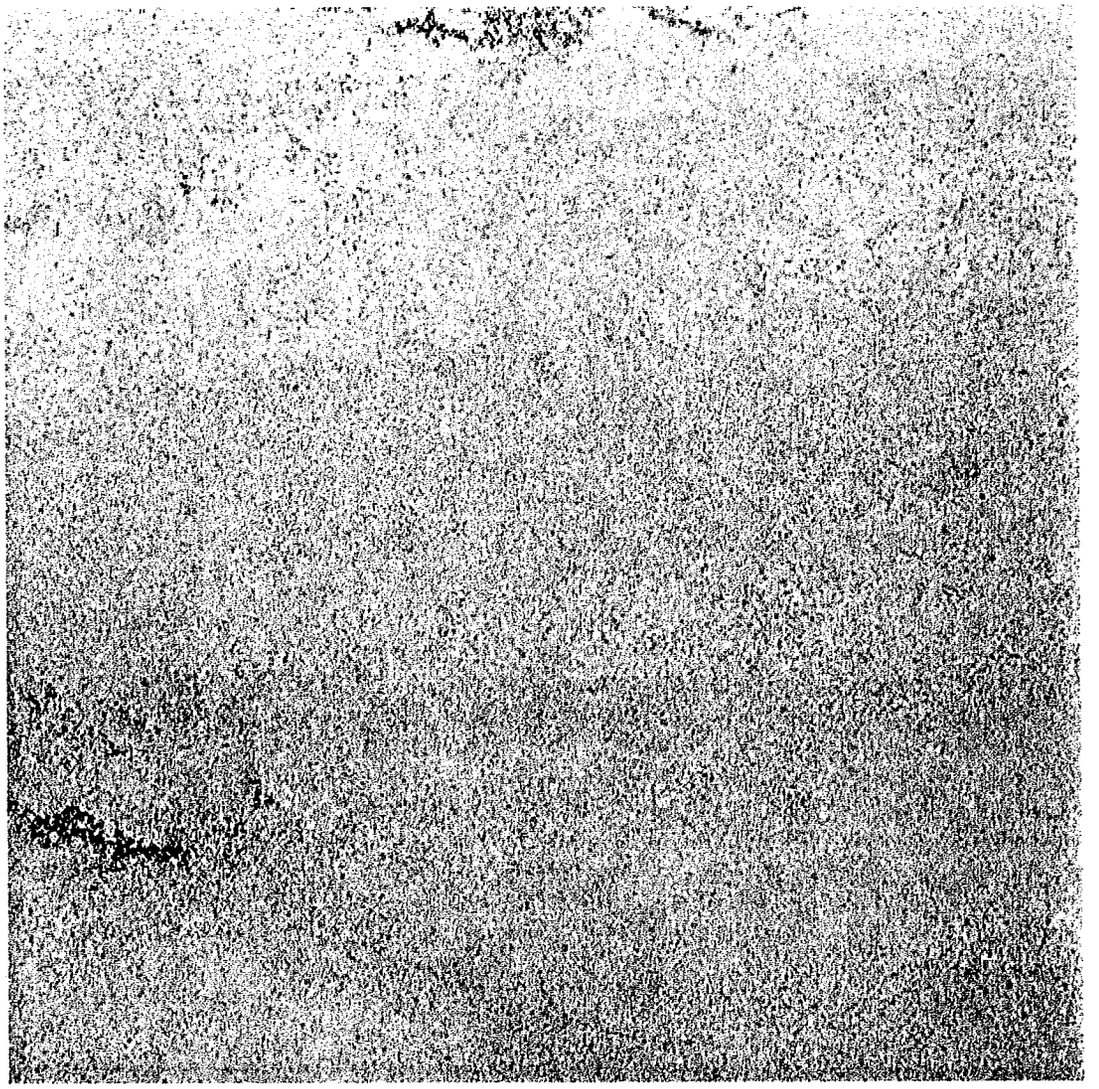
Project Area (sq.ft. or acre): 43,560 S.F. # of Units: # of Meters:

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.): 9,857 S.F.	☐ Tier 1 (1,000 - 2,500 sq.ft.) ☑ Tier 2 (> 2,500 sq.ft.)		☐	☐
Turf Irrigated Area (sq.ft.): 0			☐	☐
Non-Turf Irrigated Area (sq.ft.): 9,857 S.F.			☐	☐
Special Landscape Area (SLA) (sq.ft.): 0			☐	☐
Water Feature Surface Area (sq.ft.): 648 S.F.				

Landscape Parameter	Requirements	Project Compliance	Agency Review (Pass)	Agency Review (Fail)
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	☐	☐

SPANGLE ASSOC

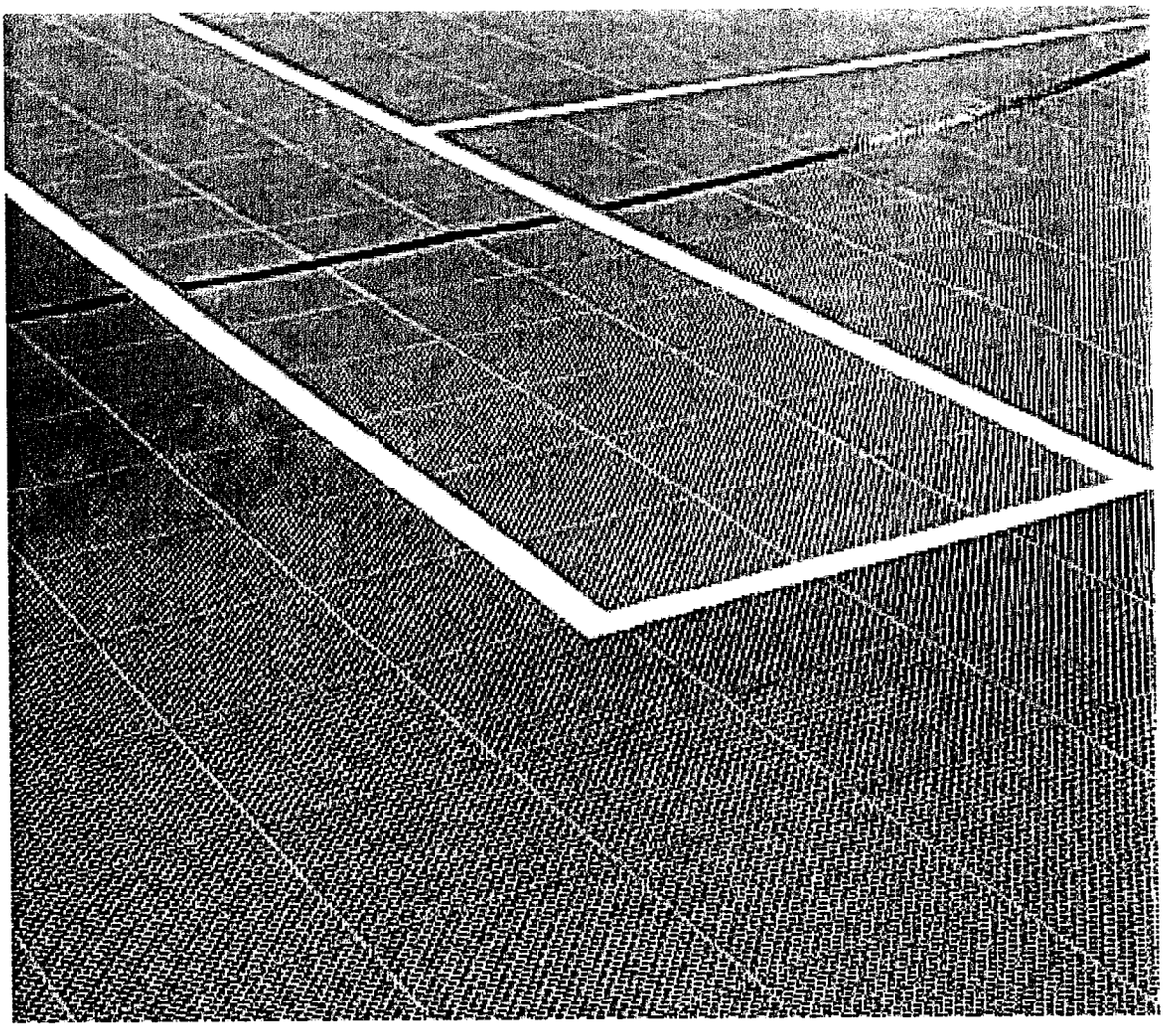


Stone Paver Cut Sheet:

Haussman Natural Stone
Buxy Beige Limestone

Interlocking Paver Cut Sheet:

Calstone Quarry Stone
Sierra Granite



Sports Court Color Cut Sheet:

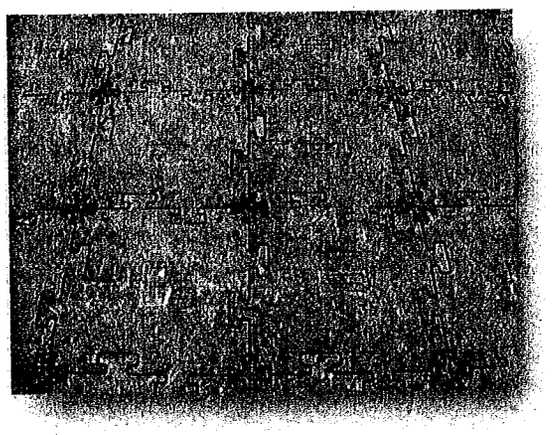
Sport Court
Blue and Green

SPORT COURT®

Effective November 1, 2011

What's under your court?

