



**TOWN OF PORTOLA VALLEY  
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)  
Tuesday, May 27, 2014  
Special Field Meetings (time and place as listed herein)  
7:30 PM – Special ASCC Meeting  
Historic Schoolhouse  
765 Portola Road, Portola Valley, CA 94028**

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**SPECIAL JOINT ASCC/PLANNING COMMISSION FIELD MEETING\***

3:30 p.m. 683 Portola Road. Field meeting for preliminary review of plans for new barn, site development permit X9H-675 and amendment to CUP X7D-156. (ASCC review to continue at Regular Meeting)

4:30 p.m. 17 Redberry Ridge. Field meeting for preliminary review of plans for residential development and site development permit X9H-670 for this 1.65 acre property. (ASCC review to continue at Regular Meeting)

**7:30 PM - SPECIAL AGENDA\***

1. Call to Order:
2. Roll Call: Breen, Clark, Harrell, 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. Continued Architectural Review for New Residence, Detached Guest House, and Site Development Permit X9H-669, 128 Escobar Road, Khatod
  - b. Continued Consideration of Variance X7E-136 and Architectural Review for House Addition, 20 Russell Avenue, Subramonian
5. New Business:
  - a. Preliminary Architectural Review for New Residence, Swimming Pool, and Site Development Permit X9H-670, 17 Redberry Ridge, Yang
  - b. Preliminary Architectural Review for New Barn, Site Development Permit X9H-675 and Amendment to Conditional Use Permit X7D-156, 683 Portola Road, White
6. Commission and Staff Reports:
7. Approval of Minutes: May 12, 2014
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.

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**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.

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#### **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).

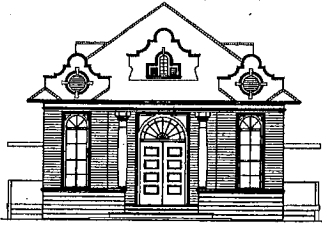
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This Notice is Posted in Compliance with the Government Code of the State of California.

Date: May 23, 2014

CheyAnne Brown  
Planning Technician

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# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO:** ASCC  
**FROM:** Karen Kristiansson, Interim Town Planner  
Carol Borck, Assistant Planner  
**DATE:** May 23, 2014  
**RE:** Agenda for May 27, 2014 ASCC Meeting

**NOTICE:** Two field meetings have been scheduled for Tuesday, May 27, 2014, both for preliminary project consideration.

**At 3:30 p.m.,** a special joint ASCC/Planning Commission field meeting will be held at 683 Portola Road for preliminary review of plans for amendment of conditional use permit X7D-156, site development permit X9H-675, and architectural review for a barn relocation.

**At 4:30 p.m.,** a special joint ASCC/Planning Commission field meeting will take place at 17 Redberry Ridge and for preliminary review of plans for residential development and site development permit X9H-670 for this 1.65 acre property.

The following comments provide an overview of the items on the May 27<sup>th</sup> agenda.

**4a. CONTINUED ARCHITECTURAL REVIEW FOR NEW RESIDENCE, DETACHED GUEST HOUSE, AND SITE DEVELOPMENT PERMIT X9H-669, 128 ESCOBAR ROAD, KHATOD**

On April 28, 2014, the ASCC held a joint field meeting at this site with the Planning Commission, and the ASCC continued preliminary review of this application at its 4/28 regular evening meeting. The enclosed May 27, 2014 staff report prepared by Assistant Planner Carol Borck provides a review of the proposed revised architectural and site development plans for this project, which include modifications to the proposed area of fill on the eastern hillside, landscape planting, and exterior lighting.

If the ASCC acts to approve the architectural review, the staff report suggests a number of conditions that could be part of that approval. Any ASCC action would also be conditioned on Planning Commission approval of the site development permit.

**4b. CONTINUED CONSIDERATION OF VARIANCE X7E-136 AND ARCHITECTURAL REVIEW FOR HOUSE ADDITION, 20 RUSSELL AVENUE, SUBRAMONIAN**

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The ASCC conducted a preliminary review of this proposal for a 427 square foot addition to the existing 928 square foot house at its May 12, 2014 meeting. Because of the unusual shape of the lot and the fact that the house was built prior to Town incorporation and development of Town zoning standards, much of the existing house is located within the required front yard setback. As a result, even though the proposed addition is at the rear of the house, a portion of the addition would be within the front setback and a variance would be needed for this project.

The project has been modified to include new vegetation on the lower portion of the lot to provide screening from 6 Leroy Avenue, and also to include a gravel parking area north of the house in response to concerns about on-street parking. The enclosed May 23, 2014 staff report from Interim Town Planner Kristiansson discusses these modifications and also summarizes comments from the Planning Commission's preliminary review of the project and related variance request on May 21, 2014. These comments focused on the non-conforming gate for the property.

The staff report also includes recommended conditions for the ASCC to consider if the Commission acts to approve the project. ASCC action would be contingent on Planning Commission approval of the variance request, which is scheduled to be considered on June 4, 2014.

**5a. PRELIMINARY ARCHITECTURAL REVIEW FOR NEW RESIDENCE, SWIMMING POOL, AND SITE DEVELOPMENT PERMIT X9H-670, 17 REDBERRY RIDGE, YANG**

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The enclosed May 27, 2014 staff report prepared by Assistant Planner Carol Borck provides a preliminary review of the proposed architectural and site development plans for this project, which includes a new single story residence with basement and attached garage and swimming pool. As is described in the staff report, this project includes more than 1,000 cubic yards of grading, and therefore, the Planning Commission will be the approving body for the site development permit.

This review will, as noted above, include an afternoon site meeting with both the ASCC and the Planning Commission, and continued discussion at the special evening ASCC meeting. The Planning Commission will be able to provide preliminary comments at the field meeting or in writing to staff to be passed on to the applicant. The ASCC's project review would be continued to the regular June 9<sup>th</sup> ASCC meeting, at which time action may be considered for the project.

**5b. PRELIMINARY ARCHITECTURAL REVIEW FOR NEW BARN, SITE DEVELOPMENT PERMIT X9H-675 AND AMENDMENT TO CONDITIONAL USE PERMIT X7D-156, 683 PORTOLA ROAD, WHITE**

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Preliminary review of this project will begin with a 3:30 p.m. joint field meeting of the ASCC and the Planning Commission at the site. As described in the enclosed May 22, 2014 staff report from Interim Town Planner Kristiansson, the project would include an amendment to the existing conditional use permit which would allow an existing barn on the site to be demolished and a replacement barn built in a different location. The use permit amendment would also update the "Master Use Plan" for the property and would



eliminate the second house site which is currently approved for the middle of the property between the two traces of the San Andreas Fault.

This application includes a site development permit for the proposed new barn location, which would require 530 cubic yards of cut and fill, and architectural review of the proposed new barn. The ASCC will be the approving bodies for those two actions.

Following the preliminary review at the ASCC's evening meeting, the ASCC should continue this item to its June 9<sup>th</sup> agenda, when action could be considered for this project. The Planning Commission will be able to provide preliminary review comments at the field meeting or in writing to staff, and the Planning Commission is currently expected to consider this project for action at its July 2<sup>nd</sup> meeting.

## **6. COMMISSION AND STAFF REPORTS**

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Staff has two items to report relative to projects in Portola Valley Ranch. First, the PUD for the Ranch states that all building permit applications shall be reviewed by the ASCC, and the ASCC delegated review of building permits for interior projects and small additions to staff. A recently submitted application for a proposed 141 sf addition/remodel project has been conditionally approved by the Ranch, and with changes that have been made to the project in response to the Ranch Design Committee, staff believes that it can be approved at the staff level. However, consideration of this project has raised the question of whether staff and the ASCC should work to better define when a building permit application for a small addition can be reviewed by staff and when the ASCC should conduct the review. Staff would like to briefly discuss the project and ask whether the ASCC would like to agendaize a discussion for later in the year to better define the types of small additions for which staff-level review would be appropriate.

Second, the Ranch Design Guidelines provide that both the ASCC and the Ranch Design Committee shall have control over house colors in the Ranch. In 1993, the ASCC approved a specific set of stains with the understanding that homeowners in the Ranch could use those stains without any further ASCC review. Because it has been over twenty years since those were approved, a number are no longer available, and there are similar colors which have been created but are not on the approved list. In recognition of these changes, staff has suggested that the Ranch Design Committee could review colors to determine whether they are consistent with the color scheme that was originally approved at the Ranch. If so, they could inform staff that they find the color in substantial compliance with the approved exterior finishes and colors. Staff wanted to share this proposed approach with the ASCC to see if it raised any concerns.

One additional item staff would like to report on is a proposed change to the location of the portable classrooms for the work at Benedictine Square. Due to problems with the locations that were proposed and approved during the application process, the Priory would like to locate the portables in the flat gravel overflow parking area by the guest house behind the berm between the athletic field and the Gambetta House. This location is screened by a number of large trees, and since the track replacement project is on hold, those trees will remain in place. Staff is working with the Priory on the details concerning this change, and we request that the ASCC designate a member to review the specifics.

KK/CLB

encl.  
attach.

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



# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO:** ASCC

**FROM:** Carol Borck, Assistant Planner

**DATE:** May 27, 2014

**RE:** Architectural Review for New Residence, Detached Guest House, and Site Development Permit X9H-669, 128 Escobar Road, Khatod

On April 28, 2014, the ASCC held a joint site meeting with the Planning Commission on the subject project and continued its preliminary review to the regular evening 4/28 meeting. The site and evening meetings were for preliminary review of this proposal for residential redevelopment of the subject 2.5-acre Westridge subdivision property. The staff report prepared for the April 28<sup>th</sup> meeting is attached, and the minutes are enclosed. At the conclusion of the April 28<sup>th</sup> evening ASCC meeting, after offering preliminary input, project consideration was continued to the special May 27<sup>th</sup> ASCC meeting.

In response to the preliminary input and ASCC reactions and directions, the revised plans and materials listed below have been provided. The hope is that at the conclusion of the May 27<sup>th</sup> project consideration, the ASCC can complete action on the architectural review request and provided recommendations to the Planning Commission concerning the grading, i.e., site development permit.

The following enclosed revised plans and materials have been submitted for ASCC consideration and action:

Civil Plans, BKF Engineers, 5/16/14:  
Sheet C2.1, Grading and Drainage Plan

Landscape Plan, Blanzscape, 4/15/14:  
Sheet L1, Landscape Plan

Architectural Plans, John Malick & Associates, 5/15/14:  
Sheet A101, Site Plan (includes landscape lighting)  
Sheet A201, Floor Plans (includes lighting cut sheets and exterior lighting), dated 5/19/14  
Sheet A204, Roof Plan & Guest Unit Plans/Elevations  
Sheet A301, Exterior Elevations

- Transmittal letter from Greg Klein, project architect, dated 5/16/14
- Letter and tree protection guidelines from Kathy Anderson, project arborist, dated 5/14/14
- Revised colors/materials sheets, dated 5/16/14
- Approval letter from Westridge HOA, dated 5/19/14

The following plans that were considered at the 4/28 meeting are not included with the enclosed revised plan set, but are still part of the application before the ASCC for action. These plans are available at town hall and will be at the 5/27 meeting for reference as needed:

Survey Plan, BGT Land Surveying, 9/13:  
Sheet 1 of 1, Boundary and Topographic Survey

Septic System Design Plan, Christopher Day, 8/22/13:  
Sheet A101, Site Plan (Septic Design Plan)

Architectural Plans, John Malick & Associates, 2/10/14:  
Sheet A101, Septic System Design Site Plan (marked for septic system location  
ONLY – this is not the proposed house development plan)  
Sheet A102, Staking Plan

The materials listed below are also still part of the application. Unless noted, however, these materials are not included with this report, but are available at town hall and will be available for reference as needed at the 5/27 meeting:

- Outdoor Water Use Efficiency Checklist, 2/11/14
- Cut sheets for the proposed exterior and landscape lighting received 11/25/13
- Build It Green Checklist, received 11/25/13, with 203 points proposed
- Letter from Westridge HOA, dated 12/8/13
- Letter from Westridge HOA, dated 1/12/14
- Letter from Westridge HOA, dated 4/14/14
- Letter from Alfred Sanguineitti, 111 Escobar Road, dated 4/2/14
- Letter from Kathryn Fitzgerald, 15 Dos Loma Vista Lane, dated 4/8/14
- Email from applicant, Anu Khatod, dated 4/10/14
- Letter from Brenda Munks, 737 Westridge Drive, dated 4/15/14
- Letter from Elizabeth Gillbrand, 190 Escobar Road, dated 4/16/14

The following comments are offered to assist the ASCC in completing consideration and possible action on the architectural review request. The ASCC should also forward any comments to the Planning Commission relative to grading plans as the Planning Commission is scheduled to consider the site development permit application at a public hearing scheduled to take place at its June 4, 2014 meeting.

1. **Revised architectural plans and proposed colors/materials.** In response to the direction provided by the ASCC to consider darker toned stucco, a revised colors and materials sheet has been submitted and is enclosed. The proposed stucco siding "Charro" is a light brown with light reflectivity value (LRV) of 39% and the proposed stucco trim "Graystone" is a medium tan with LRV of 51%. Although the "Graystone" is specified by the manufacturer as having an LRV of 51%, it appears to meet the 50% limit on the Town's

color wheel test. New shutter and wood trim colors, in "Burnished Pewter" (LRV 18%) and "Oxford Brown" (LRV 6%), respectively, have also been provided. All proposed colors comply with Town guidelines. The elevation plan, Sheet A301, has been updated to reflect these new proposed colors and materials. Windows will remain a dark bronze as originally proposed. Proposed roof tiles have been modified to a mix of brown and orange tones, and physical samples of these tiles will need to be submitted to ensure that the finish glazing is non-reflective. Other project elements that will need to be specified or for which color/material samples provided include driveway and site retaining walls, interior courtyard fencing, and paving for the terraces, driveway, and turnaround circle.

At the preliminary ASCC meeting, the project architect advised that the applicants were considering proposed skylights on the main residence. Sheet A204 identifies seven proposed skylights and specifies that these skylights will either be tinted or have automatic blinds installed. The proposed skylights are located over the entry stairs leading to the home's upper level, art studio, hallway at the childrens' bedrooms, family room, and master bathroom. The skylights with proposed light spill reduction options and their locations appear to have minimal potential for off-site impacts.

2. **Revised exterior and landscape lighting plans.** Exterior lighting for the house is shown on Sheet A201. The proposed lighting has been modified from the original submittal with the addition of one sconce light at the daughter's roof terrace, two wall lights on the roof terrace, two wall lights in the spa area, two wall lights at the view terrace, and two wall lights at the deck off of the kitchen. Cut sheets for proposed exterior lights are also presented on this sheet and clarify that the sconce and pendant fixtures will be manufactured such that the bulb will sit up within the top canopy of the fixtures and not be visible. As suggested at the 4/28 meeting, the applicants did consider placing the north elevation porch lights within the railing; however, their preference is to propose the lighting on the exterior wall as shown. While the proposed exterior lighting plan appears to be in general conformance with Town lighting guidelines, consideration should be given to reducing the newly proposed wall lights in the terrace and deck areas to one light in each area, rather than two.

The landscape lighting plan (shown on Sheet A101) has been modified to note that all landscape lights will be switched separately from house lighting. A switching plan should be provided with the building permit application for both exterior lighting and landscape lighting. As noted in the 4/28 staff report, nine wall lights are proposed on the driveway retaining walls, with most facing into the site. While the proposed fixture conforms to Town guidelines, the Town typically discourages lighting along driveways.

3. **Revised grading plans and site development permit.** Concern was raised at the preliminary site meeting over potential grading impacts to the 18" and 24" oaks on the eastern downhill side of the new residence. The site and grading plans have been modified to limit proposed fill to a minimum distance of 15 feet from the existing trees per the recommendations of the project arborist in her attached letter, dated 5/14/14. Earthwork quantities have been updated in response to these adjustments. Proposed fill has been reduced by 170 cubic yards, bringing the total amount of grading for the project to 2,365 cubic yards counted pursuant to site development ordinance standards. Overall, 675 cubic yards of earth will be exported from the site.

The Westridge HOA, in their conditional approval letter dated 5/19/14, requested clarification concerning Woodside Fire District's review of the proposed plans and soil

export calculations. As discussed in the preliminary staff report, the Fire Marshal has reviewed the proposed plans and conditionally approved the site development permit without the requirement for a fire truck turnaround. As noted above, the total export of soil from the site will be approximately 675 cubic yards.

The April 28, 2014 staff report summarized the input from committee members, who in general, found the project conditionally acceptable. The Planning Commission will be the authorizing body for the site development permit for this project, and staff will recommend conformity with the conditions set forth by the site development permit committee members as part of that action.

4. **Revised landscape plans and fencing.** At the preliminary meeting, the ASCC directed the project team to develop a less formal and essentially native planting scheme for the yard area along Escobar Road. The revised plan notes that planting in the area of the driveway entry shall be informal and include only California native plants. The plan also calls for infill of natives and the removal of existing invasive species along the street frontage. The ASCC also supported the phased removal of the existing oleanders, and this should be included in the final landscape plan. Although the planting key does not include numbers or sizes of proposed plants, it appears that eight live oaks are proposed as screening trees within the front yard area between the new driveway and the southern property line. The ASCC will need to determine if the number and locations of these proposed trees is appropriate. The Conservation Committee has reviewed the revised landscape plan and takes no exception to the proposed oak trees. Additionally, the planting key specifies the use of Boston Ivy which is an invasive that should be eliminated from the proposal. The proposed planting plan remains somewhat conceptual, and a detailed planting plan will need to be submitted with the building permit.

