



MEMORANDUM

TOWN OF PORTOLA VALLEY

Transmitted by Email:

TO: Planning Commission

FROM: Tom Vlastic, Town Planner

DATE: October 15, 2013

RE: October 14, 2013 ASCC Follow-up Architectural Review on plans for
5 Naranja Way, Maffia

At its October 14th meeting, the ASCC considered and completed action on the subject follow-up submittal and recommended planning commission approval of site development permit X9H-657. The ASCC considered the October 10, 2013 staff report and the following plans and materials submitted to address the September 23, 2013 Architectural Review approval conditions for the project:

Title Sheet (with northeast side house/garage elevation), BAR Architects, October 2, 2013

Sheet C01, Grading & Drainage Plan, Civil Plans, Freyer & Laureta, Inc., Civil Engineers, 10/2/13

Sheet L1.0, Tree Protection and Removal Plan, Ned Patchett Consulting, 10/2/13

Sheet L3.0, Planting Plan, Arterra Landscape Architecture, 10/2/13

Sheet L5.0, Exterior Lighting Plan, Arterra Landscape Architecture, 10/2/13

Sheet A1.01, Site Plan and Project Information, BAR Architects, 10/2/13

October 3, 2013 email from project architect Jeremy Butler-Pinkham explaining how the revised plans respond to the ASCC approval conditions and transmitting the following additional materials to the ASCC:

- Cut sheets for the proposed exterior light fixtures shown on plan sheet L5.0.
- "Drainage Narrative," Freyer & Laureta, Inc., received by email 10/9/13.
- October 3, 2013 letter from Katherine Strickley, Arterra, discussing the condition of pine #64 and explaining the revised landscape and exterior lighting plan and how they account for ASCC comments and concerns of the neighbors.
- September 25, 2013 "Proposal and Contract," Ned Patchett Consulting, relative to measures to be taken to support pine tree #64.
- October 3, 2013 "Proposal and Contract," Ned Patchett Consulting, relative to measures to be taken to support oak #59 and six oaks along the property line common with 170 Mapache Drive.
- October 18, 2013 email from the project architect with an image of the existing fence verifying that the proposed fence extensions would be four-foot-high, or lower, horse fencing to match the existing boundary fencing on the site.

In addition to the above, the ASCC considered 10/14/15 email from NV5 finding the revised drainage narrative and calculations acceptable, public input, and the following written materials from neighbors and new plan data from the applicant responding to neighbor concerns over shading on their organic garden:

- October 11, 2013 letter to the town from Thomas Klope, Landscape Architect
- October 12, 2013 email from Linda Yates, 170 Mapache Drive with October 11, 2013 comment letter from Bruce King, Structural Engineering and Design.
- Sheets A1.0 I(two sheets) Spring Equinox at Noon and Fall Equinox at Noon, showing shadow patterns from a 40-foot tall tree to demonstrate that after 20 years of growth the organic garden would not be impacted by shadows. (Note: The neighbor advised that theirs is a 100-year site and that within that time frame there would shadows from a coast live oak extending across the organic garden area.)

After due consideration of plans, materials and meeting input, commissioner Ross moved, seconded by Hughes and passed 4-0 (Koch absent), to approve the follow-up submittal subject to the following conditions to be addressed, unless otherwise noted, to the satisfaction of a designated ASCC member prior to issuance of a building permit:

1. The exterior lighting plan shall be modified as follows:
 - a. The number of pool lights shall be no more than four (4) and shall be dimmer controlled.
 - b. The number of driveway lights shall be reduced from five to a maximum of three, with removal of the two lower lights shown immediately to the south of the auto court. Further, the upper three lights shall be located as recommended in the staff report and may have vehicle "loop" triggers for both ingress and egress but, in any case, any vehicle trigger shall include provision for turn off after 5 minutes. These lights may also have a manual on switch for pedestrian/bicycle use and this manual system shall also include turn off after five minutes.
 - c. The lighting system for the pathway to the office shall ensure that the pathway lights are only on for a maximum of 5 minutes to allow for access to and from the office to the house.
2. The landscape plan Sheet L3.0 shall be modified as follows:
 - a. The notation "Myrtus understory" shall be corrected to "Myrica" understory.
 - b. The proposed 24-inch box Dogwood at the back, north side, of the pool house shall be changed to three 24-inch box *Prunus Illicifolia*.
 - c. Provisions for temporary fencing to protect the north side landscaping once installed from both construction and deer impacts shall be specified including any additional time fencing is expected to be needed for tree protection after the end of construction.
3. The note relative to pine tree #64 on Sheet L1.0 shall be corrected to state that the tree shall be protected and that all of the measures recommended by the project arborist in the proposals for protection and preservation of this tree ("Proposal and Contract," 9/25/13), as well as the north side oaks ("Proposal and Contract," 10/3/13), shall be implemented.
4. Prior to final sign off on the building permit for house occupancy, the project arborist shall provide an evaluation of pine #64 and if, despite all efforts consistent with the

arborists protection and preservation plan, there has been continuing deterioration to the point that the tree needs to be replaced, a replacement screening plan shall be prepared and implemented prior to permit sign off or house occupancy. The conservation committee shall be involved in this review and if there is any debate as to tree condition, the town shall seek and receive independent, third party review of the tree condition and this shall be at the cost of the applicant. *(Note: If pine tree replacement is determined necessary, the plan for such replacement screening may include planting on the neighboring property if such plan includes agreements with the neighbor to the satisfaction of the town attorney for installation and maintenance of planting off site.)*

5. A final, detailed construction staging plan and vegetation protection plan shall be provided and, once approved, implemented to the satisfaction of planning staff. The plan shall incorporate all recommendations of the project arborist and shall ensure that all construction parking and staging is contained on the site and that there is no construction parking on neighborhood streets. With the staging plan, a detailed project construction schedule shall be provided and shall include provision for planting of north side screen landscaping as soon as possible. Once installed, the plantings shall be maintained and protected from construction impacts.
6. The north side screen landscaping shall be installed under the direction of a designated ASCC member and the town planner, as provided for in the final approved construction schedule (see condition 5 above). To facilitate placement of materials, there shall be sufficient "mock-up" of the garage and north side house elevations to ensure that the new trees and plantings are located for maximum screening of sensitive view relationships and to the extent reasonably possible to avoid shading of the organic garden area on the neighboring parcel to the north. Further, the mock-up shall include identification of the east side great room clerestory windows so these too can be considered for screening with the new planting. The north side neighbors shall be informed of the plant installation process and given an opportunity to offer input on it, although final oversight of plant installation shall be the responsibility of the designated ASCC member.

The approval was granted with the understanding that the planning commission still needed to complete action on the site development permit. The ASCC recommended permit approval subject to the architectural review conditions set by the ASCC for the project.

TCV

Attach.

- cc. Danna Breen, Chair ASCC
Applicant
Karen Kristiansson, Deputy Town Planner
Tom Klope, Landscape Architect
Ann Wengert, Town Council Liaison
Leigh Prince, Town Attorney