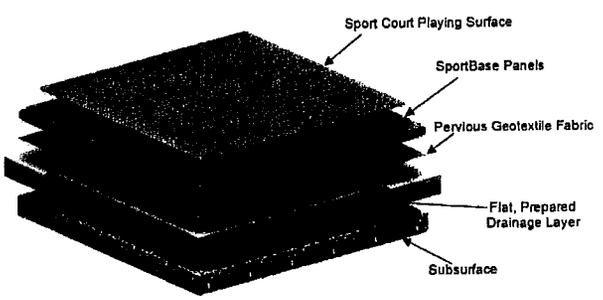
I just wanted you to know of an important development and strategic pricing decision that we have made at Sport Court® of Northern California. Effective November 1st, 2011 Sport Court® of Northern California will no longer be building traditional concrete-based game court foundations. We now will only be building our Sport Court® Game Courts with **SportBase**™, a NEXT GENERATION building foundation material that improves safety and performance, eliminates the need for concrete and is eco-friendly! We have also reduced the price of our Sport Court® Game Courts with **SportBase**™ to the same price as our former traditional engineered concrete-based courts.



SportBase™ is an innovative new product from Sport Court®, designed to serve as an alternative to the traditional concrete base typically used in the construction of outdoor courts. **SportBase**™ is an interlocking panel system, made of 100% recycled materials.

It is a "green" building alternative, using much less energy and creating less environmental impact; it is pervious, or permeable, allowing groundwater to percolate in the native soils below, and it provides additional safety benefits while delivering excellent playability and ball response.

SportBase™ System



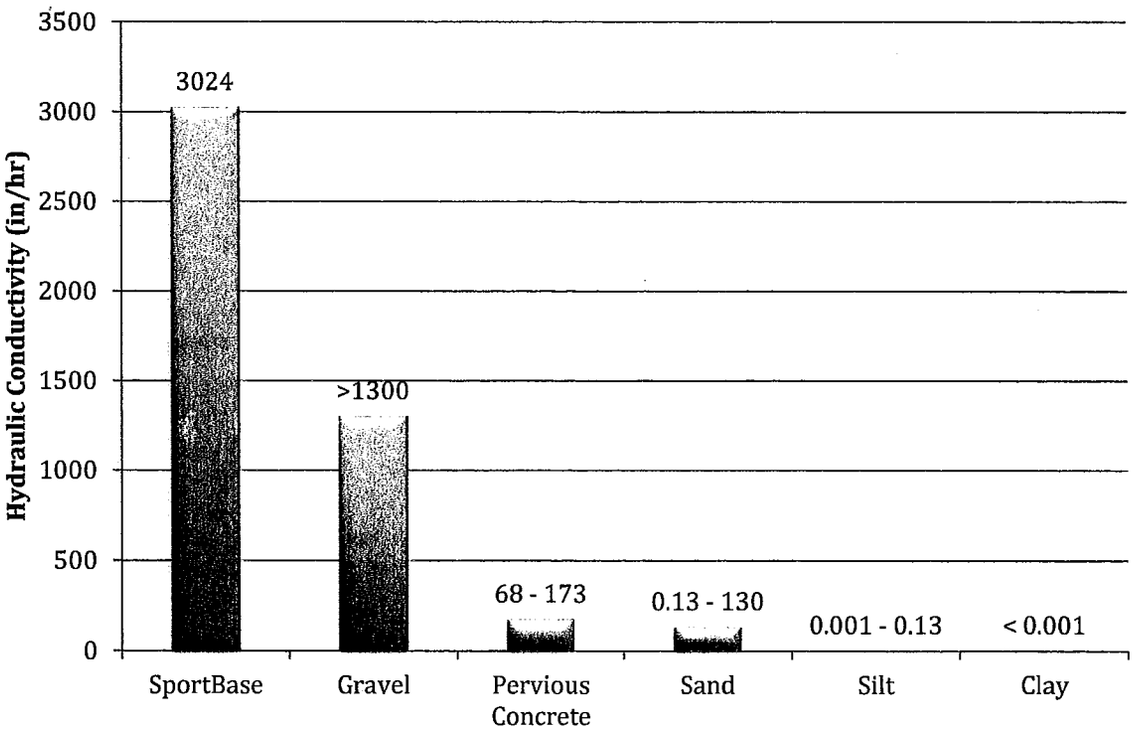
Corporate Office
1510 Second Avenue
Walnut Creek, CA 94597
(925) 932-4108

SPORT COURT®

The pervious/permeable surface is important in many communities, where this is becoming an issue. An increasing number of municipalities are establishing "hardscape restrictions" for new development. This means that the percentage of the ground that can be covered by an impervious surface (such as concrete) is limited. **SportBase™** is a pervious sub-base system that allows water to pass freely through it and into the native soils below. It is much easier to work with than pervious concrete and drains water 50 – 100 times better. If you have concerns about groundwater drainage, routing, or percolation into the subsoils, nothing performs as well as **SportBase™**.

Sport Court commissioned Utah State University, the world leader in irrigation engineering, to test the drainage capabilities of SportBase panels and compare them with other common sub-base materials. The Table below summarizes the results of their testing.

Drainage Rates (Hydraulic Conductivity) of Base Materials



Reported as "horizontal drainage". Actual prouct drainage rates not provided

Corporate Office
1510 Second Avenue
Walnut Creek, CA 94597
(925) 932-4108

SPORT COURT®

There are some environmental benefits of **SportBase™** as well. **SportBase™** is made of 100% recycled materials, and can be recycled at the end of its life. It requires less energy to make, transport, and place than concrete or asphalt, and less disruption and heavy equipment to install. According to an independent environmental audit, a **SportBase™** court (compared to concrete) save the energy equivalent of the amount of electricity used by a typical household over the period of one year, and reduces the "carbon footprint" associated with a concrete court by the equivalent of 5,600 miles of automobile driving.

SportBase System Versus a Conventional Concrete 1,500 ft^2 installation

Impact Area	Estimated SportBase Impact Reduction
Impact Differences	
• Energy (BTU)	37,643,992
• CO_2 (lbs)	7,939
• Water (gal)	763
• Materials (tons)	49
Impact Reduction Equivalencies	
• U.S. - average household electricity use (days)	378
• Forest CO_2 sequestration capacity (acres)	2.4
• Miles not driven (miles)	5,616
• Oil (barrels)	6.5
• U.S. – average personal water use (days)	7.6

... "SportBase" sub-flooring system requires less embodied energy, creates fewer emissions of the greenhouse gas CO_2, requires less water, and requires a lower mass of overall materials when compared to a standard conventional concrete base for a sport floor of the same square footage."

Source: SWCA Environmental Consultants, August 12, 2010

Another benefit of a Sport Court® **SportBase™** Game Court is that it can be installed quickly, with less disruption to a backyard and less heavy equipment. It can be placed over easements or rights-of-way, because it is technically not be a "permanent structure", although it delivers essentially the same ball response and even greater shock absorption as a concrete based court. If you ever want to move or relocate the game court at some time in the future, it is "portable". It is a lot better than having to jackhammer out the concrete and have it hauled away.