As discussed in the 4/28 staff report, the only new proposed fencing is noted on the site plan as "deer fence with gate" that would enclose the interior courtyard of the home. An elevation detail with colors and materials for this fence and gate will need to be submitted with the building permit.

5. **Westridge Architectural Supervising Committee (HOA) review.** Attached is the Westridge HOA conditional approval letter, dated 5/19/14. The committee states that while they have continued concern over the scale and massing of the proposal, they appreciate the challenges and constraints of the property. Condition #3 suggests the planting of four large oaks or other native trees for screening on the eastern downhill side of the proposed residence. The current landscaping plan proposes four California sycamores. The Conservation Committee, in their review of the revised landscape plan, suggests that live oaks may be more appropriate for the site. The ASCC should consider these trees and provide direction on appropriateness of the selected species and sizing.
6. **Construction staging and tree protection plans.** Final, detailed construction staging and tree protection plans will need to be submitted with the building permit application that includes proposed locations for on- and off-site parking and/or shuttling. Tree protection plans should include the recommendations of the project arborist as outlined in her attached letter. The Westridge HOA specified review of the proposed construction staging plan in their conditional approval letter, and therefore, this plan will need to be shared with them for input prior to building permit approval by the Town.

## Conclusion

Prior to completing its action, the ASCC should consider the above comments and any new information presented at the ASCC meeting. The ASCC action for this project would have two parts:

1. Action on the architectural review plans;
2. A recommendation to the Planning Commission concerning the grading, i.e., the site development permit for the project.

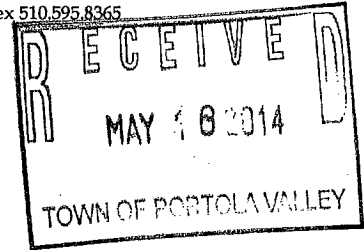
If the ASCC acts to approve the architectural review for the project, staff would recommend the following conditions:

1. Colors and materials samples for the roof tiles, driveway and site retaining walls, interior courtyard fencing, and paving for the terraces, driveway, and turnaround circle shall be submitted and approved by a designated ASCC member prior to building permit issuance.
2. Switching plans for all exterior and landscape lighting shall be submitted and approved by Town staff prior to building permit issuance.
3. A final, detailed landscape planting plan shall be submitted and approved by a designated ASCC member prior to building permit issuance. The plan shall include a complete plant key indicating plant species, sizes, and quantities, elimination of the Boston Ivy, and details for the phased removal of the existing oleanders.
4. An elevation detail for the proposed "deer fence and gate" will need to be submitted and approved by a designated ASCC member prior to building permit issuance.
5. A final detailed construction staging and tree protection plan shall be submitted and approved by Town staff prior to building permit issuance. The tree protection plan shall include all recommendations of the project arborist as specified in her 5/14/14 letter. Additionally, the plan will need to be shared with the Westridge HOA for input prior to Town approval of the building permit.

JOHN MALICK & ASSOCIATES

Architecture . Planning

1195 Park Avenue, Suite 102 • Emeryville, California 94608 • Telephone 510.595.8042 • Telex 510.595.8365



May 16, 2014

Carol Borck, Planner  
Town of Portola Valley Planning Department, Portola Valley Town Hall  
765 Portola Road  
Portola Valley, CA 94028

**SUBJECT:** Response Letter for revisions to ASCC submittal for Proposed Residence at 128 Escobar Road

Dear Carol,

Attached is our revised submittal to the ASCC based on comments received at the April 28 meetings. All proposed revisions are outlined below, sheet by sheet:

- 1) **A101 – Site Plan**  
The grading has been modified the grading around the oak trees to the east of the proposed residence in response to Arborist recommendations that the grading modifications stop approximately 15' from the existing trees. We have also noted that the landscape lighting is to be switched separately from the other porch lighting.
- 2) **A201 –Floor Plans**  
The plans have been revised with modifications to the exterior lighting. We show one additional light at the bedroom balcony per the owner's request. We also show more clearly the type of exterior lighting proposed so that it prevents light from spilling beyond the fixture.
- 3) **A204 – Roof plan, Guest unit plans and elevations**  
The roof plan has been revised to show skylights that the owners would like to incorporate into the design. The skylights are noted to incorporate tinted glass or interior blinds to shield light from the night sky.
- 4) **A301 – Exterior Elevations**  
The exterior elevations have been revised to show the revised proposed colors, which are somewhat darker than previously proposed. A separate color exhibit showing the exterior colors is being submitted with the drawings.
- 5) **Landscape Drawing (L-1)**  
The landscape drawing has been modified to show native species planting and trees in the vicinity of Escobar Road.
- 6) **C2.1 Civil Drawing (Grading and Drainage Plan)**  
The grading in the vicinity of the oak trees to the east of the proposed residence has been revised per Arborist recommendations. The earthwork quantities have been updated accordingly.

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Please feel free to contact me at (510) 595-8042 or [greg@jmalick.com](mailto:greg@jmalick.com) with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Klein".

Greg Klein  
Principal, John Malick & Associates

Attachments: 3 sets of revised full-size drawings, 10 half size sets, 1 - 8 1/2" x 11" size set, (6 sheets per set)  
10 copies of the proposed revised exterior colors (2 sheets each)





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](mailto:bevlipman@sbcglobal.net) or Walli Finch 854-2274

May 19, 2014

Ravi and Anu Khatod  
128 Escobar Road  
Portola Valley CA 94028

Re: New Residence, 128 Escobar Road

Dear Ravi and Anu,

The Committee has reviewed the minutes of your April 28 meetings with the Town as well as the comments of various neighbors submitted to the Town.

As we have previously advised, the Committee unanimously believes that the scale and massing of your proposed project are not sufficiently sensitive to the topography of the site, and that the construction of a driveway loop on the hillside in front of the house exacerbates the downslope impacts of your design. Given the average slope of the property (31%) and the scale of the proposed project (over 96% of allowable square footage), we believe it is especially important to respect the natural topography of the slope by setting as much of the structures as possible within the existing hillside.

At the same time, we respect your desire to build a new home and appreciate the limited choices and difficult challenges that your property creates. We also appreciate the changes you have made to address some of our concerns and are mindful that the two, immediate neighbors facing your hillside either support or do not oppose your proposed project.

Accordingly, subject to the following, the Committee conditionally approves your currently proposed design:

1. Please clarify whether the Woodside Fire District has approved the proposed site plan, whether it requires a fire truck turnaround for the residence and, if so, how this will impact the site layout and design.
2. Please provide us with a copy of the supplemental geotechnical evaluation to be submitted to the Town, as well as the Town's environmental assessment of the site plan.
3. At least 4 relatively mature oaks (48" box or greater) or similar native trees should be installed downhill from the structures to help screen the exposed

structures from the valley and opposing ridgeline. While the preliminary landscape plan you provided appears to show four new screening trees close to the foot of the residence, it does not specify the types of trees you are proposing or their respective sizes. In any event, in addition to the trees you are proposing, we believe that additional oaks or similar native trees further down the hill should also be installed.

4. The colors of materials and surfaces for the roof and exterior finishes should be muted and darkened to downplay the scale and verticality of the proposed structures.
5. Please clarify which of the two estimated numbers for exported soils shown on drawing C2.1 is your actual calculation for soils export from the site.
6. Please provide a construction staging plan that shows where and how construction vehicles will access the site and park, as well as your proposed start and completion dates for the project. In general, heavy equipment or dirt haul vehicles should access the site via Westridge Drive from Portola Road, not Alpine Road.

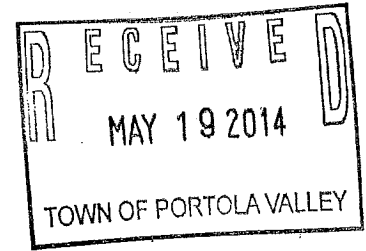
We wish you the best of luck in constructing your new residence and look forward to working with you to complete the approval process.

Sincerely,

Rusty Day, Chairman

Cc: Carol Borck, Town of Portola Valley  
Tom Vlastic, Town Planner  
Gary Klein, Architect  
Bev Lipman, Secretary, WASC

**Kathy H. Anderson**  
**925 Valparaiso Avenue**  
**Menlo Park, CA 94025**  
**(650) 862-4208**



May 14, 2014

Ms. Anu Khatod  
128 Escobar Road  
Portola Valley, CA 94028

Dear Ms. Khatod:

At your request, I have reviewed the site plan for your project prepared by Greg Klein of John Malick and Associates, to determine potential impacts to the 16" and 24" diameter multi-trunk Oak tree by proposed grade changes. I recommend that the proposed grading within the dripline of the tree be modified so that any grade changes on the uphill side of the tree occur beyond 15' from the face of the trunk of the tree.

Tree protection fencing should be installed at the perimeter of the dripline or at 15' from the trunk. Should construction encroach into the dripline, the fencing should be placed as close to the limit of construction as practical while maintaining a minimum of 10'. The same protective measures should be taken for the 16" diameter oak also within the limits of the proposed grading.

Protective tree fencing will serve to protect trunks, roots and branches from mechanical injuries, will prevent stockpiling of construction materials or debris within the sensitive dripline areas and will prevent soil compaction from increased vehicular traffic. A materials storage site should be selected in an area beyond conflict with tree canopies. No vehicle or equipment parking shall be allowed within the dripline of protected trees.

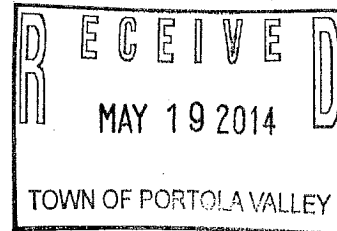
I have attached standard tree preservation guidelines, including details for the tree protection fencing. It is imperative that the fencing be installed prior to any construction activity and maintained during the course of the project.

Thank you for the opportunity to assist you in your tree protection endeavors. Please feel free to call me if I can be of further assistance.

Sincerely,

Kathy H. Anderson  
Certified Arborist, WC-1048

## Tree Protection Guidelines



Protection of Heritage Trees during demolition and construction is mandatory as part of the construction process per the Town of Portola Valley Tree Protection Regulations. Typical negative impacts that may occur during construction may include mechanical injury to toots, branches or trunk, compaction of soil, and grade changes. The following Tree Protection Guidelines are intended to guide a construction project to insure that appropriates practices will be implemented to eliminate or mitigate undesirable consequences that may result from construction activities. The following recommendations are required prior to the issuance of demolition or building permit issuance.

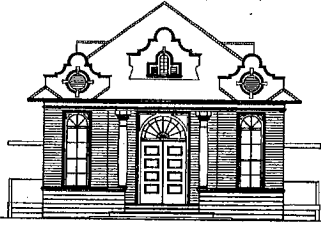
1. Protective tree fencing shall be erected to establish the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted. These barricades will protect trunks and branches from mechanical injuries, will prevent stockpiling of construction materials or debris within the sensitive dripline (margin of the tree's foliage canopy) and will prevent soil compaction from vehicular traffic.
  - a. All trees to be preserved shall be protected with a minimum 4' high chain link fence or orange plastic construction fence barrier, installed at the dripline and mounted on 6' angle T-posts driven at least 12" into the ground. The preferred material is chain link fencing, as it is not as likely to be removed during the course of the construction.
  - b. Tree fencing shall be erected before any demolition, grading or construction begins and shall remain in place until the Planning Director approves the removal. A "Warning" sign shall be prominently displayed on each fence. Important absorbing roots may be found 50% further from the tree trunk than the radius of the canopy. It is advisable to protect root mass area beyond the dripline when possible. No parking or vehicle traffic may occur over any root zones unless using root buffers approved by the project arborist. No attachment of signs or other construction apparatus to trees or protective fences is allowed. Pruning to remove deadwood is recommended prior to construction activities.
  - c. If construction is not expected to take place near the margins of a property, the trees which will be away from any construction should be fenced off as a unit to prevent any equipment travel into the areas not a part of the construction.
  - d. All contractors, sub-contractors and their employees shall be informed of the tree protection plans, tree protection zones and their barriers and all applicable rules pertaining to them.
  - e. All neighbor's trees that overhang the project site and trees in the right-of-way shall be protected from impact of any kind.
2. A materials storage site should be selected in an area beyond conflict with preserved tree canopies and that area be fenced to allow its use during construction, but that the areas beyond that area, which are not necessary for construction activity, be prohibited to

equipment activity. No stockpiling of excess soil allowed under the dripline of trees to be preserved.

3. Wherever it is unavoidable to allow construction travel beneath a portion of a tree canopy, a 6-8" layer of mulch, or plywood should be laid over the soil surface to reduce the risk of soil compaction. Clean out of trucks, tools or other equipment is not allowed within any trees' TPZ. A slurry box shall be constructed for the collection of concrete, mortar or other toxic materials and the location shall be determined by the project arborist.
4. I recommend that all trenches for sewer, power, water and cable be located on the development plans to avoid trenching between the canopies of trees being preserved.
  - a. Trenching operations should not encroach closer than four times the trunk diameter (a 20" diameter tree X 4=80" distance). At this distance, the anchoring/buttruss roots would be preserved and a minimal amount of functional root area would be impacted.
  - b. If trenching should become necessary within this area, hand digging and/or tunneling beneath the root is mandatory. Any root severing in this area should be done only after inspection by a qualified arborist. No roots over 1" diameter shall be severed without project arborist approval.
  - c. If trees are located near foundations, be sure pier and grade beam foundations are used, and that beams are poured on top of the existing grade. No grade changes should be planned beneath the tree canopies.
5. During and upon completion of a any trenching/grading operation within a tree's dripline should any roots greater than 1" in diameter be damaged, broken or severed, timely root pruning to include flush cutting and sealing of exposed roots should be undertaken under the supervision of a qualified arborist within 24 hours to minimize root deterioration beyond the soil line.
  - a. Roots should be cut cleanly by pruning shears or hand saw and the stub end covered with a plastic sandwich bag tied on with tape or rubber bands. This will allow initiation of new root growth for the cut end.
  - b. Any site utilities shall be placed so as not to infringe on the TPZ of trees to be retained. Trenches for utilities (electric, gas, sewer, water) must not intrude the TPZ or be routed to sever only a minimum of tree roots. Infringement on any tree's TPZ requires project arborist consultation.
6. A fertilization program by means of deep root soil injection is recommended with and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment of feeding root areas. Initiation of the fertilization program is recommended prior to construction activity.
  - a. Using Greenbelt 22-14-14 fertilizer or equivalent at 4 pounds per 100 gallons of water

to apply at least 10 gallons of mixture per 1" of trunk diameter (a 20" tree requires 200 gallons of mixture).

7. A program of supplemental irrigation is recommended for any Redwoods and other non-drought tolerant species to be impacted by construction. Exclude Oak species from irrigation program.
  - a. Irrigation applications should be accomplished at regular 4 week intervals during the dry period of May 1st to October 31st.
  - b. Irrigation is to be applied at or about the dripline in an amount sufficient to supply approximately 20 gallons of water per each inch of trunk diameter.
  - c. Irrigation can be provided by means of a solid needle, soaker or permeable hose. Water is to be run at low pressure to avoid runoff, allowing the water to penetrate the soil to feeder root depths.
8. Pruning of the foliar canopies to include removal of dead wood is recommended and should be initiated prior to construction operations. Pruning will provide any necessary construction clearance, will lessen the potential for limb breakage, reduce "windsail", and help to increase vigor.
9. Periodic inspections by a qualified arborist are recommended during construction activities, particularly trees impacted by trenching/grading operations. Inspections at 4 week intervals should be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for additional care or treatment. The project arborist shall through job site visitations monitor and implement the recommendations of the Tree Protection Plan. Any non compliance shall be reported to the Town of Portola Valley by the project arborist.
10. Future landscaping considerations should incorporate measures for protection of preserved Native Oaks. Altered grades and topsoil removal may cause major damage. The elimination of irrigation systems and non-impervious surfaces within close proximity to the mature Oak trees will aid in preserving the trees. Final landscape plan should include plant species appropriate for planting under native Oaks where applicable.



# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO:** ASCC

**FROM:** Carol Borck, Assistant Planner

**DATE:** April 28, 2014

**RE:** Preliminary Architectural Review for New Residence, Detached Guest House, and Site Development Permit X9H-669, 128 Escobar Road, Khatod

The Planning Commission and ASCC will hold a joint site meeting for preliminary review of this project starting at 4:30 p.m. on Monday, April 28. The preliminary ASCC architectural review will continue at its regular evening 4/28 meeting. In light of the fact that additional interaction is anticipated with the Westridge HOA on this project, the Planning Commission should offer preliminary comments at the field meeting or in writing to staff following the meeting. Preliminary comments from the ASCC and Planning Commission will then be provided to the applicant for consideration during their interactions with the HOA and as they develop plan revisions and/or clarifications. The ASCC's project review would then be continued to the special May 27<sup>th</sup> ASCC meeting, at which time action may be considered for the project.

This preliminary consideration is of plans for residential redevelopment of the subject 2.5-acre Westridge subdivision property. As is discussed below, this project includes over 1,000 cubic yards of grading, and the Planning Commission is the approving body for the requested site development (i.e., grading) permit. The ASCC is responsible for the overall site design and architectural proposals (i.e., the Architectural Review application) and any final ASCC actions and/or recommendations would be considered by the planning commission, along with other Town staff and committee input, during a formal public hearing on the site development permit application.

The following report was prepared to support the preliminary reviews of both the Planning Commission and the ASCC, and therefore addresses both grading and the overall design elements of the proposal.

**Overview of Current plans.** The property is located within the Westridge subdivision area that is subject to the CC&Rs of the Westridge Homeowner's Association (HOA), and the parcel location and general area conditions are shown on the attached vicinity map. The project proposes demolition of the existing home, attached garage, and detached studio and related development, and construction of a two-story with multi-level main floor residence with small basement, detached garage, detached guest house and new driveway entrance and site access. Existing improvements have a total floor area of 2,138 sf. The proposed project has a total floor area of 6,801 sf.

The enclosed plans incorporate a number of design changes that have already been made to address concerns expressed by the HOA and feedback from Planning staff. Specifically, the proposal has been modified to break up the downhill massing of the home by creating a master bedroom wing off the southern end of the family room. Extending the master bedroom space southward creates a private garden space between the home's two wings. Modifications to the proposed guest house were made to eliminate open crawl space within rear arch features and reduce the structure's height by two feet. Adjustments to the grading plan have also been made in order for the project to conform to zoning height limits. For reference, the original site plan configuration is shown on the septic system design site plan, Sheet A101.

The project proposes a floor area of 5,921 sf in the main structures, which is just under the 85% limit of 5,988 sf, and therefore, no special ASCC floor area findings need to be made. The total proposed floor area for the site, including the 750 sf guest house, is 6,801 sf, or 96.5% of the total floor area allowed for the property.

Story poles have been installed to facilitate the field evaluation. Red tape has been used to mark ridgelines and plate heights. The outline of the home has been marked in paint, and the new driveway has been staked.

The plans call for 2,535 cubic yards of grading counted pursuant to site development ordinance standards. This includes 1,230 cubic yards of cut and 1,305 cubic yards of fill. Overall, 505 cubic yards of earth will be exported from the site.

The project is shown on the following enclosed plans:

Civil Plans, BKF Engineers, 2/10/14:

Sheet C2.1, Grading and Drainage Plan

Survey Plan, BGT Land Surveying, 9/13:

Sheet 1 of 1, Boundary and Topographic Survey

Septic System Design Plan, Christopher Day, 8/22/13:

Sheet A101, Site Plan (Septic Design Plan)

Landscape Plans, blanzscape, 2/10/14:

Sheet L1, Preliminary Landscape Plan

Architectural Plans, John Malick & Associates, 2/10/14:

Sheet A101, Septic System Design Site Plan (marked for septic system location  
ONLY – this is not the proposed house development plan)

Sheet A101, Proposed Site Plan

Sheet A102, Staking Plan

Sheet A201, Floor Plans

Sheet A204, Roof Plan & Guest Unit Plan/Elevations

Sheet A301, Exterior Elevations

Colored Architectural Representations, John Malick & Associates, received 4/24/14

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



- Outdoor Water Use Efficiency Checklist, 2/11/14
- Cut sheets for the proposed exterior and landscape lighting received 11/25/13
- Colors and materials board, received 11/25/13, (to be presented at the 4/28/14 meeting and discussed below)
- Build It Green Checklist, received 11/25/13, with 203 points proposed
- Letter from Westridge HOA, dated 12/8/13
- Letter from Westridge HOA, dated 1/12/14
- Letter from Westridge HOA, dated 4/14/14
- Letter from Alfred Sanguineitti, 111 Escobar Road, dated 4/2/14
- Letter from Kathryn Fitzgerald, 15 Dos Loma Vista Lane, dated 4/8/14
- Email from applicant, Anu Khatod, dated 4/10/14
- Letter from Brenda Munks, 737 Westridge Drive, dated 4/15/14
- Letter from Elizabeth Gillbrand, 190 Escobar Road, dated 4/16/14

**Background/existing conditions and project description.** The moderately to steeply sloping property is located on the east side of Escobar Road one parcel north of the intersection with Westridge Drive. It is accessed by a relatively steeply sloping asphalt driveway that descends from Escobar at elevation 576 to the building site at elevation approximately 562, and is lined by stacked rock retaining walls. The existing house is at the 50 foot front setback line, and the proposed house would be located further into the property to accommodate desired access and turnaround space between the new house site and the slope between Escobar and the house entry.

The site currently contains a ranch style residence with attached garage and a detached art studio as shown on the existing topographic survey, Sheet 1 of 1. The established building site is on a graded pad located on the southwest side of the property. Ground elevations on Escobar Road along the property frontage range from 566 to 580, and the existing building finished floor is roughly 12 feet lower than the elevation of the road as measured at the existing driveway entrance (576). A majority of the site has been left in a natural condition with oak trees spread throughout the site; there is little formal landscaping.

The eastern half of the property is steeply sloped oak woodland. The flow of drainage across the site is sheet flow to the east, with water runoff directed to the natural swale at the base of the property. This swale collects water from this site and surrounding properties including those along Dos Loma Vista and directs the water to the north. Much of the southeastern area of the property is designated as "Ms" moving shallow landslides, commonly less than ten feet in thickness, on the Town's Geologic Movement Potential Map and would not be permitted for development. Much of the northern half of the property is designated as "Ps" unstable, unconsolidated material, commonly less than ten feet in thickness, subject to shallow landsliding, slumping, and soil creep. Development in Ps zones on a property of this size is permitted when the proposal is reviewed and found acceptable by the Town Geologist. The most geologically suitable site on the property for development is in the southwest corner, where the existing, and much of the proposed, development is located. The location of the proposed septic system leach fields (Sheet A101) is also constrained by geology, steep slopes, location of the proposed home, and the existing trees. In summary, due to geology and slopes, the building site is largely limited to the area proposed for development.

The project includes construction of a predominantly two-story 5,521 sf Mediterranean style home with a small basement, a detached two-car garage, a detached 750 sf guest house, and new

driveway. The proposed basement comprises an area of less than 400 sf, meets the definition of a basement as regulated by the zoning ordinance, and is exempt from floor area limits. Proposed house floor plans on Sheet A201 identify an upper, main, and lower level; however, the maximum number of stories at any location in the structure is two. The front elevation of the new home is proposed to be situated between 14 and 30 feet further back into the site in relation to the location of the front elevation of the existing residence.

The proposed residence is designed in somewhat of an angular "U" shape that serves to break up the apparent massing of the structure. Initially submitted project plans presented a house design that included more massing at the eastern end of the main level, with the master suite located at the eastern end of the family room. The current design pulls this area of the home further into the building site by placing the master suite on the southern end of the family room, reducing the linear projection of the structure down the hillside. Illustrations of this change are indicated by dashed lines on the north and south elevations on Sheet A301. The proposed design includes hipped roof forms with 4:12 pitch over the main level and 3:12 pitch over the upper level. Window shutters and wood panels provide some interest and variation to the elevations.

The finished floor of the main level of the new residence varies from approximately 553 at the master suite to 557.5 at the guest bedroom adjacent to the entry. This is accomplished with as much as six and a half feet of cut at the garage and as much as nine feet of fill at the master suite. The new home's main level finished floor will be approximately six and a half to 11 feet lower in elevation than the existing home.

Roof ridge heights vary over the structure, and help to provide some relief relative to the potential for visual massing. The highest roof ridge is over the second floor level at elevation 578, or six feet above the street level at the proposed new driveway entrance (572). In comparison, the roof ridge over the new garage is at 571.5, and the ridges over the rear portion of the house vary from 567 to 569. Large areas of terraces are proposed on the northern end of the home, including approximately 755 sf of roof terrace accessed from the upper level. This roof terrace would be at an elevation of 565.5.

The existing detached studio would be removed and the existing driveway demolished and the area landscaped. The new driveway access would be located just north of the existing access. Contours would be graded and fill used to moderate the downward slope into the property. No trees would be removed with this work other than a grouping of shrubs/oak "bushes" located nearer to the property line. In the area where the new driveway approaches the proposed garage, cuts would be as deep as approximately six feet. Contours to the west of the driveway would be adjusted to smooth the slope to a maximum of 2:1 as it approaches the street.

The driveway surface would be asphalt or concrete. Retaining walls required for driveway construction would have a maximum height of four feet within the 50-foot front setback and five feet beyond the setback. A decomposed granite (DG) pedestrian path would lead up from the new driveway to the front property line just south of where the existing driveway access is located. A brick or stone-surfaced turnaround circle with water feature is proposed in front of the house entry and would provide space for two guest parking spaces. The third required guest parking space would be accommodated by a turnout area in front of the proposed guest house. While the circular turnaround provides required guest parking on this constrained site, it is a more formal feature and consideration should be given to reducing its prominence. Town Design Guidelines support the keeping of the rural character of the Town, and elimination of the water feature or substitution with planting may be options to blend the circle more effectively with the site.

The site is primarily visible from the parcel's Escobar Road street frontage and from neighbors to the east on Dos Loma Vista Lane. There is no development on the neighboring property to the north, and established vegetation provides screening between the subject property and neighboring property to the south. The proposed development does not obstruct any views of neighboring properties. A letter, dated 4/8/14, from the neighbor at 15 Dos Loma Vista is attached expressing her support for the project, and while this neighbor states she has no concern over potential light spill from the proposed residence, it is an important consideration of the project. Staff understands that the applicants have also shared their plans with neighbors at 25 Dos Loma Vista and that concerns were limited to potential light spill (email from applicant dated 4/10/14). While proposed fenestration on the eastern elevation appears typical for the areas of use, the project team should provide details of interior lighting schemes and how exterior light spill will be minimized.

Although the earlier design for the project included more massing at the eastern end of the home, staff still has concerns over the visual presence of the project resulting from the scale and massing of the east elevation. While the proposal complies with all height, floor area, and setback requirements, and incorporates varied rooflines and offset facades which help to break up the apparent massing, we wonder if any further reductions in the height of the structure can be accomplished. This would provide some additional relief to the visual presence of the east elevation. Additionally, the projection of the roof terrace element could be visually softened with the use of horizontal elements, such as wood beams, so that it blends more effectively with the site. The ASCC will need to consider these potential visual massing issues, and the site meeting will provide an important opportunity to understand the site conditions and constraints and the changes that would result from the proposal.

**Westridge Architectural Supervising Committee (HOA) review.** The Westridge HOA has reviewed both the initial project submittal and the current proposed plans (letters dated 12/8/13, 1/12/14, and 4/14/14 attached). The HOA states that they appreciate the modifications that were made to reduce the linear projection of the main living structure from the hillside by moving the master suite to the southern side of the family room. However, the HOA continues to express their concern with the apparent massing of the design when viewing the eastern elevation (reference to a "three-story presentation" in the HOA letter dated 1/12/14). The HOA also noted their preference for a color palette that will allow the structures to blend into the natural site conditions and requests a detailed construction staging plan with project schedule. Other concerns focus on the scope of grading and off-haul of graded materials.

For perspective, the HOA review at this point does not suggest an approval is close at hand. As stated in the past, the Town does not enforce the Westridge CC&Rs, nor can it condition Town approval on HOA approval. At the same time, the Town has consistently sought to allow sufficient, reasonable time for any differences to be worked out between a Westridge resident and the HOA before the Town takes final action. Discussion during the preliminary review process may help to focus the time that appears necessary for the HOA to reach a final position on the project.

**Grading and Site Development Committee review.** Recontouring of the downhill side of the home to a maximum 2:1 slope is proposed to be accomplished with the placement of fill (from excavated spoils) as deep as eight feet at the master bedroom. This fill serves to bring the proposal into compliance with the Town's maximum building height limit of 34 feet, which is measured from the lowest point of building contact with finished grade to the highest ridge point of the structure. The challenges of designing the two-story home on the existing slope while

complying with Town height regulations are best illustrated by the building elevations on Sheet A301.

Grading and fill is limited to the area west of the proposed septic leach fields as grading is not permitted by County Environmental Health in the septic field zone. Slopes adjacent to the septic field may not exceed 50%; otherwise, a 50-foot setback would be required. The location of the proposed septic system leach fields is constrained by existing slopes exceeding 50% in the eastern area of the property, unstable geology, as mentioned above, existing trees, and the location of the proposed buildings.

To date, written comments have been received from the Public Works Director (attached report dated 2/28/14), Town Geologist (attached reports dated 1/6/14, 2/14/14, and 2/26/14), Fire Marshal (attached reports dated 12/9/13 and 4/7/14), Health Officer (attached reports dated 12/9/13 and 2/18/14) and Conservation Committee (attached report dated 2/26/14). There is no trail easement on the property, and no comments have been received from the trails committee.

- The Public Works Director has provided standard conditions for site development permit approval as well as requiring the removal of existing plantings within the right of way to ensure proper sight visibility.
- The Town Geologist, in review of the proposed plans, recommends approval of the site development permit with the condition that a supplemental geotechnical evaluation be conducted and submitted with the building permit plans. This evaluation concerns determining the expansion potential of site soils and making project design recommendations based on the laboratory data.
- The Fire Marshal's review includes all standard conditions concerning fire code and driveway requirements for conditional approval. No fire truck turnaround is required for the project and fuel management clearing should not be significant
- Review comments from the Health Officer call for wet weather testing of the site or evaluation by a hydrogeologist to determine the highest level of groundwater in the proposed septic drainfield area. The project architect has informed staff that wet weather testing was successfully completed and that septic design plans are being refined for resubmittal to the County.
- The Conservation Committee appreciates the large areas left natural on site and the absence of any proposed turf.

In general, none of the site development committee reviews raise significant issues.

**Compliance with floor area (FA), impervious surface area (IS), height and yard setback limits.** The total proposed floor area, including the detached guest house, is 6,801 sf and under the 7,045 sf FA limit for the property. The proposed floor area of the main house, including the 400 sf of the detached garage, is 5,921 sf and just under the 5,988 sf 85% limit.

The total proposed impervious surface (IS) area is 7,893 sf and well under the 11,473 sf IS limit. The bulk of site IS area is for the driveway, auto court, and terraces.

The building elevation sheet A301 for the main residence demonstrates conformity to the 28- and 34-foot height limit standards, with the maximum height of the building reaching the 34 foot limit. The guest house, shown on Sheet A204, reaches a maximum height of 24 feet on the north elevation where it extends out over the downhill slope and will need to be approved by the ASCC. The maximum permitted height of a guest house under Town regulations is 18 feet unless approved by the ASCC.

Compliance with required yard setbacks is demonstrated on Sheet A101. The proposed house is set back an additional 20 to 27 feet into the site from the required 50-foot front setback.

**Second unit design and compliance with Town regulations and the accessory structures provisions.** The proposed guest house would be situated northwest of the new residence with access immediately off of the new driveway. Proposed finished floor elevation of the structure is 561 and level with the proposed driveway. The guest house is designed so that the occupants (applicant's parents) will not be required to use stairs to access the building. This design draws the structure out over the hillside rather than having it tucked down into the contours, which gives it more visual presence when viewed from the street. Town design guidelines support the integration of structures with the natural topography of the site, and staff has encouraged the project team to continue working to develop a design solution that would both comply with Town guidelines and accomplish the applicants' access goals.

The Towns' Accessory Structures Policy is attached. The floor area limit for a guest house is 750 sf, and the policy statement provides clarity as to what is considered a guest house. The 750 sf guest house has been designed as a second unit and to match the character of the proposed new residence. The structure would be served by the new driveway, and the required additional parking space for the guest house would be located in a pull-out immediately in front of the structure.

Town zoning regulations require guest houses to be 18 feet in height or lower over adjacent grade with a maximum height of 24 feet, low point of contact with finished grade to the highest ridge, unless additional height is found acceptable and approved by the ASCC. The guest house is proposed to be as high as 24 feet relative to adjacent existing grade and therefore exceeds the 18 foot height limit. Thus, the ASCC will need to review this request for a higher structure. Given the concerns noted above, it may be difficult to find a basis for the added height, but this should be discussed in detail with the project applicants and architect during the preliminary review process.

Outside of the special height consideration, the proposed structure is accessory to the main house, and based on the guest unit design and site plan, the structure location and architecture appear to be consistent with Town zoning standards as well as Town policies for accessory structures. This assumes that final design details, materials and colors are found by the ASCC to blend well with the more native site conditions and to adhere to Town light reflectivity standards.

**Project design and exterior materials.** The architecture for the proposed house is of a Mediterranean style that incorporates the use of shutters and wood panels to provide interest to the elevations as well as varying ridge heights, hipped roof forms, and a non-linear footprint to break up the mass of the structure.

In staff discussions with the project applicants and architect, we have expressed concern over the scope and scale of the north side upper level terrace, how it potentially adds to the mass of the project, and the architectural detailing associated with it. We have encouraged consideration of adjustments to ensure that final design maintains a residential scale and character. The ASCC

should consider this along with the concerns noted in the transmittals from the Westridge Architectural Supervising Committee in developing preliminary comments on this project.