Corporate Office
1510 Second Avenue
Walnut Creek, CA 94597
(925) 932-4108

SPORT COURT®

Safety is another advantage of Sport Court® Game Courts with **SportBase™** and our PowerGame™ performance sports flooring. Concrete courts only have a one inch fall rating using the ASTM F1292 Head Impact Criterion test. If you place Sport Court® PowerGame™ – our premium outdoor surface – on top of concrete, you get a twenty-six inch height on this test, and no other outdoor flooring product does better. When you combine the benefit of Sport Court® PowerGame™ with a **SportBase™** foundation, you achieve over a four foot height rating. This is why we call it *"The Safest Court in the World"*, because it delivers the best vertical shock absorption of any outdoor surface!

Our **SportBase™** foundation also has a 10 year limited warranty. Compared to concrete pads that only have a 1 year warranty relative to "workmanship," having a 10-year limited warranty on you sports foundation is huge. Couple this with Sport Court® 15-year limited warranty for our performance sports flooring, you can rest assured that your investment will perform well for many years. Our 15-year limited warranty even covers fading, which is excluded by other internet tile companies that only have 10-year warranties. You get much more with Sport Court®!

From a pricing standpoint, game courts constructed with **SportBase™** instead of traditional concrete have normally been about 25% more in price than our historic concrete-based game courts. Effective immediately, we are pricing the more valuable Sport Court® **SportBase™** Game Courts at the same price as our historic engineered concrete courts.

We look forward to working with you and your family to build a state-of-the-art Sport Court® Game Court with the next generation **SportBase™** foundation. It truly maters ***what's under your court***!

Please give me a call on 925.487.7639 so that can further discuss the options available to you and how we can customize a Sport Court Game Court for your family to play upon.

Sincerely,

Jerry Abercrombie

General Manager
Sport Court of Northern California
jerry@sportcourtnortherncalifornia.com
jmabercrombie@aol.com

Corporate Office
1510 Second Avenue
Walnut Creek, CA 94597
(925) 932-4108

Your Single Source for Residential and Commercial

- Game Courts
- Tennis Courts
- Putting Greens
- Commercial Sports Flooring

SPORT COURT®

ORIGINAL. AUTHENTIC BRAND.

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Sacramento 916.791.5017
Stockton/Modesto 209.369.0154
Fresno 559.434.7529
Reno 775.856.8300

Sport Court SportBase™

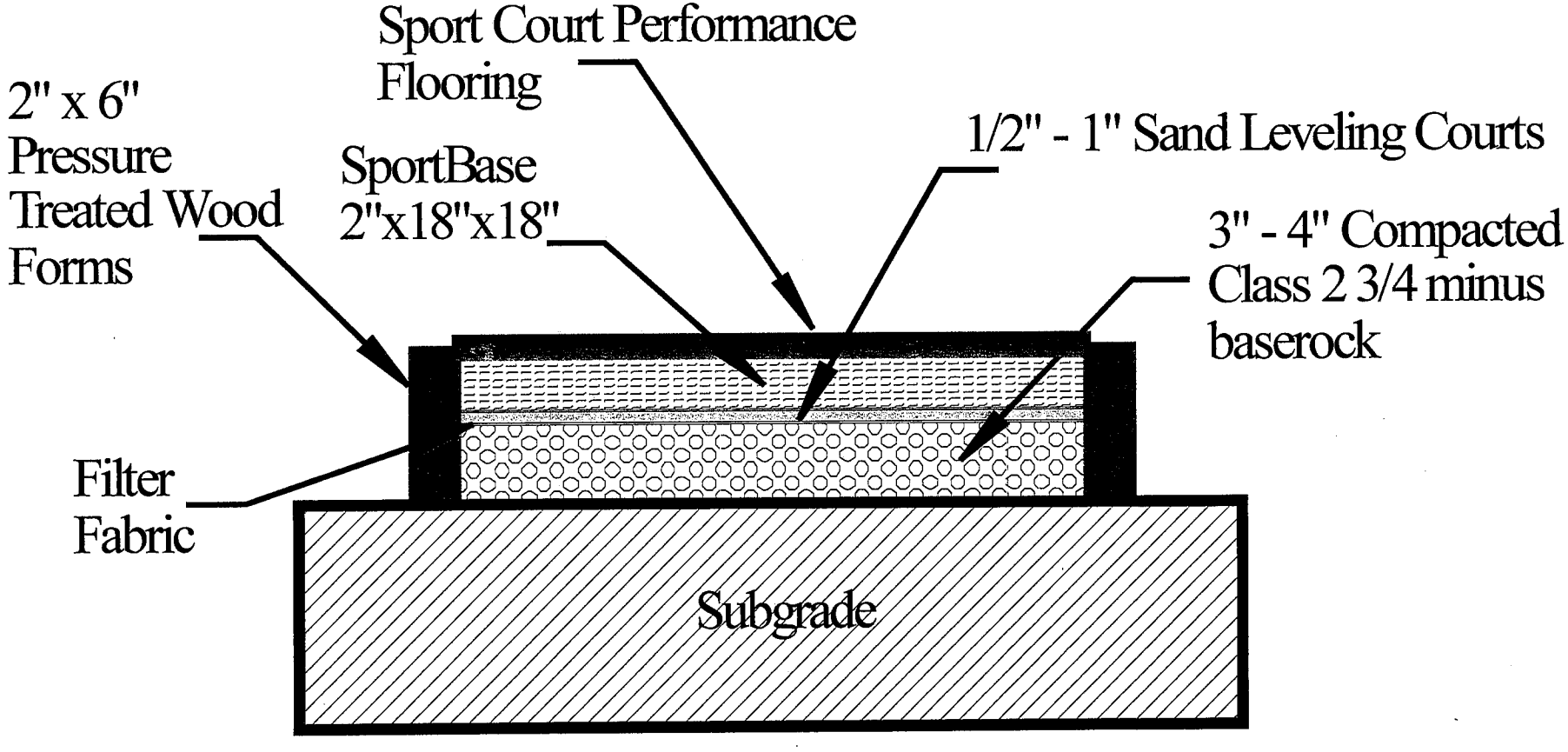
Specifications

ISO 9001: 2008 Certified Company

Jerry Abercrombie
925.487.7639
Jmabercrombie@aol.com

SPORT COURT
ORIGINAL, AUTHENTIC BRAND SINCE 1974

SportBase Profile



Jerry Abercrombie
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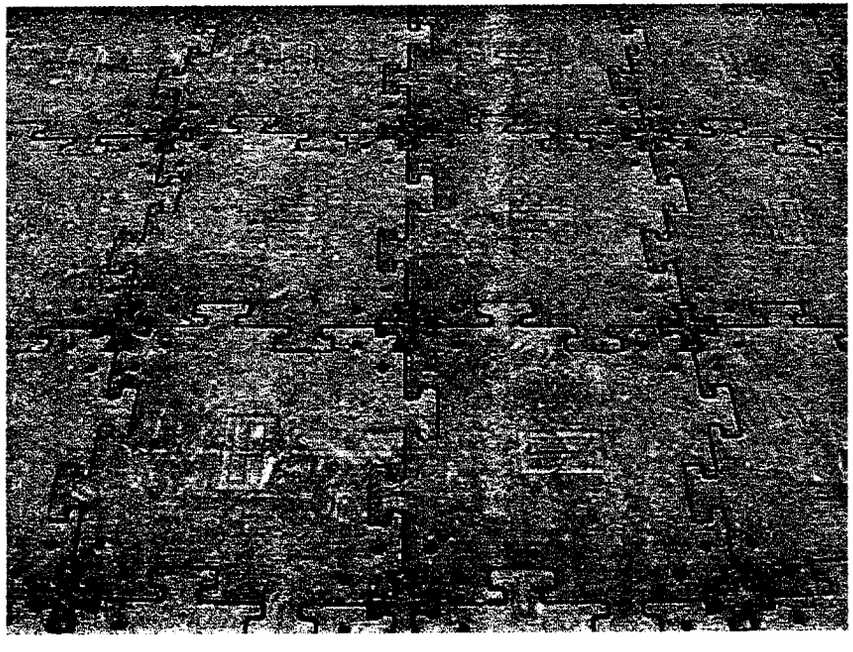
ORIGINAL. AUTHENTIC BRAND. SINCE 1974

Sport Court SportBase™

SportBase is a heavy-duty, easy to install, modular sub-base flooring system that is designed for outdoor weatherability, is environmentally friendly, and promotes water drainage. SportBase provides a stable, high performance base for installing Sport Court modular products anywhere.



- SportBase is a modular sub-base designed to serve as an alternative to traditional concrete sub-surfaces
- 100% recycled materials
- Contains no hazardous compounds or materials
- 100% recyclable
- Drainage capabilities are far superior to pervious concrete or any other vase materials
- Total amount of energy saved by using SportBase versus a normal poured concrete pad is about equivalent to the electrical energy used by the average American household for a years time.

Jerry Abercrombie
925.487.7639
Jmabercrombie@aol.com

SPORT COURT
ORIGINAL. AUTHENTIC BRAND SINCE 1974

Manufacture's Specifications
SportBase™ Tiles

Technical Information

- Dimensions
  - 18" x 18" x 2" Square Puzzle Piece Design
- Weight
  - 6.4 lbs
- Material
  - 100% Recycled Material
  - Polyolefin thermoplastic 50 – 100%
  - Other thermoplastic 0 – 50%
  - Non-thermoplastic 0 – 50%
- Color
  - Black with colored specs
- Connection System
  - Corner locks snap in to connect 4 tiles. Edge locks sap in to connect perimeter tiles. Locks made in high-strength nylon

Performance Test Results*

- Force Deduction
  - 37% (DIN 18032-02:2004)
- Ball Rebound
  - 96% (DIN 19032-01:2004)
- Optional Accessories
  - Corner Lock removal tool
- Warranty
- 10-year limited

* System tested with PowerGame tiles over 8" compacted sand sub-base

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SPORT COURT®
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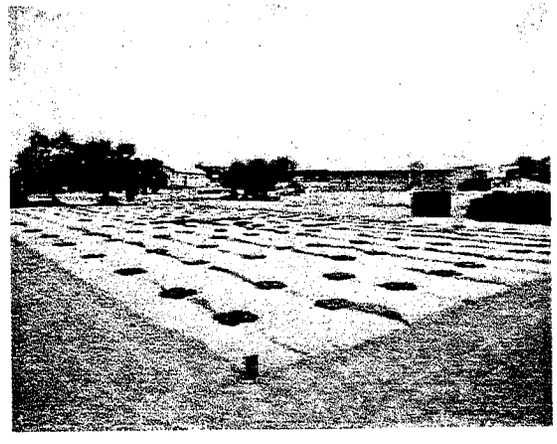
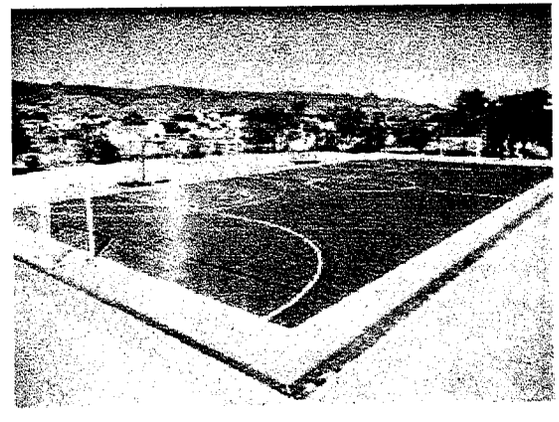
Sport Court SportBase™





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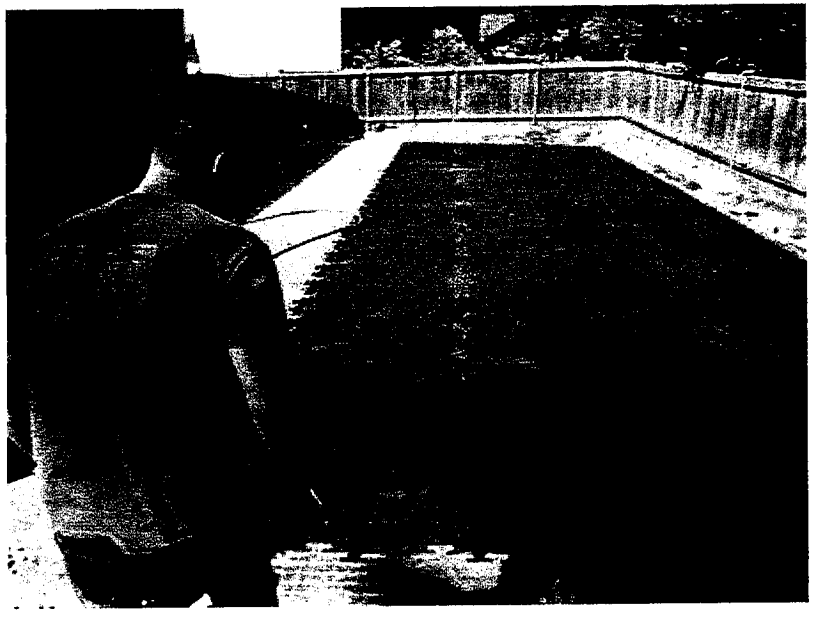

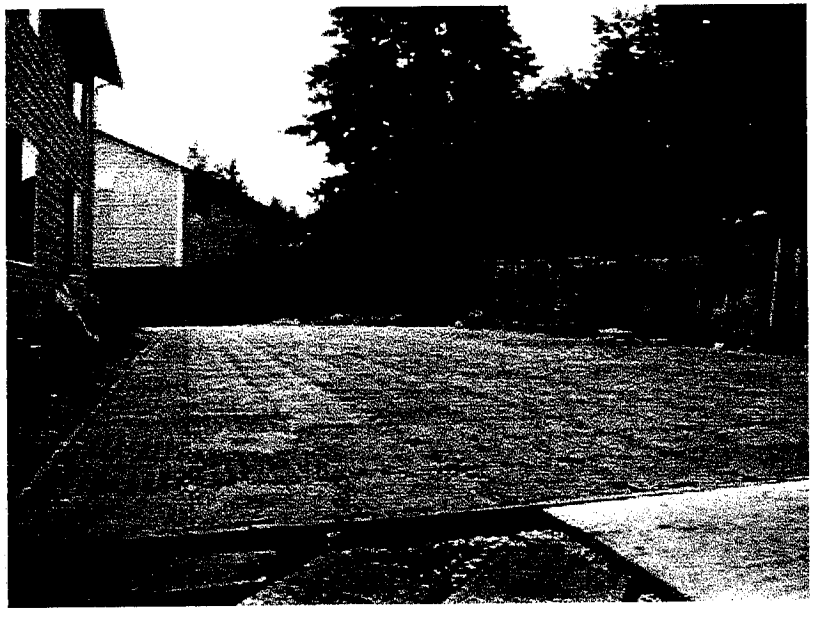

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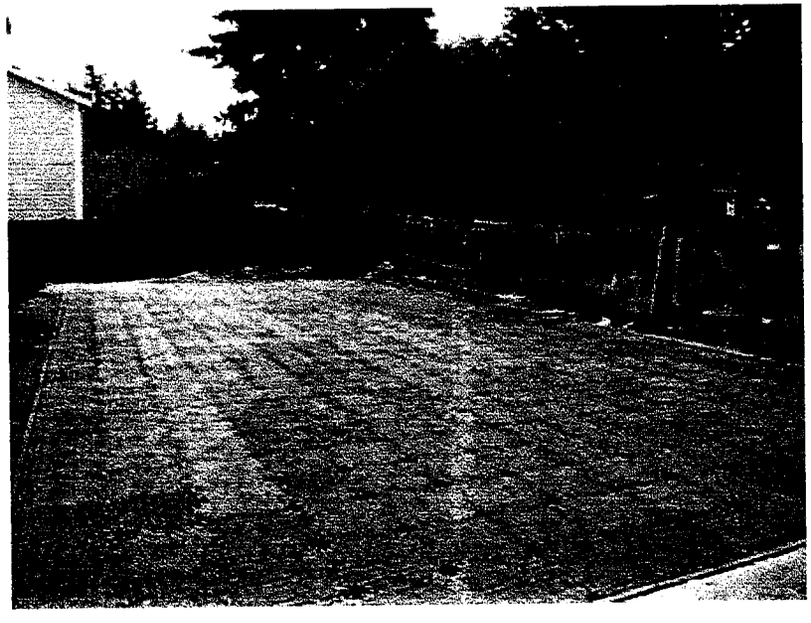