The proposed finish treatments for the house and guest house meet Town reflectivity guidelines and include:

- Cement plaster siding in "Clay" finish (light muddy tone) with a light reflectivity value (LRV) of 40%
- Cement plaster for window and door surround in "Santa Fe" (sand with a subtle peach tone), LRV 50%
- Aluminum clad windows/doors in dark bronze, LRV less than 20%
- Shutters in "Spanish olive", LRV approximately 45%
- Bronze painted steel railings for stairs and balconies
- "Two-piece" Roman pan clay tile roofing in "Café Gold Flash Sandcast" and "Moss Green Flash Sandcast", LRV 20%

The submitted color board will be available at the field meeting, and the ASCC will need to consider the proposed colors and design in relation to site conditions. While the proposed plaster colors' manufacturer's specifications indicate that the colors meet the Town's reflectivity requirements, they appear 5% - 10% lighter when compared to the Town's color wheel. Given the size and style of the proposed house, consideration should be given to darker or muddier plaster colors that will allow the home to blend more into the site.

Project elements that will need to be specified and/or color/material samples provided include the brown stain or paint for wood panels, the trellis between the house and garage, fencing/trellis/gate at interior courtyard, driveway and site retaining walls, and paving for the terraces, driveway, and turnaround circle.

**Landscaping, fencing, and construction staging.** The proposed landscape plan Sheet L1 is preliminary and does not include a detailed plant key with sizes, numbers, and identification symbols. A preliminary plant list is provided and does not include any sod lawn, but does include Boston Ivy, an invasive that should be eliminated from the proposal. There are four screening trees proposed for the eastern elevation; however, the specific trees (and all proposed plants) and sizes need to be specified in a final, detailed planting plan. Proposed landscaping and planting is, in general, kept close to the proposed house with the majority of the site remaining in the native oak savannah. The Conservation Committee, in their attached report, makes recommendations for preserving and enhancing the undisturbed areas of the site. Control of invasives within the site's disturbed areas is also a concern.

The project proposes the removal of a six-inch and a 12-inch oak as indicated on Sheet A101. The six-inch oak must be removed with construction of the septic system, and the 12-inch oak lies very close to the master bedroom wing. There is also a clumping of shrubs/oak bushes that will be removed with the development of the new driveway. The existing chicken coop in the rear yard is proposed to remain. Decomposed granite paths are proposed from the home's terrace downslope to access the chicken coop and a small gathering area at the 24" oak.

There is existing four to five-foot high wood and wire fencing along the side property lines, and it is proposed to remain. This fencing is not in compliance with Town regulations which permit only four foot high horse fencing to be located within setbacks in this 2.5-acre zoning district. The ASCC will want to consider if the existing fencing should be removed and/or brought into compliance with the

fence ordinance. Fencing around the existing front yard garden will be removed with the project. The only new proposed fencing is noted on the site plan as "deer fence with gate" that would enclose the interior courtyard of the home. An elevation detail with colors and materials for this fence and gate will need to be submitted.

Escobar Road is a narrow street with limited opportunities for off-site parking. A detailed construction staging and tree protection plan will need to be submitted that includes proposed locations for on- and off-site parking and/or shuttling.

**Exterior lighting.** The proposed exterior lighting for the main residence is shown on Sheet A201 and cut sheets are attached. The proposed sconces have a black rust finish, accommodate one 75-watt max bulb, and have seeded glass. The building code requires that any door leading to grade have one light, and the plans reflect this requirement. This is of particular importance on the home's eastern elevation facing neighbors on Dos Loma Vista Lane so that potential off-site exterior lighting impacts are kept minimal. There is one proposed light at the upper terrace for the art studio (front elevation), however, that is not required by code and could be eliminated.

Regarding the sconce fixture glass, although it is seeded, cut sheets appear to indicate that the source of light will still be visible. In order to comply with the lighting guidelines, the glass should be frosted or acid washed so that the bulb will not be visible. The dark bronze, eye-lid style step/wall lights for the home's exterior stairs will accommodate up to a 50-watt bulb and appear in compliance with Town lighting guidelines. Proposed guest house lighting is identified on Sheet A204. One sconce is proposed at the entry as required by building code, and one is proposed at the rear balcony where it is not required by code.

Proposed landscape lighting is presented on Sheet A101 and includes step/wall lights and pathlights. The proposed pathlights have a copper finish, accommodate a 10-watt bulb, and appear located in compliance with lighting guidelines. There are only three proposed pathlights in the rear yard facing neighbors on Dos Loma Vista. Other pathlights are strategically placed along side and front yard paths. Nine wall lights are proposed on the driveway retaining walls, with most facing into the site. While the proposed fixture conforms to Town guidelines, the Town typically discourages lighting along driveways.

**"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 is 203, whereas 168 points would be required under the Town's previous Green Building Ordinance. As you are aware, the Town's Green Building Ordinance is in flux, and as of January 1, 2014, the Town began enforcing the CalGreen 2013 code. Staff will be working with the Town Council to determine if a new green building ordinance should be developed.

**Conclusion.** The Planning Commission and ASCC should conduct the 4/28/14 preliminary review, including the site visit, and offer comments, reactions and directions to assist the applicant and project architect in making any plan adjustments or clarifications that members conclude are needed before both commissions consider any formal actions on the applications. Project review should then be continued to the special May 27, 2014 ASCC meeting to allow adequate time for the revised plans to be developed in response to ASCC direction.

**Architectural and Site Control Commission April 28, 2014  
**Special Joint ASCC/Planning Commission Site Meeting, 128 Escobar Road,  
Preliminary Architectural Review for New Residence with Detached Guest House and  
Related Site Improvements, and Site Development Permit X9H-669****

Chair Koch called the special site meeting to order at 4:30 p.m. at 128 Escobar Road.

**Roll Call:**

ASCC: Breen, Clark, Harrell, Koch, Ross  
ASCC absent: None  
Planning Commission: Gilbert, Hasko  
Planning Commission absent: Targ, Von Feldt  
Town Council Liaison: None  
Planning Commission Liaison: McKitterick  
Town Staff: Town Planner Vlastic, Deputy Town Planner Kristiansson, Assistant  
Planner Borck

**Others present relative to the proposal for 128 Escobar Road:**

Anu and Ravi Khatod, applicants  
Greg Klein, project architect  
Kathy Fitzgerald, 15 Dos Loma Vista  
\*Others may have been present during the course of the site meeting but did not  
formally identify themselves for the record.

Borck presented the April 28, 2014 staff report on this preliminary review of the proposed new residence and site improvements. She noted the modifications that had been made from the original proposal in response to feedback from the Westridge HOA and Planning staff, although the HOA had not yet approved the project. Borck stated that the proposal met all setback and height limits as well as the 85% floor area concentration in the main structure. Additionally, she advised that the plans had been reviewed by all site development committee members and no significant issues had been raised.

ASCC and Planning Commission members considered the staff report and the following plans:

Civil Plans, BKF Engineers, 2/10/14:  
Sheet C2.1, Grading and Drainage Plan

Survey Plan, BGT Land Surveying, 9/13:  
Sheet 1 of 1, Boundary and Topographic Survey

Septic System Design Plan, Christopher Day, 8/22/13:  
Sheet A101, Site Plan (Septic Design Plan)

Landscape Plans, blanzscape, 2/10/14:  
Sheet L1, Preliminary Landscape Plan

Architectural Plans, John Malick & Associates, 2/10/14:  
Sheet A101, Septic System Design Site Plan (marked for septic system location  
ONLY – this is not the proposed house development plan)  
Sheet A101, Proposed Site Plan



Sheet A102, Staking Plan  
Sheet A201, Floor Plans  
Sheet A204, Roof Plan & Guest Unit Plan/Elevations  
Sheet A301, Exterior Elevations

Also available for reference were the following materials submitted in support of the proposed plans:

- Outdoor Water Use Efficiency Checklist, 2/11/14
- Cut sheet for proposed stucco color light reflectivity measurements, received 11/25/13
- Cut sheets for the proposed exterior and landscape lighting received 11/25/13
- Colors and materials board, received 11/25/13
- Build It Green Checklist, received 11/25/13, with 203 points proposed
- Letter from Westridge HOA, dated 12/8/13
- Letter from Westridge HOA, dated 1/12/14
- Letter from Westridge HOA, dated 4/14/14
- Letter from Alfred Sanguineitti, 111 Escobar Road, dated 4/2/14
- Letter from Kathryn Fitzgerald, 15 Dos Loma Vista Lane, dated 4/8/14
- Email from applicant, Anu Khatod, dated 4/10/14

Greg Klein, project architect, presented the project proposal to the ASCC. He explained the site constraints, the various design schemes explored based on input from the Westridge HOA, and the currently proposed design strategies for the house, guest house, and driveway. Mr. Klein clarified that there were two steps down proposed at the guest house entry and that the proposed tile roofing colors had changed. He also stated that no skylights were currently proposed, but that the applicants were still considering them as an option. Mr. Klein explained that with the custom design of the proposed exterior lantern-style fixture that the bulb would sit up within the top cap and not be visible.

In response to a question, Mr. Klein indicated that the driveway material would be asphalt and/or concrete.

Commissioners walked the site and viewed the story poles. Mr. Klein explained the areas of cut and fill within the building footprint and the extent of fill on the eastern slope. Concern was expressed regarding the fill in the area of the oak tree on the downhill side of the master bedroom, and it was suggested that an arborist report be provided to ensure that the earthwork would not adversely affect the tree. Mr. Klein clarified that one oak tree had been removed previously and that no other trees were proposed to be removed on the downhill side or in the area of the new driveway.

Commissioner McKitterick left the meeting at approximately 5:00 p.m.

Mr. Klein discussed the various alternate designs for the driveway and the guest house that had been considered, but would be difficult to accomplish. He clarified that the applicants were considering removing the proposed fountain from the driveway turnaround and that the existing guy wire at the street would be relocated with the new driveway construction.

**Kathy Fitzgerald, 15 Dos Loma Vista Lane**, offered support for the project and stated that she was impressed with the applicants' responsiveness to the Westridge HOA.

Clark stated he would not be present at the evening meeting to offer comments and expressed that he appreciated the project's massing development and was interested in the continuing review process by the HOA. Vlasic advised that although the HOA had not yet approved the proposal, that the ASCC does not enforce their CC&Rs and may proceed with review.

Chair Koch left the meeting at 5:20 p.m.

After the site discussions, ASCC members agreed that they would offer comments on the proposal at the regular evening ASCC meeting. Planning Commissioners in attendance held their comments and will submit them via email to Planning staff. Members thanked the applicants and neighbors for participation in the site meeting. Thereafter, project consideration was continued to the regular evening ASCC meeting.

### **Adjournment**

The special site meeting was adjourned by Vice-Chair Ross at 5:22 p.m.

- The trellis at the barn would be the dark wood color noted on the materials sample board.

Public comments were requested and none were offered.

Commissioners discussed the project and offered the following preliminary comments:

- The proposed new driveway alignment with access from Westridge Drive appears acceptable. If the CalWater property is abandoned and returned to this parcel, that would allow for a better driveway entrance location.
- The site has spectacular oak trees, and tree protection throughout construction will be important. Removing additional pine trees would help to restore the oak woodland on this property.
- Pulling the perimeter fences further into the property would be appreciated.
- The project should switch the path lights to the barn separately.
- The stone above the windows on the south elevation should be removed.
- The proposed roof material feels less natural than the other materials and colors proposed for the project, and a material which would weather would be preferable.
- Commissioners would support adjusting the location of the bedroom wing to pull it further away from the trees on the east side of the house. The green markings on the site were sufficient to consider this realignment and changing the story poles would not be necessary.

The project was continued to the regular May 12, 2014 ASCC meeting.

### **Preliminary Architectural Review for New Residence with Detached Guest House and Related Site Improvements, and Site Development Permit X9H-669, 128 Escobar Road, Khatod**

Borck presented the April 28, 2014 staff report on this preliminary review of the new residence and proposed site improvements. She reviewed the events of the afternoon site meeting and the comments offered at that meeting. (Refer to above site meeting minutes that describe that meeting and include a listing of project plans and application materials.)

Anu and Ravi Khatod, applicants, and Greg Klein, project architect, were present to discuss the project with ASCC members.

In response to a question, Mr. Klein clarified that the site walls would have a plaster facing to match the stucco on the residence. He stated they would also have plantings around them to help them further blend into the site.

Ross suggested that the gathering place under the large oak tree be positioned such that it does not damage the tree roots. Mr. Klein confirmed he had discussed the improvements with Borck and that the area would be field-located so as not to impact the tree roots.

Harrell inquired about the proposed railing meeting building code requirements. Mr. Klein stated that the design would likely include a metal grid or glass to retain the visual openness of the railing.

Koch asked Borck if Woodside Fire Protection District could approve a turnaround with a fountain. Borck advised that the District had reviewed the plans and approved them. Vlasic noted that due to the driveway length, a fire truck turnaround was not required.

Public comments were then requested.

**John and Kathy Lannin, 25 Dos Loma Vista Lane**, stated they were likely the most directly impacted by the proposed project. Mr. Lannin noted that there were numerous trees between the two properties, but that the area of the proposed new residence appeared "barren," and he wondered if additional trees would be planted to provide screening. Additionally, he asked for clarification of the column features and exterior lighting.

Mr. Klein confirmed that the landscape plan proposed some additional screening trees and that the columns were on the lower level patio. Regarding possible exterior lighting impacts, he explained that there was one light at the family room that might be visible, but that other lighting consisted of downlights and step lights that would have less of an impact towards their property.

ASCC members then discussed the proposal and offered the following preliminary comments:

- Members concurred that the proposed colors, materials, house design, and siting were acceptable, and some preference was expressed for darker stucco tones.
- Landscaping in the front yard areas closest to the street should remain as native and natural as possible, with ornamentals pulled in against the house. A final, detailed landscape plan will need to be submitted that brings less formality to the front yard areas. The plan should also be well-thought out regarding the proposed screening trees so that no future topping of the trees is desired to open views. It was also suggested that the existing eucalyptus near the proposed guest house be removed, and that management of invasives on site begin as soon as possible. Breen suggested that consideration be given to the existing redwoods near the property line and how they could potentially impact the oaks in the future. She also stated that the existing oleanders should be phased out.
- It was generally agreed that the proposed guest house height and design was acceptable; however, lowering the height of the guest house if it could still be designed to meet the needs of the applicants was supported.
- Members were generally supportive of the proposed light fixtures. Breen suggested that the north elevation porch lights be placed within the railings if possible and stated that all existing up-lighting on the site would need to be removed with the project. She also expressed concern over the path lights leading to the chicken coop and that they should be on a separate switch.

Following discussion, project consideration was continued to the special May 27, 2014 meeting.

### **Architectural Review for Additions to Existing Guest House, 130 Meadowood Drive, Wolfson**

Borck presented the April 28, 2014 staff report on this proposal for approval of plans for a 396 sf addition to an existing 480 sf detached guest house on the subject 1.2-acre Arrowhead Meadows subdivision property. She advised that the project was before the ASCC for determination of compliance with the Town's second unit policy as it involved both a bedroom addition to the existing guest house and the addition of an attached exercise room to the structure. She stated that the common wall between the guest house and the exercise room would be six-inch concrete block construction, the exercise room floor would be lower than the guest house floor, and the exercise room would only be accessed from separate exterior doors. Based on these design elements, she stated that the proposal appeared to conform to the Town's second unit policy, and that if the ASCC found the proposal generally consistent with the policy, that a deed restriction was recommended as a condition of project approval.

ASCC members considered the staff report and the following project plans prepared by Mark Percy and dated 3/25/14:

- Sheet A1, Project Information & Site Plan
- Sheet A2, Existing Floor Plan
- Sheet A3, Guest Bldg Floor Plan & Roof Plan (includes proposed exterior lighting)
- Sheet A4, Guest Bldg Exterior Elevations

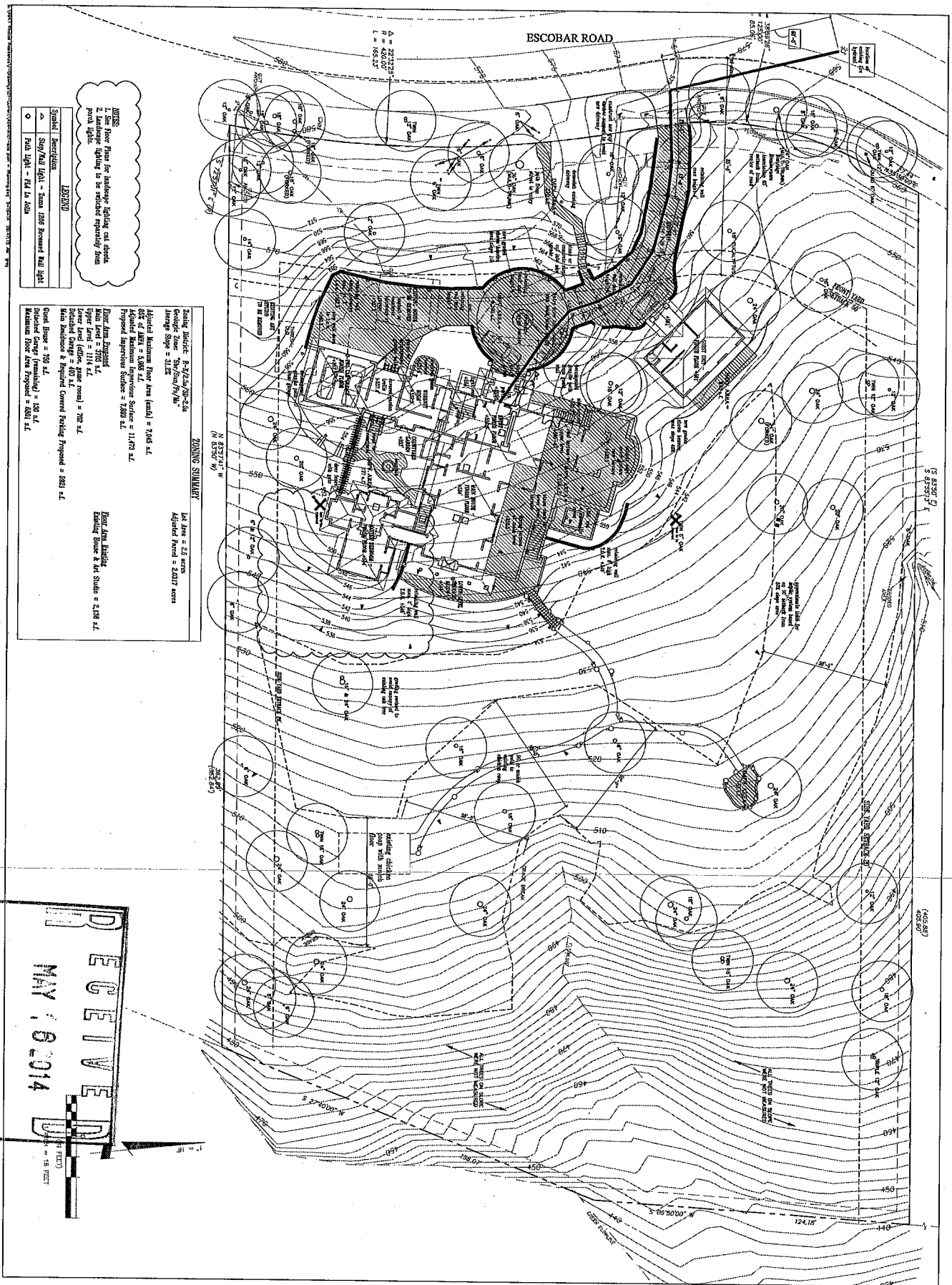
Also considered were the following application materials:

- Light fixture cut sheets for proposed exterior lighting, received 3/25/14
- Color images of existing guest house, received 3/25/14
- Completed Build It Green Checklist with 29 points proposed, received 3/25/14

Jonathan Wolfson, applicant, and Mark Percy, project architect, were present to discuss the project with ASCC members. Mr. Percy stated that the primary issue was separating the exercise room from the guest house. He advised that he had discussed the construction design with several contractors and was informed that the proposed concrete block wall would be the more important construction feature in the separation. He asked that the ASCC permit the exercise room and guest house floor levels be the same elevation. In regard to exterior lighting, he stated that the applicant would like to retain all five proposed downlights, as the intent of the design is that the deck is an expansion of the exercise room space. He offered that he could reduce the fixture to a 6-watt max LED.

Breen asked for clarification on the oak tree being removed. Mr. Percy indicated it was a 15-gallon oak planted with the 2004 construction of the guest house and that essentially, it had not grown, possibly due to the shady conditions in the yard. He advised that screen planting in this area was not needed.

In response to a question, Mr. Percy confirmed that the only reason for the initial proposal of a lower floor level in the exercise room was for conformity with the second unit policy, and that keeping the floors at the same level would be more cost effective.



**NOTES**

1. See Floor Plans for landscape lighting cut sheets
2. Landscape lighting to be indicated separately from this plan.

**LEGEND**

Symbol	Description
○	Shrub/Tree Light - 7mm 1200 Rosewood Ball Light
○	Field Light - 7m 12m 12m

**ZONING SUMMARY**

Zoning District: R-2/2.5/35-2.5a	Lot Area = 26 acres
Designation: SWS/2.5m/1.5m	Adjusted Parcel = 2017 acres
Average Slope = 0.12%	
Adjusted Maximum Floor Area (total) = 7045 s.f.	
Ext. of AUV = 5,088 s.f.	
Adjusted Maximum Impervious Surface = 14,479 s.f.	
Proposed Impervious Surface = 7380 s.f.	
Door Area Proposed	Door Area Existing
Main Level = 3785 s.f.	Existing Porch & Art Studio = 2138 s.f.
Upper Level = 3714 s.f.	
Lower Level = 1114 s.f.	
Unfinished Garage = 403 s.f.	
Area Reserved & Required Covered Parking Proposed = 8823 s.f.	
Garage Floor = 793 s.f.	
Unfinished Garage (proposed) = 1083 s.f.	
Maximum Floor Area Proposed = 6801 s.f.	

**RECEIVED**  
 MAY 16 2014  
 TOWN OF PORTOLA VALLEY

**John Malick & Associates**  
 ARCHITECTURE - PLANNING  
 1195 Park Ave., Suite 107  
 Emeryville, California 94608  
 Tel: 510.538.8400 Fax: 510.538.8440



© John Malick & Associates, 2014  
 Title: The Khato Residence  
 Project No.: 10-213  
 Date: 10/24/13  
 Author: J.M.  
 Reviewer: J.M.  
 Date: 10/24/13  
 Project No.: 10-213  
 Date: 10/24/13

**Revisions**

No.	Date	Description
1	1/16/14	Final Plan
2	02/11/14	OK
3	04/11/14	OK

Project No.: 10-213  
 Title: The Khato Residence  
 A101

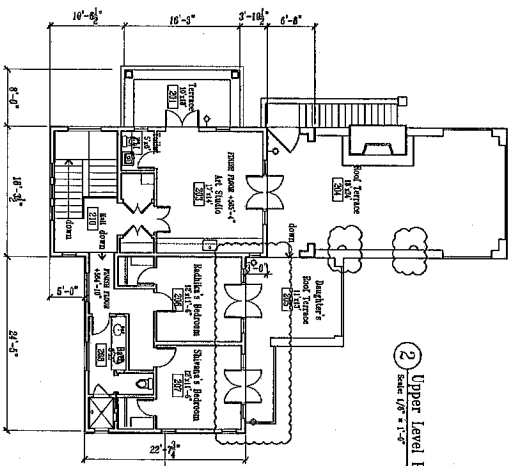


© John Malick & Associates, 2014  
 Title: **Residence**  
 Preparing: **WAC, S. Malick** 09/25/13  
 WAC, S. Malick, S. Malick 09/25/13  
 A.S.C.C. Consultant 10/13/13  
 R.O. Malick 01/24/14  
 A.S.C.C. Consultant 02/04/14  
 S. Malick, S. Malick 01/11/14  
 A.S.C.C. Consultant 01/24/14  
 A.S.C.C. Consultant 02/04/14

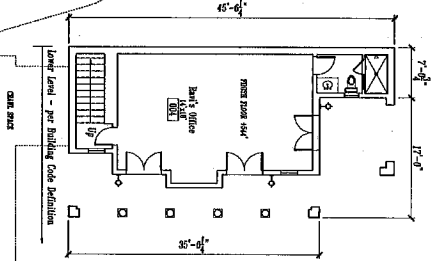
**The  
 Khado  
 Residence**  
 128 Boulder Road  
 Peninsula Valley, CA 94023  
 A.N. 07/24/2010

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 Drawing By: **CK**  
 Date: **09/11**  
 Drawing Number: **A201**

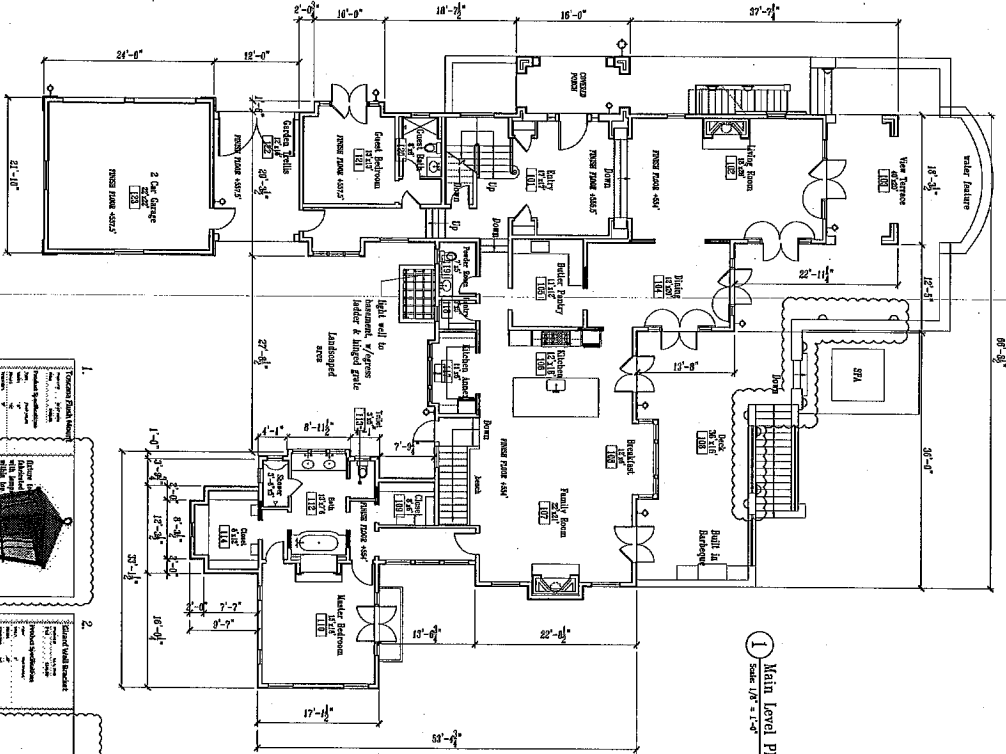
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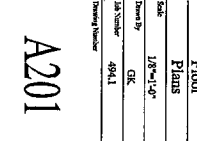
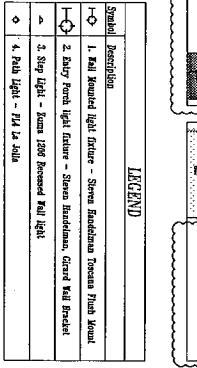
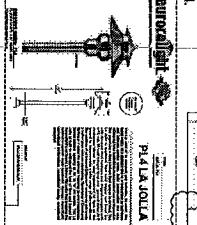
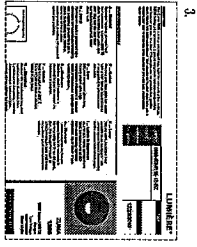
**2 Upper Level Plan**  
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**3 Lower Level Plan**  
 Scale: 1/8" = 1'-0"



**1 Main Level Plan**  
 Scale: 1/8" = 1'-0"



**LEGEND**

Symbol	Description
1	1. Mill Mounted Light Fixture - Stone Sandstone Roman Fish Head
2	2. Dairy Farm Light Fixture - Stone Sandstone, Grand Mill Basket
3	3. Stop Light - Roman 1898 Roman Mill Light
4	4. Path Light - Mill La Villa



Architecture - Planning  
 1397 Park Ave. Suite 102  
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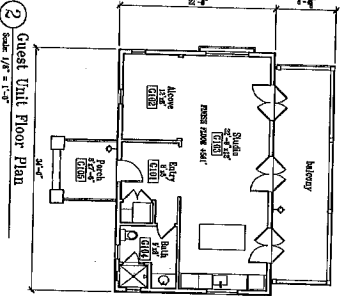
© John Malick & Associates, 2014  
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 Title: \_\_\_\_\_  
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 WAC/Construction 11/24/13  
 ASCE/Reviewed 01/16/14  
 ASCE/Checked 01/16/14  
 ASCE/Designed 02/18/14  
 Survey Field Bookings 08/11/14  
 ASCE/Reviewed 02/18/14

**The  
 Khatod  
 Residence**  
 128 Escobar Road  
 Portola Valley, CA 94028  
 A/N: 07/24/2010

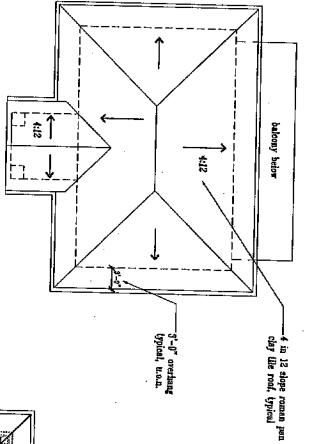
**Roof Plan & Guest Unit  
 Plans and Elevations**

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 Drawing Number: \_\_\_\_\_

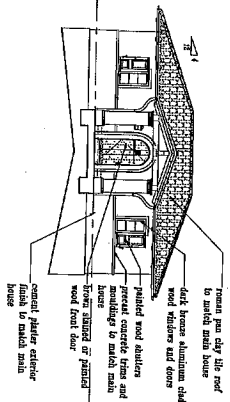
**A204**



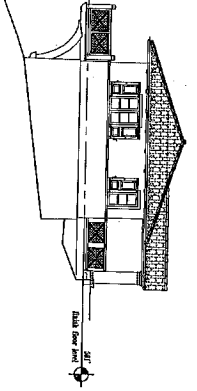
2 Guest Unit Floor Plan  
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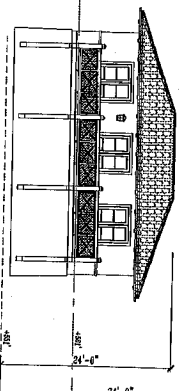
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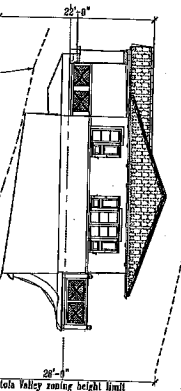
3 Guest Unit South Elevation  
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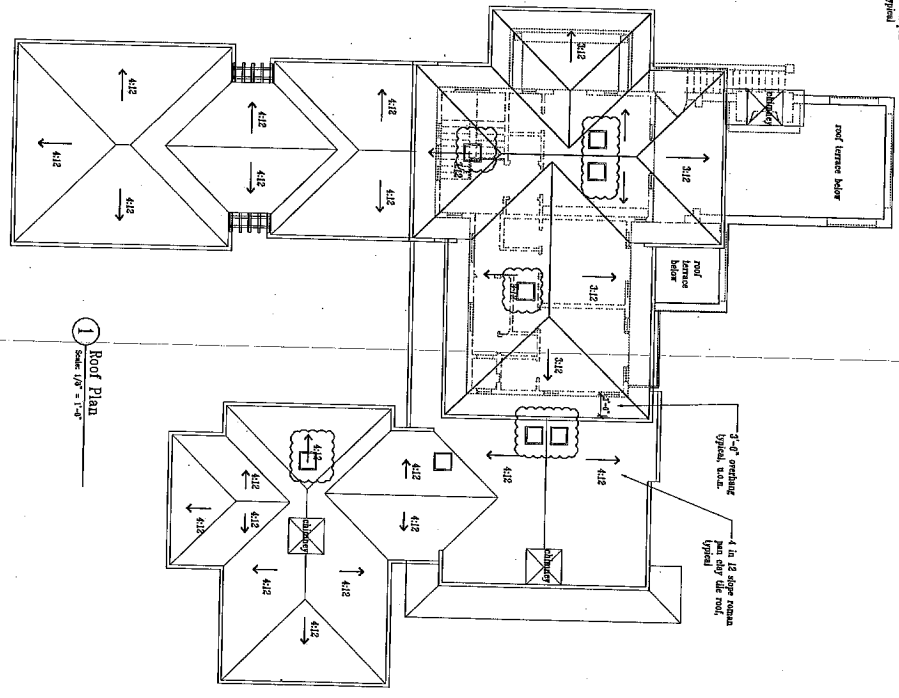
4 Guest Unit West Elevation  
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5 Guest Unit North Elevation  
 Scale: 1/8" = 1'-0"



6 Guest Unit East Elevation  
 Scale: 1/8" = 1'-0"



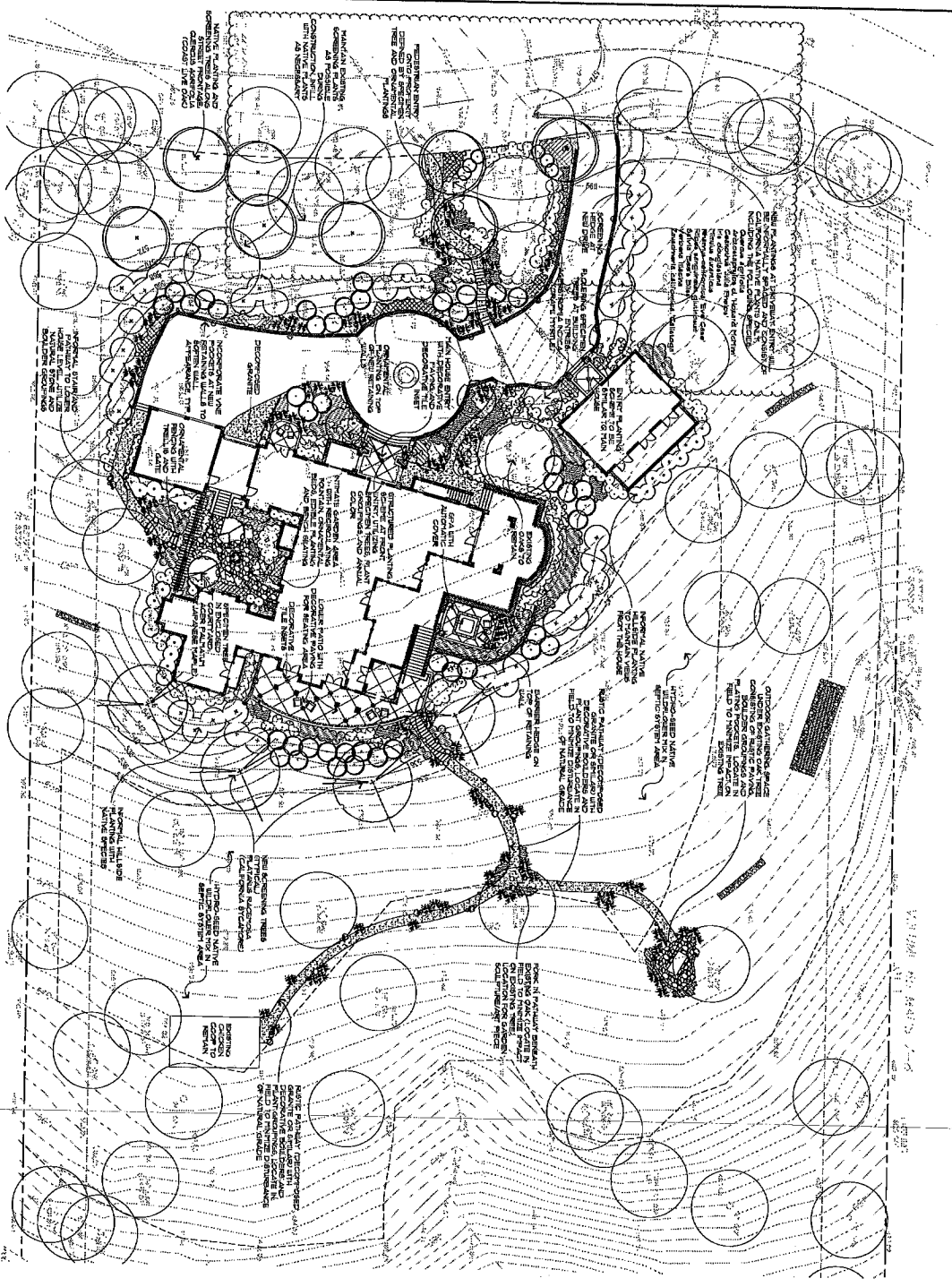
1 Roof Plan  
 Scale: 1/8" = 1'-0"

Note: Shingles to be Cedar Shake and must be installed with correct gable or side-gable slope for existing roof. See notes.