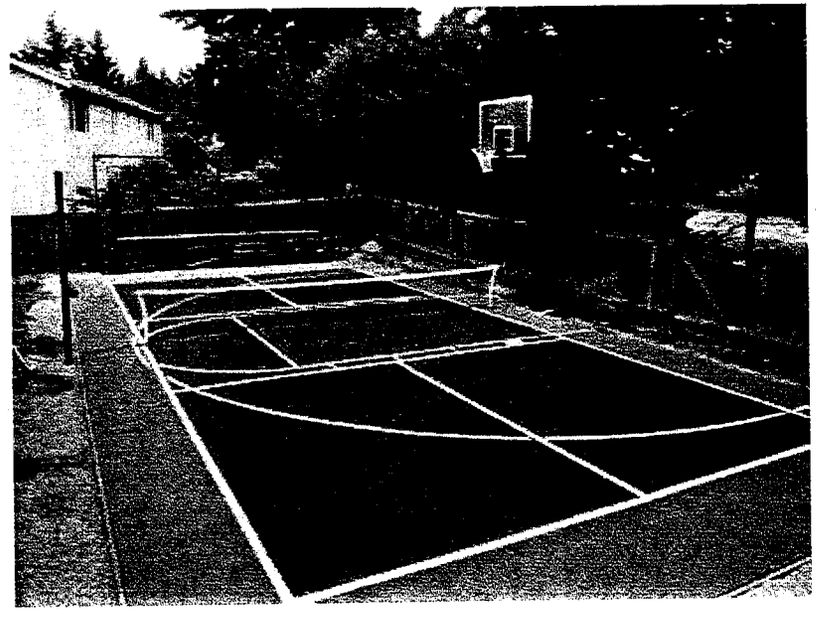

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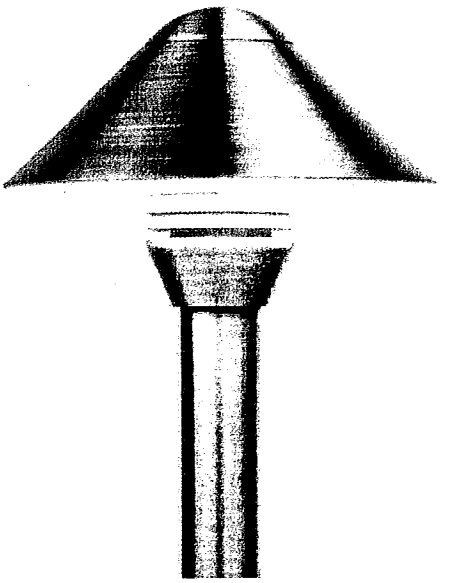
FXLuminaire

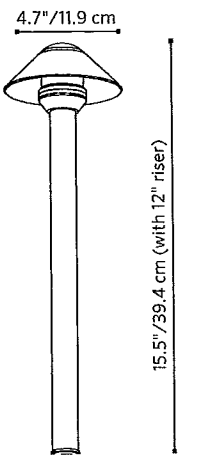
LED Path Lights



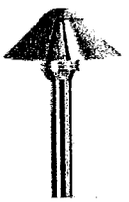
The simple and chic design of the SC melds with any architecture, and can be a timeless element to any landscape. Since its an FX LED fixture, it is built-to-last, and operates with advanced LED efficiency.

SC: Path Light

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)	19.4
MAX LUMENS:	39
CCT (Ra)	86



Learn more about FX Luminaire path lights. Visit: fxl.com/products



SC: Path Light

FACTORY INSTALLED OPTIONS (TOP ASSEMBLY): Order 1 + 2

Step	Description	Code
1	TOP ASSEMBLY	SCLEDTA
2	TOP FINISH	AB*, AT*, CU, NP*, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: SCLEDTA-NP = SC Top Assembly - Nickel Plate Finish

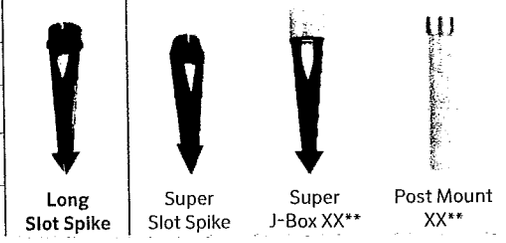
FACTORY INSTALLED OPTIONS (RISER ASSEMBLY): Order 1 + 2 (optional) + 3 + 4 + 5

Step	Description	Code
1	RISER TYPE	P
2	OPTIONAL ZD	ZD (*Refer to the Luxor page in the Lighting Control section*)
3	LAMP	1LED (*50,000 avg. life hours*)
4	RISER HEIGHT	8RA, 12RA, 18RA, 24RA, 36RA (*in inches*)
5	FINISH	AB*, AT*, CU, NP*, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: P-ZD-1LED-24RA-NP = Riser Type - ZD Option - 1 LED Board - 24" Riser - Nickel Plate Finish

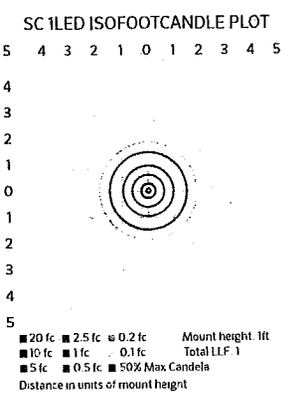
FIELD INSTALLED OPTIONS: Order Individually

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



EXAMPLE: 7539000 = Super Slot Spike

PHOTOMETRICS:



Beam angle is calculated using I.M-79 method for SSL Luminaires:
"Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

METALS

AB = Antique Bronze* (On Copper)

AT = Antique Tumbled* (On Copper)

CU = Copper

NP = Nickel Plate*

POWDER COAT

WG = White Gloss

FW = Flat White

AL = Almond

BZ = Bronze Metallic

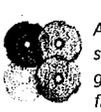
DG = Desert Granite

WI = Weathered Iron

VF = Verde Speckle

SB = Sedona Brown

FB = Flat Black



All SC path lights come standard with amber, green, blue and frosted filters

The SC includes a 1LED board, and choice of riser size and finish, 5 ft. lead wire and Long Slot Spike.

Note: Only the copper portions of the path lights are powder coated. The brass pieces remain natural.

** May require longer lead time*

*** Denotes finish option*

Recessed LED wall luminaire

Recessed wall luminaire with LED light source. Designed for long life, low maintenance, minimal energy consumption, color stability and low surface temperatures. An ideal solution for the illumination of walkways, pathways, stairways and steps. Available in two sizes and light outputs.

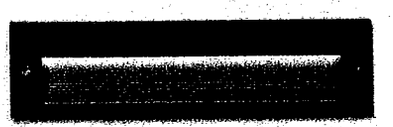
Housing: Constructed of die-cast aluminum with integral wiring compartment. Mounting tabs provided.

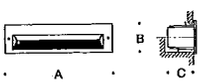
Enclosure: One piece die-cast aluminum faceplate. Clear tempered glass; .125" thick, machined flush to faceplate surface. Faceplate is secured by two (2) flush, socket head, stainless steel captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature, molded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

Electrical: Provided with a quantity of five (5) 1 W LEDs, 7.5 total system watts, -20° C start temperature (2382 LED), or ten (10) 1 W LEDs, 14.5 total system watts, -40° C start temperature (2384 LED). Integral 120V or 277 V electronic driver. The LED board and the driver are mounted on a removable plate for easy replacement. LED color temperature is 3300 K. Through Wiring: Maximum four (4) No. 12 AWG conductors (plus ground) suitable for 75° C. Two ½" NPT threaded conduit entries provided. **Note:** LEDs supplied with luminaire. 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.

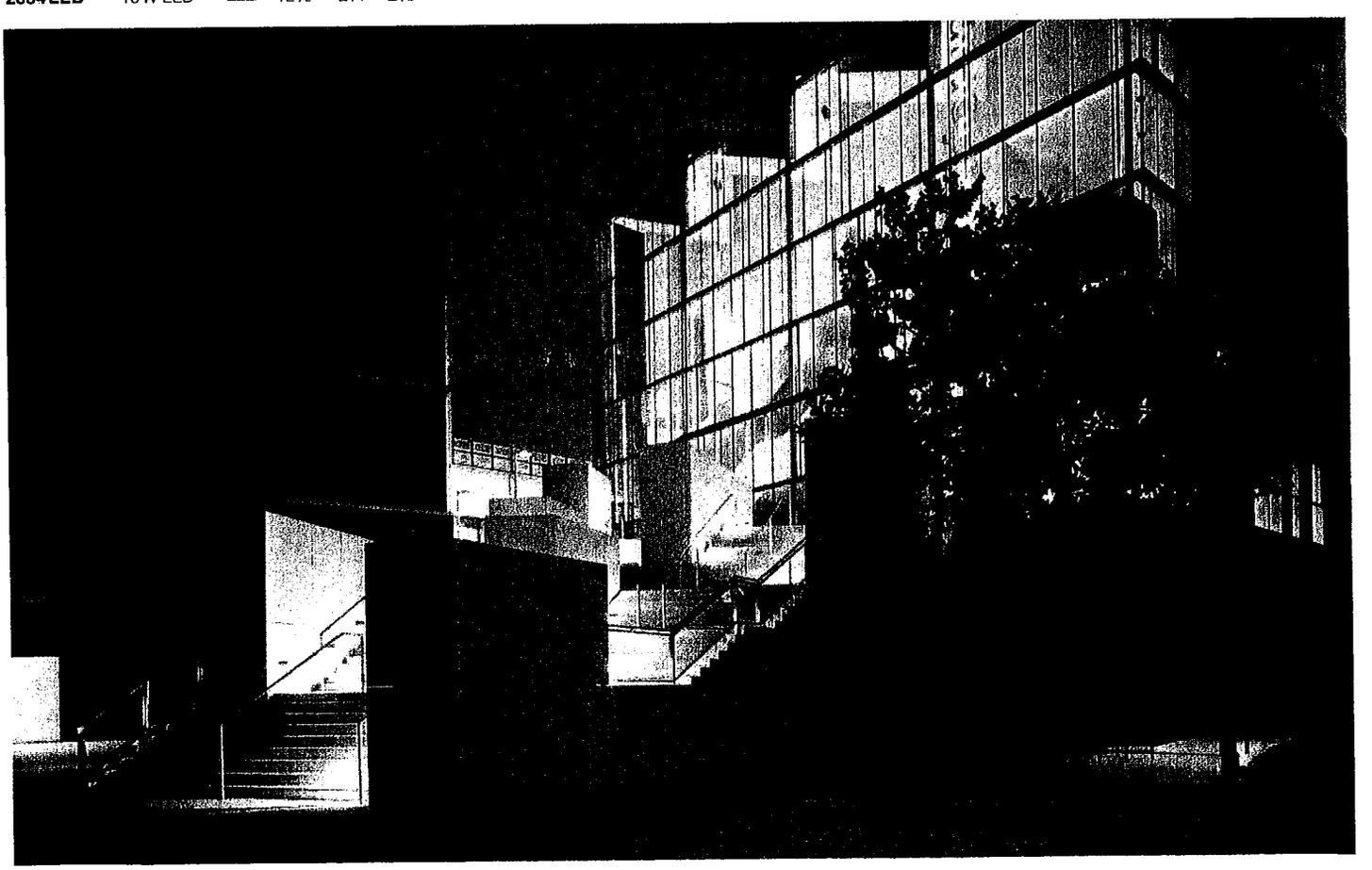
Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed, suitable for wet locations. Protection class: IP 65.





	Lamp		A	B	C
2382 LED	5 W LED	ADA	6⅝	2¾	3¼
2384 LED	10 W LED	ADA	12½	2¾	2½



SAVI NOTE

SPECIFICATIONS FEATURES

Light Source:
High Density RGB Array

Housing Material:
High Impact PMMA

Control System:
Works with the M4 Controller

Power Consumption (Current):
415mA max per color; 3 colors

Optical Angle: 180°

Operating Temperature:
-4°F to 122°F (-20°C to 50°C)

Weight: 0.6 lb

Dimensions:
6.27" (L), 2.16" MAX. DIAMETER
159.3 MM (L), 54.9 MM MAX. DIAMETER

Submersion Depth:
5 METERS / 16.4 FT

Standard Cord Length:
100' & 150'

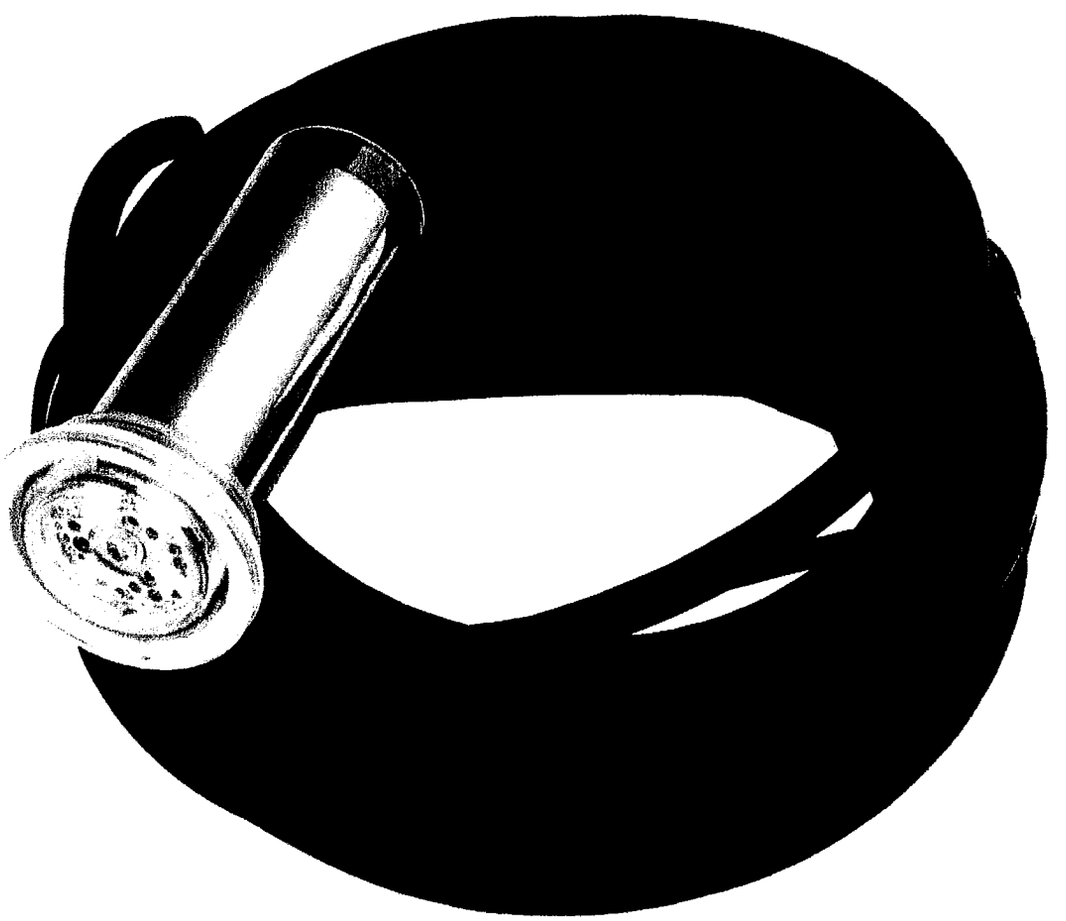
Max Run Distance to M4 Controller:
150 feet

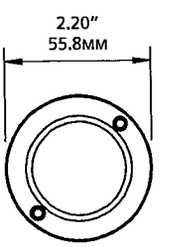
Listings: ETL

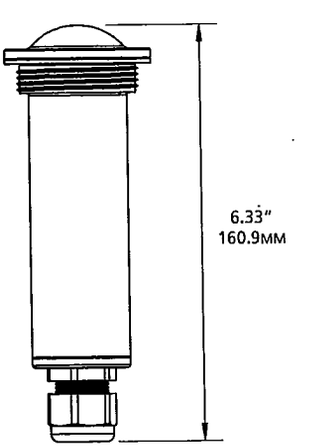
IP Rating: IP67

Warranty: 2 years

COLOR KINETICS Features officially licensed technology from Color Kinetics; patent numbers 6,016,038, 6,150,774