Symbol	Description
	Wall Mounted Light Fixture - Stone Backsplash, Roman Finish Mount
	Entry Panel Light Fixture - Stone Backsplash, Chalk Wall Finish
	Step Light - Stone 1200 Beveled Wall Light
	Path Light - 7x4 in. ADA



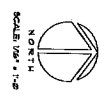




**STREET FRONTAGE PLANTING**

PLANTING ALONG STREET FRONTAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING: PLANTING SHALL BE INSTALLED AT THE CURB LINE AND SHALL BE PLANTED IN THE PUBLIC RIGHT-OF-WAY. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING: PLANTING SHALL BE INSTALLED AT THE CURB LINE AND SHALL BE PLANTED IN THE PUBLIC RIGHT-OF-WAY.

CHAM BLANDSCAPE, LLC



NOTE: REFER TO CIVIL DRAWINGS PROVIDED FOR ALL ELEVATIONS

**PRELIMINARY PLANTING NOTES**

1. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING: PLANTING SHALL BE INSTALLED AT THE CURB LINE AND SHALL BE PLANTED IN THE PUBLIC RIGHT-OF-WAY.
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10. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING: PLANTING SHALL BE INSTALLED AT THE CURB LINE AND SHALL BE PLANTED IN THE PUBLIC RIGHT-OF-WAY.

**PRELIMINARY IRRIGATION NOTES**

1. IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING: IRRIGATION SHALL BE INSTALLED AT THE CURB LINE AND SHALL BE PLANTED IN THE PUBLIC RIGHT-OF-WAY.
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9. IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING: IRRIGATION SHALL BE INSTALLED AT THE CURB LINE AND SHALL BE PLANTED IN THE PUBLIC RIGHT-OF-WAY.
10. IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING: IRRIGATION SHALL BE INSTALLED AT THE CURB LINE AND SHALL BE PLANTED IN THE PUBLIC RIGHT-OF-WAY.

**PRELIMINARY PLANT LIST**

PLANT	QUANTITY	LOCATION
1. 1/2" GALVANIZED STEEL	1	...
2. 1/2" GALVANIZED STEEL	1	...
3. 1/2" GALVANIZED STEEL	1	...
4. 1/2" GALVANIZED STEEL	1	...
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6. 1/2" GALVANIZED STEEL	1	...
7. 1/2" GALVANIZED STEEL	1	...
8. 1/2" GALVANIZED STEEL	1	...
9. 1/2" GALVANIZED STEEL	1	...
10. 1/2" GALVANIZED STEEL	1	...

**KHATOD RESIDENCE III**  
 ANU AND RAVI KHATOD  
 128 ESCOBAR ROAD  
 PORTOLA VALLEY, CA 94028

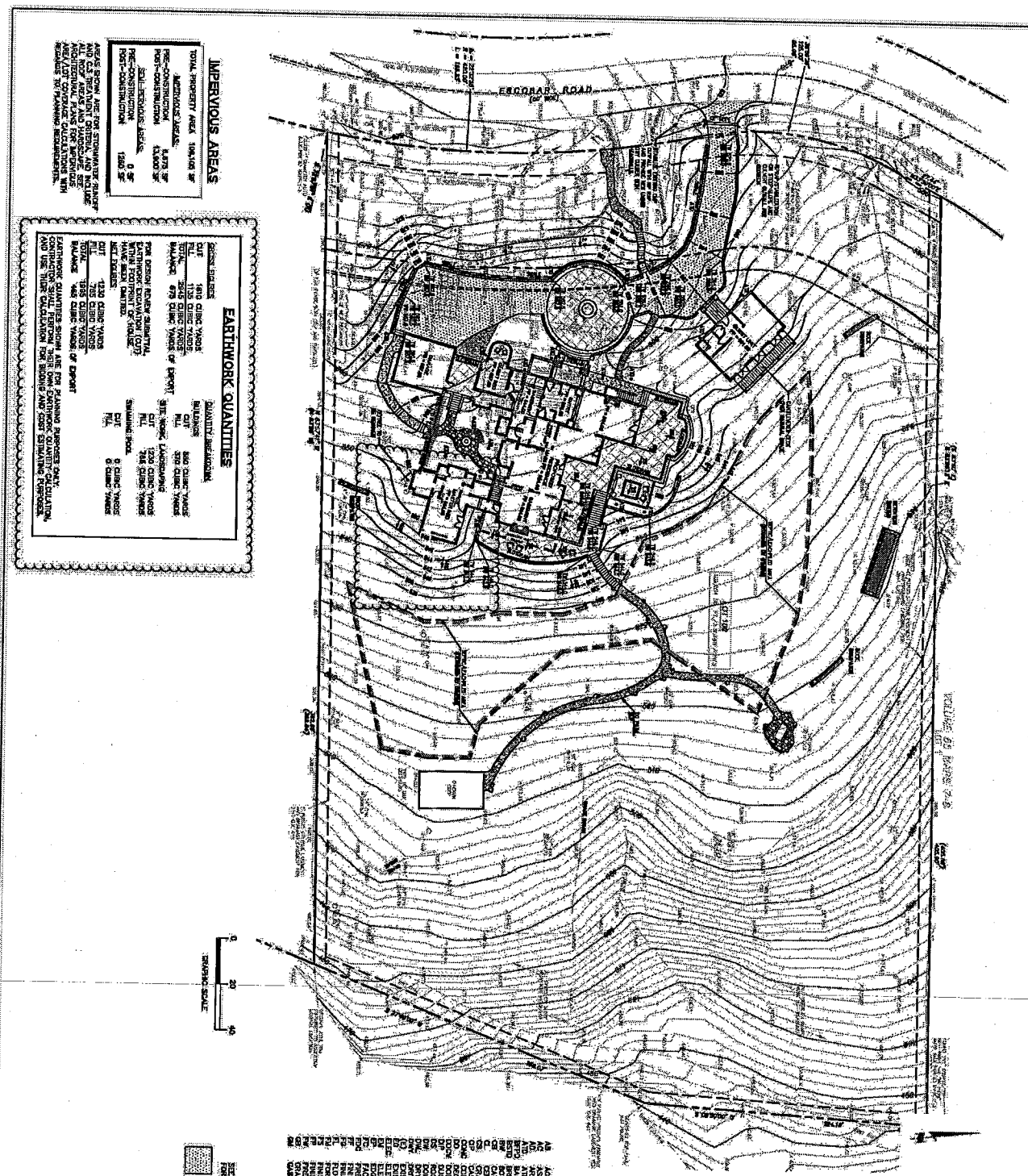
**PRELIMINARY LANDSCAPE PLAN**

BLANDSCAPE, LLC, EXPRESSLY RESERVES ALL RIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BLANDSCAPE, LLC. ANY REPRODUCTION OR TRANSMISSION OF THESE PLANS BY A THIRD PARTY WITHOUT THE WRITTEN PERMISSION OF BLANDSCAPE, LLC, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BLANDSCAPE, LLC.

**blandscape**  
 SUSTAINABLE DESIGN

DATE: 10/20/20	DESIGNED BY: CHAM BLANDSCAPE, LLC
DATE: 10/20/20	DESIGNED BY: CHAM BLANDSCAPE, LLC
DATE: 10/20/20	DESIGNED BY: CHAM BLANDSCAPE, LLC
DATE: 10/20/20	DESIGNED BY: CHAM BLANDSCAPE, LLC
DATE: 10/20/20	DESIGNED BY: CHAM BLANDSCAPE, LLC

11



**IMPERIOUS AREAS**

TOTAL PROPERTY AREA	16,840 SF
IMPERIOUS AREAS	16,840 SF
PRE-CONSTRUCTION	0 SF
POST-CONSTRUCTION	16,840 SF

NOTE: IMPERIOUS AREAS ARE THOSE AREAS WHICH ARE NOT PERMITTED TO BE COVERED BY VEGETATION OR WHICH ARE NOT PERMITTED TO BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH THEY WERE DESIGNED OR INTENDED.

**EARTHWORK QUANTITIES**

QUANTITY	DESCRIPTION
180 CU YD	CUT
240 CU YD	FILL
420 CU YD	TOTAL
180 CU YD	GRADE
240 CU YD	FOUNDATION
420 CU YD	RETAINING WALL
180 CU YD	ROADWAY
240 CU YD	LANDSCAPING
420 CU YD	UTILITIES
180 CU YD	WATER SUPPLY
240 CU YD	SEWERAGE
420 CU YD	STORM DRAINAGE

**HATCH LEGEND**

[Symbol]	EXISTING GRADE
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[Symbol]	EXISTING RETAINING WALL
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[Symbol]	EXISTING ROADWAY
[Symbol]	PROPOSED ROADWAY
[Symbol]	EXISTING LANDSCAPING
[Symbol]	PROPOSED LANDSCAPING
[Symbol]	EXISTING UTILITIES
[Symbol]	PROPOSED UTILITIES

**ABBREVIATIONS**

AA	ADJUSTED TO BASE
AB	ADJUSTED TO FINISH
AC	ADJUSTED TO CENTERLINE
AD	ADJUSTED TO DRAINAGE
AE	ADJUSTED TO ELEVATION
AF	ADJUSTED TO FINISH ELEVATION
AG	ADJUSTED TO GRADE
AH	ADJUSTED TO HORIZONTAL
AI	ADJUSTED TO INTERSECTION
AJ	ADJUSTED TO JUNCTION
AK	ADJUSTED TO KNOCKOUT
AL	ADJUSTED TO LEVEL
AM	ADJUSTED TO MOUNTAIN
AN	ADJUSTED TO NAD
AO	ADJUSTED TO ORIGINAL
AP	ADJUSTED TO PAVEMENT
AQ	ADJUSTED TO PLUMB
AR	ADJUSTED TO RISE
AS	ADJUSTED TO SLOPE
AT	ADJUSTED TO TIE
AU	ADJUSTED TO UTILITY
AV	ADJUSTED TO VERTICAL
AW	ADJUSTED TO WALL
AX	ADJUSTED TO WATER
AY	ADJUSTED TO WIND
AZ	ADJUSTED TO WIND

**LEGEND**

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[Symbol]	ADJUSTED TO WALL
[Symbol]	ADJUSTED TO WATER
[Symbol]	ADJUSTED TO WIND
[Symbol]	ADJUSTED TO WIND



**GRADING AND DRAINAGE PLAN**

Scale: 1" = 20'

Date: 10/1/2018

Project: 1441

The  
Khanod  
Residence

125 E. 1st Street  
Anaheim, CA 92805  
John W. Hancock



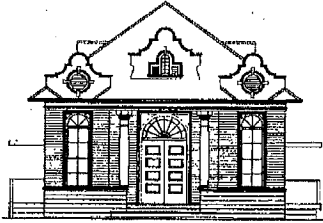
**BKF**

125 E. 1st Street  
Anaheim, CA 92805  
Tel: 714.771.1111  
Fax: 714.771.1112

**JOHN MAIRICK**  
ARCHITECT

125 E. 1st Street  
Anaheim, CA 92805  
Tel: 714.771.1111  
Fax: 714.771.1112





# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO:** ASCC  
**FROM:** Karen Kristiansson, Interim Town Planner  
**DATE:** May 22, 2014  
**RE:** Continued Consideration of Variance X7E-136 and Architectural Review for House Addition for 20 Russell Ave., Subramonian Residence

This project proposes a 427 square foot (sf) addition to the existing 928 sf house, and new 161 sf deck, on this 0.4 acre parcel in the Woodside Highlands. As is discussed below, much of the existing house and part of the addition is within the 20 foot required front setback for the property, and therefore a variance is needed for this project. The ASCC conducted a preliminary review of the application at its May 12, 2014 meeting (the staff report for that meeting and the draft minutes are attached). The Planning Commission provided preliminary comments, which are summarized below, at its May 21, 2014 meeting.

Since the May 12 preliminary ASCC review, the applicant has provided a revised site plan and revised floor plan. The revised project is presented on the following enclosed plans prepared by F. John Richards, Architect and dated as shown below:

Sheet A1.01, Title Sheet, dated 3/24/14  
Sheet A1.02, Site Plan, dated 5/20/14  
Sheet A1.03, Floor Plans and Exterior Elevations, dated 5/20/14  
Sheet A1.04, Greenpoints, dated 3/24/14

In support of the plans and application, the following additional materials have been submitted and are part of this application:

- Outdoor water use efficiency checklist, John Richards, dated 3/18/14 (not attached; was provided for the May 12<sup>th</sup> ASCC meeting)
- Color board, dated 3/18/14 (not attached; will be available at the meeting)

The following comments summarize the changes that have been made to the plans and the preliminary comments that were offered on this project at the May 21, 2014 Planning Commission meeting.

1. **Changes to Project Plans.** The project is described in detail in the attached May 8, 2014 staff report which was provided for the 5/12 and 5/21 preliminary review meetings. Two changes have been made to the project since that time; both of these are discussed below.

First, the site plan on Sheet A1.02 now shows the landscaping which is proposed for the lower part of the lot to provide screening as requested by the neighbors at 6 Leroy. This consists of two new Toyons and two new Prunus lyonii. The plans have been shared with these neighbors and the applicant is continuing to work with them.

Second, the existing parking area north of the house is proposed to be extended further to the north, as was suggested at the May 12, 2014 ASCC meeting. The extension would be a gravel area that would be 17 feet long and would vary in width from 8' to 14'. The location and size of this area was developed to respond to soil and slope conditions on the site, as well as the locations of existing retaining walls. The applicant needs to confirm that no additional grading would be needed for this gravel parking area, and, as shown on the plans, the parking area would be kept at least 10' from the existing oak north of the driveway. Although the proposed parking extension is slightly smaller than the 9' x 18' dimensions set forth in the zoning ordinance for off-street parking spaces, this area would increase maneuverability on-site as a turn-around and could also be used for parking by a smaller vehicle. As was discussed in the May 8, 2014 staff report, the existing paved area is large enough to accommodate the two required parking spaces for a single family home in this zoning district, although they are not covered. Because the number of bedrooms is not increasing with this project, no additional parking improvements are required under the ordinance. The applicants are proposing to provide this gravel parking extension to address the concerns expressed by neighbors and at the preliminary ASCC and Planning Commission meetings.

The revised plan sheets also include one correction to Sheet A1.03, where the east elevation now shows the siding that is proposed for under the deck. The siding would be the same medium tan color that is proposed for the siding of the house.