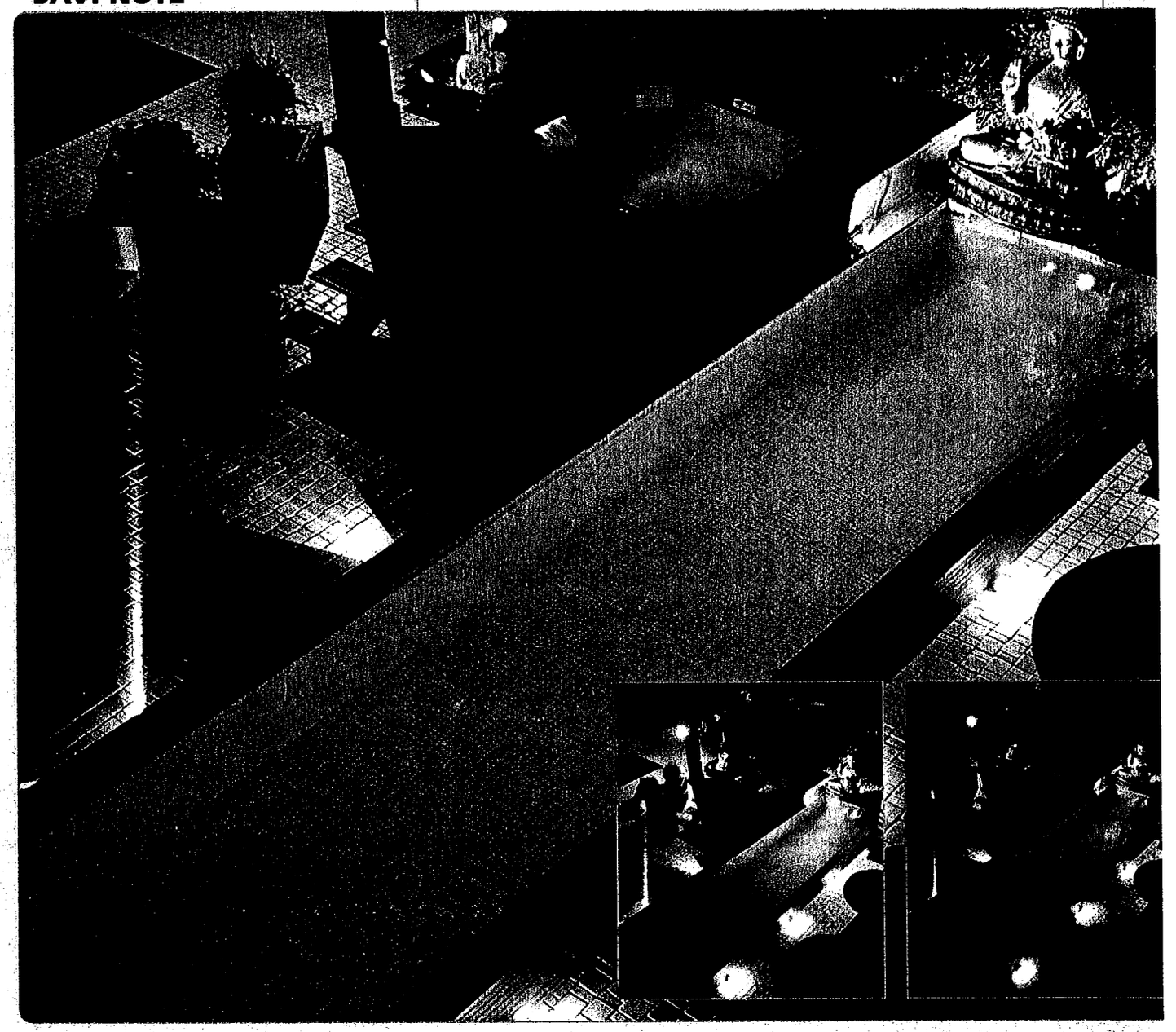






SAVI NOTE

SAVI Notes are a nicheless, underwater, multi-color LED lighting system for commercial fountains and pools. These small but powerful lights create a variety of effects and a myriad of colors. Can be used to retrofit fiber optic systems.



ORDERING INFORMATION

MODEL

SAVI-NOTE100
100' LENGTH POWER CORD

SAVI-NOTE150 -
150' LENGTH POWER CORD

CONTROLLER

M4-SA
"STAND ALONE" VERSION - 9 BUILT IN COLOR MODES. 120/240 VAC 50/60 Hz, 2A MAX

M4-DMX
FULLY DMX CONTROLLABLE VERSION.
120/240 VAC 50/60 Hz, 2A MAX

SEE PAGE 44 FOR DETAILED INFORMATION

ACCESSORIES

13.6151 - SAVI NOTE KEY

ORDINANCE NO. 2007-369

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PORTOLA VALLEY ADDING CHAPTER 18.59 [CREEK SETBACKS] TO TITLE 18 [ZONING] OF THE PORTOLA VALLEY MUNICIPAL CODE

WHEREAS, The Town of Portola Valley ("Town") General Plan, adopted in 1965, contained as the first community goal, the following statement:

> To preserve and enhance the natural features of the Portola Valley Area because these qualities are unusual and valuable resources for the Portola Valley Area, the Peninsula and the entire San Francisco Bay Area.

WHEREAS, Over the last 42 years the Town has taken steps necessary to guarantee that the community will remain a low-density rural environment largely through limitations on development and the preservation of open space and natural features, including streams. The care and protection of the streams in the Town were addressed as an objective in Section 344, 2, of the General Plan adopted in 1965. That objective was subsequently revised and is now found in Section 2304, 4, of the General Plan and reads as follows:

> To preserve and, where appropriate, enhance and restore streams and streamsides, unique resources in the area, in a manner that will assure maximum retention of their value as wildlife habitat and provide for their use and enjoyment by local residents.

WHEREAS, Subsequently, the following principle was added to the General Plan in 1977:

> Designate the creek corridors as sensitive areas which provide important aquatic and terrestrial wildlife habitat. All new subdivisions and site development proposals should contain setback area sufficient to buffer wildlife inhabiting the creek corridor from the impacts of development.

WHEREAS, The Planning Commission identified the need to provide policies to protect creek corridors in accordance with General Plan objectives, and requested that the Town Council form a citizen's committee in 1999 to study the creeks in the Town. The Council then appointed the Creekside Corridor Committee which held a number of meetings and submitted a report to the Town Council in 2000.

WHEREAS, In response to interests expressed by creekside property owners, the Town participated in a study of the main creek in the Town, Corte Madera Creek, that resulted in the report "Maintaining Corte Madera Creek: A Citizens' Guide to Creek-Side Property Protection" completed in 2005.

TV

WHEREAS, The Planning Commission continued its review of the potential creek setbacks at public meetings in 2006 and 2007.

WHEREAS, In accordance with the General Plan and the recommendations in the creek study, the Town desires to adopt an ordinance that protects creek banks and preserves the environmental quality of the Town's creeks, while taking into account the interests of creekside property owners.

NOW, THEREFORE, the Town Council of the Town of Portola Valley does **ORDAIN** as follows:

1. Addition of Code. Chapter 18.59 [Creek Setbacks] is hereby added to Title 18 [ZONING] of the Portola Valley Municipal Code to read, as follows:

Chapter 18.59 CREEK SETBACKS

Sections:

18.59.010 PURPOSES OF CREEK SETBACKS.

A. The overall purpose of this Chapter is to improve the quality of creek bank protection measures used on Town creeks, discourage practices that pose a risk to property improvements and neighboring properties, and protect the unique scenic qualities and habitat values of the creek environment that sustain wildlife by furnishing habitation, freshwater and migration corridors. It is envisioned that this Chapter will benefit creekside property owners, residents of the Town and region, and the overall environmental quality of the creeks and adjacent habitats. The measures are intended to help ensure that, over time, changes within creek setbacks will help restore the creeks and creeksides to a healthy natural environment.

B. The specific purposes of the setbacks are:

1. To keep new buildings out of range of potential creekbank failure and flooding.

2. To provide for the review of modifications or replacements of existing structures and impervious surface areas within creek setbacks in order to prevent further encroachment, and to encourage decreasing existing encroachments when modifications or replacements take place.

3. To restrict new structures in creek setbacks to those deemed necessary for creekbank stabilization projects, utility crossings, roads and driveways.

4. To retain adequate space adjacent to creek banks for access and work space to replace failing bank protections; to remove obstructions that pose a risk of flooding; and to facilitate bank protection projects utilizing state-of-the art practices, such as grading to achieve more stable bank angles and biotechnical or bioengineered designs.

5. To retain adequate space adjacent to creekbanks to allow wildlife movement and migration.

6. To protect creekside vegetation that stabilizes the soil and reduces flow velocities, erosion, sedimentation and creekbank failure.