2. **Planning Commission Preliminary Review Comments.** Planning Commissioners conducted a preliminary review of this project at their meeting on May 21, 2014. In general, Commissioners agreed that the variance request appeared to be reasonable and could be supported. Discussion focused on the existing driveway access gate on the property and whether the gate should be required to be removed as part of the project. The concern was expressed that much of the house, and part of the proposed addition, are located within the required front yard setback, and the question was raised whether removal of the existing gate, which is also located in the front yard setback, would be appropriate since it would help to bring the overall development of the property more into compliance with the Town's land use goals and standards. To consider this question, the following section of this staff report focuses on the gate.
3. **Gate.** The property is located within the R-1/20M zoning district, which permits fences and gates on all property lines. In front yards, these must meet the 50% opacity limit and must be no more than four feet in height. The existing gate meets the opacity limit but is slightly over five feet tall and therefore does not meet the height limit. In addition, the gate is located only partially on the property, with a portion of the gate on the private right of way for Russell Avenue.

Based on information and pictures from the applicant which will be available at the meeting, it appears that a gate was historically located in the current location, next to

the existing stone pillar. A stone pillar was previously located on the other side of the driveway as well, but was removed by the current owners because of its condition. The original gate, as shown in the photos from the applicant, was an ironwork gate taller than the current gate. The applicant has offered to replace the existing gate with the older ironwork gate if necessary.

The gate is located approximately 16' – 24' in along the driveway from the roadway surface, and it is possible for one small car to park between the road and gate without extending into the road. The gate was likely located where it is historically because of the way the right of way for Russell Avenue jogs at the front of this house, as shown on the attached vicinity map. In addition, the right of way for much of Russell Avenue is approximately 30' wide, while in front of this house the right of way ranges from 75' to over 90' in width. Given this situation, the existing gate does not appear to pose a safety hazard.

In order to have a conforming gate, the gate would need to be moved approximately 29' down the driveway. This could allow two cars to park in tandem in front of the gate and would make the gate less visible from Russell Avenue. On the other hand, the existing gate appears to be in the historic location for a gate for this property and could be considered a legal nonconforming structure. This location is likely due to the unusual shape of the lot and the unusually wide right of way. Other homes in the area could legally install gates that would have a similar visual impact, although they would be required to be no more than four feet tall. In a brief drive around the neighborhood, staff noticed three such gates.

In terms of the architectural review, Section 18.43.080.C.2 of the zoning ordinance specifies that the ASCC "shall consider and may require modifications to existing fencing on a property if the ASCC determines that there is a substantial modification to an existing residence or the site improvements to the property." In general, the ASCC has often used a standard that fences and gates should be brought into conformity when 25% or more of an existing fence is damaged or voluntarily removed. In this case, the existing fence is not proposed to be modified as part of the project, and the gate therefore would not usually be required to be removed or brought into conformity.

The Planning Commission would have jurisdiction over conditions related to the variance request, although the ASCC can and does provide recommendations. In terms of the variance request, the existing gate and the proposed house addition are both located partially within the required front yard setback. The Planning Commission could therefore require removal of the gate in order to bring the property more closely into compliance with Town standards and ordinance regulations, and will need to consider whether this would be appropriate for this project.

As an alternative, the owners could consider whether modifying the existing gate could address the Town's concerns, at least in part. Changing the gate from a manual gate to an electric one, for example, could potentially allow the owners to open the gate more easily and might therefore encourage more on-site parking. Any issues related to the fact that the gate is partially located in the private right of way for Russell Avenue would need to be resolved between the Highlands homeowners' association and the property owners.

## Conclusion

Prior to completing its action, the ASCC should consider the above comments and any additional information presented at the ASCC meeting. Any ASCC action would be contingent upon Planning Commission approval of the variance request for the project, which will be considered at the June 4, 2014 Planning Commission meeting.

If the ASCC acts to approve the architectural review for the project, staff would recommend the following conditions:

1. Any adjustments to the landscaping shall be subject to review and approval by planning staff and a designated ASCC member.
2. A vegetation protection and construction staging plan shall be provided and implemented to the satisfaction of planning staff. In particular, the plan shall ensure that all construction parking and staging shall be provided on the property or in an approved off-site location, but not along streets in the Woodside Highlands neighborhood.

The ASCC should also provide a recommendation to the Planning Commission relative to the variance request and could include, as part of that, a recommendation concerning the gate.

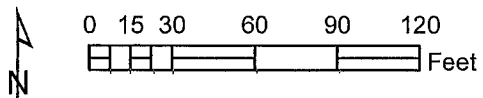
Enc.  
Att.

Cc: Town Council ASCC Liaison  
Planning Commission ASCC Liaison  
Applicant  
John Richards, Project Architect



**Vicinity Map**

**Architectural Review and Variance X7E-136, Subramonian**



APN 076-231-030, 20 Russell Avenue

May 2014





# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO:** ASCC and Planning Commission  
**FROM:** Karen Kristiansson, Interim Town Planner  
**DATE:** May 8, 2014  
**RE:** Preliminary Consideration of Variance X7E-136 and Architectural Review for House Addition for 20 Russell Ave., Subramonian Residence

At its May 12, 2014 meeting, the ASCC will conduct a preliminary review of plans for a 427 square foot (sf) addition to the existing 928 sf house, and new 161 sf deck, on this 0.4 acre parcel in the Woodside Highlands. As is discussed below, much of the existing house and part of the addition is within the 20 foot required front setback for the property, and therefore a variance is needed for this project. The Planning Commission is scheduled for preliminary review of this project and, specifically, the variance request at its May 21, 2014 meeting, and the ASCC's comments will be summarized and provided to the Planning Commission for consideration at that meeting. The following report was prepared to support the preliminary reviews of both the Planning Commission and the ASCC and therefore addresses both the variance request and the design elements of the proposal.

This parcel is located in the lower Woodside Highlands and includes steep slopes and a number of existing retaining walls. The house fronts on Russell Avenue and slopes steeply down to the rear property line, which is adjacent to Leroy Avenue. The existing house was built in 1935, well before town incorporation and adoption of zoning standards, and much of the house is located within the front setback. As a result, although the house addition is at the rear of the house, a portion of the addition is nonetheless located within the front setback area and would be within 16 feet of the front property line instead of set back by the required 20 feet, as shown on the site plan on Sheet A1.02.

The addition includes a height increase of approximately five feet at the tallest point, and a change in roof form, although the house will comply with the Town's height limits. Story poles have been erected at the site and show the proposed roof configuration. Commissioners should view the story poles from both Russell Avenue and Leroy Avenue prior to the meeting.

The project is presented on the following enclosed plans prepared by F. John Richards, Architect and dated as shown below:

Sheet A1.01, Title Sheet, dated 3/24/14  
Sheet A1.02, Site Plan, dated 3/24/14

Sheet A1.03, Floor Plans and Exterior Elevations, dated 3/24/14  
Sheet A1.04, Greenpoints, dated 3/24/14

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

- Outdoor water use efficiency checklist, John Richard, dated 3/18/14 (attached)
- Color board, dated 3/18/14 (not attached; will be available at the meeting)

The following comments are offered to facilitate the preliminary review process.

1. **Background and project description.** This project involves remodeling the interior of this house, adding a 427 square foot addition to the rear of the house, and building a small deck near the house entry and great room. The addition will allow for reconfiguring and significantly enlarging the kitchen and the master suite, as well as adding one bathroom.

The addition will be located behind the house on land that is currently paved and which includes the existing covered patio. The project would not include removing any trees or other vegetation, and grading would be minimal. As a result, a site development permit is not needed for this project.

The property slopes fairly steeply from an elevation of about 674' at Russell Avenue down to about 634' at Leroy Avenue. There are a couple of redwoods and oaks on the north end of the property, as well as a garden structure which was added with a permit in 2010. There are no trees on the southwestern slope of the property between the house and Leroy Avenue, and the existing septic leach field that serves this property appears to be located in this area. Because the number of bedrooms is not increasing, no changes are needed to the septic system.

Because of the relatively small size of the lots in this area and the topography, this project will be visible from several neighboring homes and from both Russell Avenue and Leroy Avenue. Several neighbors have visited Town Hall to view the plans, and the neighbors at 6 Leroy, across the street from what is considered the rear of the property, have expressed concern about the visibility of the addition and height increase due to the location of this house at the top of the slope on the parcel. They have asked that some screening be incorporated into the project, and the project architect has met with them and is working to address their concerns.

2. **Parking.** The property provides sufficient space for two off-street parking spaces, but these spaces are not covered as is required by the zoning code. As a result, the owners originally applied for a variance for that as well, as stated on the cover sheet of the plans. However, the Town has applied the off-street parking zoning standards to only require additional parking or covered parking when a project is increasing the number of bedrooms, since the amount of parking is determined by the number of bedrooms. Because this project would not increase the number of bedrooms, providing the covered parking would not be required. In effect, this property has a legal non-conforming parking situation and would not need to bring the parking into conformity with this project. As a result, a variance would not be needed for the lack of covered parking. If, however, a new house were proposed on the site, then full compliance with zoning standards would be required.

3. **Floor area, impervious surface, and height limit compliance, Build It Green points, and outdoor water conservation.** With the addition, the floor area on the property will increase from 928 sf to 1,355 sf, which is about 37% of the Adjusted Maximum Floor Area for this parcel (3,664 sf). The project will decrease the amount of impervious surface on the site from 3,950 to 3,470, both of which are below the impervious surface limit of 4,050 sf.

At its highest point, the house with the addition would have a height of 21' 3", well below the 28' height limit. With the deck, the maximum height of the project would be 29' 3" from the lowest point of the cladding under the deck to the highest point of the roof. This is below the maximum height limit of 34' as well.

The attached required Build It Green (BIG) GreenPoint rated single family checklist targets 49 points. For reference, the Town's Green Building Ordinance would require 50 points for this addition project, although it cannot currently be required. As you know, the Town began enforcing the 2013 CalGreen code in January, and staff will be working with the Town Council this spring to determine if a new green building code should be developed.

The completed outdoor Water Use Efficiency Checklist (attached) indicates that the project includes no landscaped or irrigated areas, and the project complies with the town's Water Conservation in Landscaping Ordinance.

4. **Architectural design, exterior materials and finishes.** The project involves a fairly straightforward addition to the rear of the existing small ranch-style house on the property. The addition includes a vaulted roof which extends up to a peak that is five feet higher than the peak of the existing roof and is oriented perpendicular to the roof peak on the existing house. As part of the addition, the existing glass sliding doors will be removed, and the east elevation will instead include a set of windows concentrated in the great room and extending up towards the roof peak.

The exterior materials for the project will include a dark gray composition shingle roof to match the existing roof; a medium tan color for the siding, and a dark brown color for the trim. All of the proposed colors comply with the Town's policies relative to light reflectivity values (LRV). The existing house will be repainted as part of the project, which will bring the house into compliance with the LRV policies as well.

The color of the Trex for the deck has not yet been determined and will need to be specified. The deck will include a vinyl-coated cable railing with dark steel posts and top rail, to match the existing railings on the property. The underpinning of the deck will have siding to match the house.

5. **Lighting and skylights.** The project will include removing the existing light by the entry door and replacing it with a new fixture with a 15 Watt CFL. Other existing lights on the house do not meet the Town's standards and would be removed as part of the project. Two new LED step lights will be added at the entry steps.

The project also includes four sun-tunnel skylights over the great room. Because of the tunnel design and the location on the western side of the roof, these skylights should have minimal potential for visual impact.

6. **Variance Request.** The Planning Commission, sitting as the Board of Adjustment, will need to consider the variance request at a public hearing and act on it in light of the findings required under Section 18.68.070 of the zoning ordinance. Each of these findings is listed below, along with a brief discussion.

1. There are special circumstances applicable to the property, including, but not limited to, size, shape, topography, location or surroundings that do not apply generally to other properties or uses in the district.

Discussion: This property includes steep slopes and an existing septic system which constrain changes in the lot configuration. The house was built in 1935 and is located almost entirely within the front setback, such that even an addition to the rear of the house will be partially within the front setback. This, in particular, is a special circumstance which does not generally apply to other properties within the district.

2. Owing to such special circumstances the literal enforcement of the provisions of this title would deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning.

Discussion: If the Town did not allow an addition at the rear of the house, the house would need to be completely reconfigured or rebuilt in order to provide the owners with a similarly functional home. Other property owners in the district would not face such constraints. Additionally, constructing an addition elsewhere on the parcel would require much more site disturbance.

3. The variance is subject to such conditions as are necessary to assure the adjustment authorized will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and zone in which such property is situated.

Discussion: The variance would be for a small (427 sf) addition, such as other property owners might build for their homes. As such, the variance would not provide a special privilege but would allow the property to be used similarly to other properties in the vicinity and zone. The house with the addition will still utilize only 37% of the maximum allowed floor area for the property.

4. The variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity or in the district in which the property is located.

Discussion: The variance will allow a small addition at the rear of the existing home, but still within the required front yard setback. The house with the addition would include less than half of the allowable floor area for the site and is well under the basic height and maximum height limits. The addition would be more visible from Leroy Avenue than the current house because of the height increase and location of the house and addition at the top of a slope, but the visual impact would be no more than what would be considered normal in this zoning district.

5. A variance shall not be granted for a parcel of property which authorizes a use or activity which is not authorized by the zone regulation governing the parcel of property.

Discussion: The variance would be for an addition to a single family home, which is authorized in the zoning ordinance.

6. That the granting of such variance shall be consistent with this title and the general plan.

Discussion: The variance allows a small addition to the rear of an existing single family home in a part of town that is zoned for and has general plan designations for single family residences. As was described above, the addition complies with zoning standards other than the front yard setback, including height and floor area. Additionally, the house is located within the portion of Woodside Highlands that is designated Sbr on the Town's Ground Movement Potential Map, which is the most stable slope designation. As a result, the variance is consistent with the zoning ordinance and the general plan.

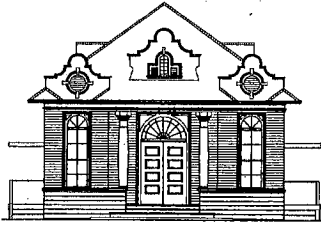
### **Conclusion**

Commissioners should visit the site prior to the May 12<sup>th</sup> meeting and view the story poles from both Russell Avenue and Leroy Avenue. Based on the visit to the site, this staff report, and comments offered at the meeting, the ASCC should conduct a preliminary review and offer comments, both for the architectural review and for the Planning Commission to consider in terms of the variance request.

Project consideration should be continued to the May 27, 2014 special ASCC meeting for action after the Planning Commission conducts its preliminary review. This will allow for the applicant and the ASCC to address any specific concerns the Planning Commission may have before final ASCC action is taken and a final ASCC recommendation is forwarded to the Planning Commission.

Enc.  
Att.

Cc: Town Council ASCC Liaison  
Planning Commission ASCC Liaison  
Applicant  
John Richards, Project Architect



# MEMORANDUM

## TOWN OF PORTOLA VALLEY

---

**TO:** ASCC

**FROM:** Carol Borck, Assistant Planner

**DATE:** May 27, 2014

**RE:** Preliminary Architectural Review for New Residence, Swimming Pool, and Site Development Permit X9H-671, 17 Redberry Ridge, Yang

The Planning Commission and ASCC will hold a special joint site meeting for preliminary review of this project starting at 4:30 p.m. on Tuesday, May 27. The preliminary ASCC architectural review will continue at its special evening 5/27 meeting. In light of the Planning Commission's upcoming schedule, the Planning Commission should offer preliminary comments at the field meeting or in writing to staff following the meeting. Preliminary comments will then be provided to the applicant for consideration as they develop plan revisions and/or clarifications. The ASCC's project review would then be continued to the regular June 9<sup>th</sup> meeting, at which time action may be considered for the project.

These applications are for residential development of this 1.65-acre, vacant Blue Oaks Subdivision property. As is discussed below, this project includes over 1,000 cubic yards of grading, and the Planning Commission is the approving body for the requested site development permit. The ASCC is responsible for the overall site design and architectural proposals and any final ASCC actions and/or recommendations would be considered by the Planning Commission, along with other Town staff and committee input, during a formal public hearing on the site development permit application.

The following report was prepared to support the preliminary reviews of both the Planning Commission and the ASCC, and therefore addresses both grading and the overall design elements of the proposal.

**Overview of current plans.** The parcel is located near the end of Redberry Ridge (see attached vicinity map) and is within the "Stonecrest Zone of Habitation" as defined in the Blue Oaks PUD statement (PUD zone design guidelines are attached). The project proposes construction of a single-story residence, as defined in the PUD design guidelines, with basement and attached four-car garage and a swimming pool. The enclosed plans incorporate a number of design changes that have been made to address feedback from Planning staff concerning massing, glass exposure, and landscape design. These changes are noted on the

attached transmittal letter from the project architect, dated 3/31/14, and include modifications to the roof and architectural massing features, guest parking spaces, and landscaping.

The total proposed floor area is 8,944 sf with 3,102 sf proposed to qualify as "basement," leaving a countable floor area of 5,842 sf. In this case, a swimming pool is also proposed and, pursuant to the Blue Oaks PUD provisions, a pool surface counts against floor area limits. Including the required accounting for the pool, the plans show a total countable floor area of 6,042 sf, just below the 6,210 sf PUD limit for the property.

The plans call for 3,770 cubic yards of grading counted pursuant to site development ordinance standards. This includes 1,295 cubic yards of cut and 2,475 cubic yards of fill. Approximately 1,090 cubic yards of earth will be exported from the site.