7. To protect creekside vegetation as wildlife habitat for those species (song birds, waterfowl, mammals, reptiles, fish, amphibians) dependent on creeks and their flanking native vegetation.

8. To protect water quality and creekside vegetation for shading and cooling of creek water to provide an environment supportive of trout, other fish, amphibians and invertebrates.

9. To implement the policies of the General Plan that designate creek corridors as sensitive areas providing important aquatic and terrestrial wildlife habitat and that require all new subdivisions and site development proposals to contain setback areas sufficient to buffer wildlife inhabiting the creek corridor from the impact of development.

18.59.020 CREEKS SUBJECT TO CREEK SETBACK PROVISIONS

The following creeks are subject to the creek setback provisions in this Chapter: Los Trancos Creek, Corte Madera Creek and Sausal Creek.

18.59.030 CREEK SETBACKS

A. For Building Permits and Site Development Permits, setbacks may be measured from either the top of creek bank or ordinary high water mark (see definitions under Sections 18.59.040 and 18.59.050 below) at the option of the property owner:

1. Parcels less than one acre in size - 30 ft. from top of bank, or 35 ft. from ordinary high water mark.
2. Parcels of 1.0 acre to 2.5 acres – 45 ft. from top of bank or 50 ft. from ordinary high water mark.
3. Parcels of 2.5 acres or more – 55 ft. from top of bank or 60 ft. from ordinary high water mark.

B. For Planned Unit Developments, setbacks may be modified by the Planning Commission to achieve better consistency with the purposes of this Chapter as part of the Planned Unit Development process to increase safety as well as protect the natural environment.

C. For new subdivisions, parcels shall have a minimum creek setback of 55 ft. from the top of creek bank, but this setback may be required to be enlarged as part of the subdivision process to increase safety as well as protect the natural environment. Sensitive habitats, floodplains, and eroding creek banks should be included within the setback area.

D. Persons proposing development along creeks should consult Section 18.32, F-P (Floodplain) Combining District Regulations, contained in the Zoning Regulations as these provisions affect development in the floodplains along creeks.

18.59.040 Top of Creek Bank

The "top of creek bank" is where the creek channel sides intercept adjoining higher ground. In cases where the top of creek bank is difficult to discern, the top of creek bank shall be based on a physical inspection by the Town Geologist or his designee in concert with the property owner.

18.59.050 Ordinary High Water Mark (OHWM)

The "ordinary high water mark" is a line on a creek bank that reflects the normal high water mark experienced over time. In the Town, the OHWM is usually about 3 – 4 ft. above the normal base water flow. The Town Geologist or his designee will assist a property owner in identifying the OHWM consistent with the Army Corps of Engineers standards.

18.59.060 Repair and Maintenance of Existing Structures Within Creek Setbacks

Existing buildings, decks, driveways, impervious surfaces, and other structures that are within a required creek setback may be maintained and repaired as necessary to keep them useable or improve their condition or quality pursuant to any required building/site development permit. Fences are addressed in Section 18.59.090 below.

18.59.070 Reconstruction and Replacement of Structures Within Creek Setbacks

Existing buildings, decks, driveways, impervious surfaces, and other structures that are within a required creek setback may be reconstructed or replaced as provided for in items A. and B. below, provided that in no case shall such construction increase the extent of the encroachment into the setback area. The extent of encroachment takes into account both the total square footage of structures within the setback and their proximity to the creek. Since flexibility in design is desirable for property owners and provides opportunities to reduce impacts on the creek, new construction is not limited to the footprint or location of the preexisting structure but may be relocated in order to provide a design more consistent with the purposes of Section 18.59.010. Such relocations cannot, however, increase the extent of encroachment in the setback. The building permit and/or a site development permit may require measures that are reasonably related to the project in order to prevent creek bank failure and erosion and to mitigate adverse effects on the creek environment. Property owners are encouraged to decrease existing encroachments in creek setbacks when construction or replacement takes place.

A. Reconstruction and Replacement Following Involuntary Damage

Existing buildings, decks, driveways, impervious surfaces, and other structures that are within a required creek setback may be reconstructed or replaced when necessitated by involuntary damage. For purposes of this Chapter, involuntary damage is defined as damage by fire, flood, explosion, wind, earthquake, war, riot, or wood destroying pests or other calamity or force majeure. Involuntary damage necessitating reconstruction or replacement shall be confirmed by the Town. Reconstruction or replacement beyond that necessitated by involuntary damage shall be treated in accordance with Section B. below. Fences are addressed in Section 18.59.090 below.

B. Reconstruction and Replacement Following Voluntary Demolition

Existing buildings, decks, driveways, impervious surfaces, and other structures that are within a required creek setback may be reconstructed or replaced following voluntary demolition when such demolition affects less than 50% of the floor area of a building, deck, other structure or less than 50% of the surface area of a driveway or other impervious surface. If voluntary demolition affects 50% or

more of the total floor or total surface area, such replacement or reconstruction shall conform to the required creek setback unless there is no alternate site that is completely or partially outside of the required creek setback. Fences are addressed in Section 18.59.090 below.

18.59.080 Creek Bank Stabilization Projects

New, expanded or repaired creek bank stabilization projects are permitted within the creek setback pursuant to a building permit and/or site development permit. Such projects shall be designed to state-of-the-art practices. Designs using the most up-to-date techniques for protecting banks by employing environmentally sound solutions such as revegetation, bioengineered and biotechnical methods are encouraged. Projects shall minimize the risk of causing physical damage to upstream, downstream or opposing properties. Physical damage includes flooding, creek bank erosion, or creek bank failure. Stabilization projects are to be designed to provide long-term protection and at the same time be consistent with the purposes of Section 18.59.010.

18.59.090 Fences

Existing fences below the top of bank may not be repaired, reconstructed or replaced other than as an approved creek bank stabilization measure as provided for in Section 18.59.080. Existing fences above the top of bank may be repaired, reconstructed or replaced when in conformance with Chapter 18.43 of the Zoning Ordinance. New fences shall conform to Chapter 18.43 of the Zoning Ordinance. (See Section 18.04.155 for definition of "fence.")

18.59.100 Vegetation

Removal of existing non-native vegetation in creek setbacks is encouraged, and new creek stabilizing vegetation is to be selected from the Town's list of riparian vegetation, or vegetation shown to be a native species of this watershed. Owners are encouraged to select from the Town's list of riparian vegetation, or vegetation shown to be native species of this Watershed, for all plantings in the creek setback area.

18.59.110 Grading

Grading up to 5 cubic yards and installation of impervious surfaces up to 2% of the setback area are permitted. These limits may be exceeded when consistent with the provisions of this Chapter and approved by the Planning staff, provided they do not reach the threshold for which a site development permit is required.

18.59.120 Creek Crossings

Road, bridge, and utility crossings are permitted in creek setbacks pursuant to a building/site development permit and shall be designed to minimize adverse impacts on

the creek channel, adjoining banks and flooding potential. Footings for support of such crossings must be located outside of the creek channel.

18.59.130 Trails and Paths

Trails and paths are permitted subject to the provisions of the site development ordinance and must be designed to minimize adverse impacts on the natural environment.

18.59.140 Discharging and Dumping

Discharging or dumping pollutants into a creek, such as yard wastes, animal wastes, chemically treated water, and other pollutants are prohibited by Chapter 8.28 of this Code, Storm Water Management and Discharge Control, regulations mandated by the Federal Clean Water Act.

2. Severability. If any section of this ordinance, or part hereof, is held by a court of competent jurisdiction in a final judicial action to be void, voidable or unenforceable, such section, or part hereof, shall be deemed severable from the remaining sections of this ordinance and shall in no way affect the validity of the remaining sections hereof.

3. Environmental Review. The Town Council hereby finds that this ordinance is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15308 of the California Environmental Quality Act Guidelines because this is an ordinance to assure the maintenance, restoration, enhancement and protection of the environment.

4. Effective Date. This Ordinance shall become effective thirty (30) days after the date of its adoption and shall be posted within the Town of Portola Valley in three (3) public places.

INTRODUCED: November 14, 2007

PASSED: November 28, 2007

AYES: Councilmember Toben and Davis, Vice Mayor Derwin and Mayor Driscoll

NOES:

ABSTENTIONS:

NOT PARTICIPATING:

ABSENT: Councilmember Merk