The project is shown on the following enclosed plans:

Civil Plans, Lee & Braze Engineering, 3/28/14:

Sheet C-1, Title Sheet  
Sheet C-2, Grading & Drainage/Driveway Profile Plan  
Sheet C-3, Grading & Drainage Plan  
Sheet C-4, Grading Specifications  
Sheet C-5, Details  
Sheet C-6, Details  
Sheet ER-1, Erosion Control Plan  
Sheet ER-2, Erosion Control Details

Survey Plans, BKF Engineers, received 3/28/14:

Sheet SU-1, Topographic Survey

Landscape Plans, Summers & Novick, 3/20/14:

Sheet L1, Landscape Planting Plan  
Sheet L2, Plant List

Architectural Plans, William Maston Architect & Associates, 3/28/14:

Sheet A0.01, Cover Sheet, dated 5/22/14  
Sheet A0.02, Floor Area Calculations  
Sheet A0.03, Site Area Calculations, dated 5/22/14  
Sheet A1.01, Existing Site Plan  
Sheet A1.02, Construction Staging Plan  
Sheet A1.03, Site Plan  
Sheet A1.04, Neighboring Site Plans  
Sheet A2.01, Basement Floor Plan  
Sheet A2.02, Proposed Main Floor Plan  
Sheet A2.03, Roof Plan  
Sheet A4.01, Sections  
Sheet A4.02, Sections  
Sheet A4.03, Sections  
Sheet A4.04, Sections, dated 5/22/14  
Sheet A5.00, Rear Elevation for Height, dated 5/22/14  
Sheet A5.01, Perspective Exterior Elevations  
Sheet A5.02, Perspective Exterior Elevations  
Sheet A5.03, Perspective Exterior Elevations

Sheet E1.01, Exterior Lighting Plan  
Sheet E1.02, Exterior Building Lighting Plan and Cut Sheets

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

- Transmittal letter from project architect, William Maston, dated 3/31/14
- Email from project architect, William Maston, dated 4/9/14
- Email from Joy Elliott, Blue Oaks HOA, dated 5/15/14
- Outdoor Water Use Efficiency Checklist, received 3/28/14
- Build It Green Checklist for New Homes, received 1/24/14
- Colors and materials board, received 1/24/14 (to be presented at the 5/27/14 meeting and discussed below)

Comments from the following members of the site development committee have also been received and are attached:

- Public Works Director, 5/14/14
- Town Geologist, 1/31/14 and 5/7/14
- Fire Marshal, 1/29/14
- Conservation Committee, 1/28/14 and 3/9/14

**Background and project description.** In 2009, the ASCC and Planning Commission reviewed and approved proposed development plans for a 6,082 sf single-story residence with 3,175 sf basement and attached garage and swimming pool on this site. The property has since changed ownership, and the previous approvals have expired. The architect for the previous proposal, William Maston, is also the current project architect. The current proposal is of similar scale to that reviewed in 2009, including floor area, basement, house siting, driveway access and north side pool and terrace areas. The architecture is considerably different, and some aspects of the grading and the manner in which the project fits into the site vary from the expired 2009 approvals.

The parcel is located on the eastern side of Redberry Ridge between Lot 12 (Gibbons) and Lot 14 (Salah). Both Lot 12 and 14 have been developed pursuant to plans approved by the ASCC. The subject site sits on a local topographic ridge between Lots 12 and 14 and is characterized by relatively steep slopes over much of the parcel. The building envelope (BE) is generally located in the eastern half of the property where slopes are somewhat more gentle. A private open space easement borders the BE to the north and east, and a steeply sloped, natural drainage swale is situated to the northwest. The site contains abundant native chaparral vegetation, including some old growth Manzanita; however, this vegetation provides little potential for screening of the proposed development, as the building site and BE area are largely exposed with very little significant vegetation.

Proposed development of the site is generally centered within the BE, with some site walls, paths, the driveway, and guest parking spaces located south of the BE boundary. The single-story home with basement would be dug down and tucked against the north-facing hillside. The attached garage would have a finished floor elevation of approximately 873.6, which is roughly the same elevation as the basement. The finished floor of the main level of the house would be at 884.5. Terraces, an area of artificial lawn, and a swimming pool are proposed to be located on the north side of the house at an elevation of approximately 873. Walls at the northern end



of the pool would vary in height from five and a half to eight and a half feet. Stairs from the pool terrace area would lead down to an area of fill that would be planted as a wildflower meadow.

The proposed driveway entrance will be developed near the center point of the property's front parcel line and has been staked at the site. Cut and fill will be necessary to bring the driveway downslope from the street into the site, where cut will be as deep as approximately eleven feet in some portions of the autocourt. Civil drawings appear to indicate that the proposed width of the driveway would exceed 14 feet, which is the maximum width permitted when required by Woodside Fire Protection District. Fire District regulations require a 14-foot driveway width where the driveway has curbing or a retaining wall, as is the case for this project. The civil and site plans will need to be adjusted to reduce the proposed width to comply with the 14-foot limit.

Stone retaining walls varying in height from four to eleven feet would line the perimeter of the autocourt. The Blue Oaks PUD requires that six guest parking spaces be provided in addition to the two required covered spaces. The guest spaces are not required to be located within the BE. Two additional covered spaces, two spaces in the auto court, and another two spaces south of the driveway entrance are proposed to meet this requirement. The two spaces proposed south of the driveway would be situated perpendicular to the street. Placing these guest spaces in this location helps to minimize grading that would otherwise be necessary if the spaces were located within the BE. All uncovered guest spaces will have a grass paver surface. A concrete walkway would provide pedestrian access between the proposed driveway and the guest spaces to the south. The proposed walls at the autocourt trash enclosure area are located outside of the BE where they may not exceed four feet in height. As proposed, these walls reach a height of approximately 10 feet and are not needed for required access to the site. These walls will either need to be reduced to a maximum of four feet in height or brought into the BE, i.e., possible relocation of the trash enclosure.

The house has a very modern and unique architectural design with flat roof forms, deep overhangs, architectural "massing" elements, and a large area of green roof located over the central portion of the structure. The green roof slopes southward and narrows to form a bridge that connects it to the front yard landscaping area. This is not a pedestrian bridge, and railing will be in place along the retaining walls in the southeast corner of the building envelope to prevent access. A large, circular skylight would be located within the area of the green roof as shown on Sheet A2.03. Solar panels are also proposed for two sections of the roof. At the home's entry, a large concrete architectural accent wall is proposed. This proposed gray concrete "accent wall" as defined in the plans, has a more vertical than horizontal character and massing, and staff has advised the project architect of our concerns with the feature and some of the other more vertical wall house elements. Specifically, the accent wall and other strong vertical wall forms appear inconsistent with the PUD Stonecrest design guidelines which call for emphasizing horizontal forms. This is discussed further below. In addition, the neighbors at 14 Redberry Ridge (Owen) have expressed their concern to staff for the need for planting to screen views to the proposed "accent wall" that they believe will be highly visible from their property.

Views to the site are primarily experienced from the Redberry Ridge cul-de-sac and neighboring Lots 12 and 14 and Lot 18 directly across the street on Redberry Ridge. The site can be viewed from portions of Portola Valley Ranch; however, it is not located within Ranch primary view corridors. For neighbors viewing the site from across the street at Lot 18, the design keeps a lower profile as it is dug down into the hillside. Additionally, the primary view corridor for Lot 18 is towards the west, in the opposite direction. Existing residential development on

Lots 12 and 14 projects further north on the ridge than the proposed development, and primary views for these neighbors are not interrupted. Some concern has been raised with the project team over potential light spill and reflection from the proposed glazing on the north side of the home that could impact Lots 12 and 14. Architectural design and adjustments to the proposed roof overhangs and architectural massing "projections" can be best appreciated by viewing the 3D model that will be provided by the project team at the site and follow-up meetings. Essentially, the tilting flat roof extensions and architectural projections lower the glass exposure to neighbors and provide some relief from privacy, reflection, and light spill impacts. The project team will discuss these features in detail during the preliminary review processes.

**Blue Oaks Homeowners Association Design review process and PUD requirements.** As noted above, the parcel is within the "Stonecrest Zone of Habitation" and the PUD design guidelines for this zone are attached, as is the PUD "design" discussion for the lot. Also attached are the key PUD standards that are to be adhered to in site development.

The specific PUD building envelope exhibits for the subject site and Lots 12 and 14 are also attached. This will assist the ASCC in better appreciating the site and open space easement conditions in the area. Further, attached is the "primary view" map for the area, showing the PUD identified primary views for Lots 12, 13, and 14. Views between the three properties are particularly sensitive and both neighbors have expressed concerns with the proposal.

The Blue Oaks HOA has considered the project proposal and overall, finds it generally acceptable. A follow-up review item concerning the location of proposed guest parking spaces in the area south of the driveway is still outstanding and will be required prior to HOA formal approval of the project (see attached email from Joy Elliott dated 5/15/14)

**Grading and Site Development Committee review.** While the approach to site grading is similar to that presented with the plans approved in 2009, there are some significant differences relative to fill as noted above. This is one of the most complicated building sites relative to exposure and topography, and significant grading is needed to cut the development into the site as called for in the PUD. The expression of fill for the north side level area is an issue, however, as is the scope of fill proposed west of the driveway access.

A majority of the cut outside of the building footprint is required for driveway and autocourt construction and to provide more level, usable spaces around the new residence. Large areas of fill are proposed over the northern tip of the BE that spill into the Private Open Space Easement (POSE) and in the area of the existing drainage swale northwest of the BE (see attached PUD building envelope exhibit for identification of the POSE area). As mentioned above, fill proposed within the BE north of the pool terrace allows for additional landscaping and a relatively level area of wildflower meadow. Some oaks that would provide screening for Lot 14 are proposed in this area of fill. This fill extends into the POSE and is not supported by the PUD which states that POSE areas are to be "preserved in essentially their natural condition." While some planting may be appropriate within the POSE, grading is not permitted. All proposed cut and fill within the site's northerly POSE will need to be eliminated from the proposed plans.

The project also proposes to place large quantities of fill in the natural drainage swale just northwest of the BE. This area is not designated as POSE, and while grading may be permitted in this area, we question the necessity and appropriateness of this proposal. The PUD calls for maintaining natural slope and drainage patterns to the extent possible.

In the attached email dated 4/9/14 the project architect explains some of the discussion that has occurred in support of placing fill within this swale. He states that the Blue Oaks HOA was in favor of reducing the steep slopes that occur immediately off the roadway and that the HOA did not find significant importance in the plant material within the swale. The email also advises that the Fire Marshal expressed support of the clearing of the swale vegetation for fire prevention and that the project civil engineer found benefits to the site development by reducing the severe slopes.

In review of the proposed grading plans and soils report, the Town Geologist, in his letter dated 1/31/14, directed the project geotechnical consultant to determine the "feasibility of placing large volumes of fill along the steep hillside areas north and northwest of the BE and assess the need for additional geotechnical exploration in these areas." Additionally, the Town Geologist requested that drainage discharge facilities "be critically evaluated to assure that these do not contribute to destabilization of the steep slope areas." In response, the project geotechnical consultant submitted supplemental recommendations for the proposal that have been reviewed by the Town Geologist in his attached letter dated 5/7/14. Staff has discussed the proposal and recommendations with the Town Geologist, who advises that geotechnically, the proposed fill is feasible if keying and benching recommendations called for in the soils report are carried out appropriately. He also stated that the fill would likely provide additional stability to the Redberry Ridge road fill (that was a result of developing the roads in the subdivision).

The Public Works Director has reviewed the proposed plans, supporting soils documents, and review comments from the Town Geologist. In response to the proposed civil plans, the Public Works Director, in his memorandum dated 5/14/14, calls for detailed civil plans, instruction, field observation, and field progress reports for all grading work as well as a long term erosion control plan and drainage maintenance and monitoring plan for the steep hillsides and fill areas. This maintenance and monitoring plan would include erosion and stability assessment of these areas by either the project geotechnical consultant or civil engineer over a three year period with reports submitted to the Public Works Director annually.

It should also be noted that the neighbors across the street at 14 Redberry Ridge (Owen) informed staff of their concerns with the scope of fill and the impact of the fill and the planting in the swale area. The conservation committee was asked to look at the proposed fill and plant material, and their report dated 1/28/14 and email on this matter dated 3/9/14, is attached. The Conservation Committee strongly supports limiting the areas of site disturbance and preserving the native chaparral habitat of the site. They note that much of the site is currently in an undisturbed condition and that retaining soil on site as fill in the swale northwest of the building envelope and elsewhere would encourage the growth of weedy invasives. Additionally, they propose steps to be taken to further bring the site closer to a native condition.

Written comments have also been received from the Fire Marshal (attached report dated 1/29/14). There is no trail easement on the property, and no comments have been received from the trails committee.

- The Fire Marshal's review includes all standard conditions concerning fire code and driveway requirements for conditional approval. No fire truck turnaround is required for the project.

As noted above, the objective of the PUD is to maintain natural slopes and drainage patterns, and the proposed area of fill within the natural drainage swale is outside the BE (although not within the POSE). The proposed placement of fill within this steep swale is independent and unrelated to the work needed to develop the new residence, driveway, and site improvements within the BE. While filling this area may be geotechnically feasible, the amount of additional site disturbance and changes to the existing topography that will be created, and the monitoring that will be necessary to ensure that erosion is controlled and the area remains stable post-construction, at first review appears incongruous to the PUD statement. At the same time, some of the area was disturbed with original subdivision road development and the slopes immediately below the road are not original. And, at the time of the 2009 project ASCC review, the ASCC did encourage some additional fill in this area to soften the slope, but not to the extent currently proposed.

The ASCC and Planning Commission will need to consider the benefits of the proposed fill (i.e., less off-haul of soil from the site, reduction in the steepness of the slopes in this area, and the potential to reduce fire fuel source) in light of other PUD objectives and measures that would need to be taken post-construction to ensure stability and function of the hillside/swale.

**Compliance with floor area (FA), impervious surface area (IS), and height and yard setback limits.** As noted above, the total proposed floor area is 6,042 sf, with 200 sf attributable to the proposed swimming pool. An additional 3,102 sf is planned in the "basement." The Blue Oaks PUD has no 85% floor area limit, and therefore, all of the permitted floor area can be placed in the main house.

The total proposed impervious surface (IS) area is 7,497 sf, which is approximately 62.5% of the allowed 12,000 sf.

The site plan, Sheet A1.03, demonstrates that the proposal conforms to required PUD setbacks with all structures being located within the building envelope except for the trash enclosure wall.

The data on the section sheets have been prepared to demonstrate conformity with the single-story 18- and 24-foot height limits that apply to this "Stonecrest" zone parcel; however, because of the relationship between the rear elevations of the home and the proposed layout of the rear patio and proposed site walls, this area of the home does not appear to be fully compliant with the 18-foot height limit. The lower level of the home is interpreted as a basement level; however, in order to comply with the definition of a basement and the 18-foot height limit, the rear patio area needs to be brought closer in towards the house and the openings in the site walls eliminated (i.e., along the area of the artificial lawn, wood decking, and stairs leading down to the proposed wildflower meadow). With these modifications, the patio area would be defined as the required light well for the basement and heights would be measured from the top elevation of the adjacent site walls. This basement/light well design is very similar to that proposed and approved by the ASCC in 2009. Staff has discussed these needed adjustments with the project architect, and plan modifications are in process. These will need to be developed to the satisfaction of planning staff.

**Project design and exterior materials.** The "Stonecrest" zone guidelines state that visually dominant architectural features will run parallel to site contours and that designs will emphasize horizontal rather than vertical forms. The guidelines also call for houses to "hug" the ground and follow the forms of site contours. Roofs are to be flat or low pitch, and materials are to include natural stone, wood boards, and other "fire proof" siding. Further, glazing is to be

minimized, or screening measures employed, because of concerns for reflection. A variety of materials are permitted as long as they are in harmony with the natural colors and textures of the site.

The design of the proposed house appears to generally respond to these design provisions. Although the design is a dramatically different architectural style than the 2009 project, the overall approach to site use, scale and massing is similar. The house will be dug into the existing hillside with no fill required in constructing the pad. The flat roof forms with deep overhangs and darkly painted fascia bands and the use of horizontal pattern stone on portions of the building and site walls help bring horizontal expression to the very modern architectural style. The proposed green roof and bridge feature also help pull the architecture into the site.

As noted above, and in the comments shared with staff by the neighbors at 14 Redberry Ridge, there is concern with the "accent wall" at the motor court and the vertical walls and column-like features creating strong vertical features on the various house elevations. The ASCC needs to have these designs explained in detail, including materials and finishes, by the project team addressing how they fit within Stonecrest design guidelines. The ASCC will need to consider the presentation and provide responses as to design acceptability and/or design adjustments that should be considered by the project design team.

The proposed finish treatments for the house and site meet town reflectivity guidelines and include:

- Stucco house siding in "Dry Sage"
- Accent wall in gray concrete
- Stone for house and site walls "Rocky Mountain"
- Stucco walls at pool in "Jamesboro Gold"
- Support poles/railings/fascia in "Fatigue Green"
- Concrete pool deck/stairs/walkways in "Monroe Bisque"
- Underside of roof overhangs of Alaskan Yellow Cedar
- Wood decking at pool area
- Synthetic lawn in pool area
- Built-up roofing in gold or beige
- Cobblestone driveway
- Grasspave parking areas

A sample or cut sheet of the proposed roofing material and cobblestone for the driveway will need to be submitted for review. In general, however, these materials and colors appear to be appropriate for the site and consistent with the intent set forth in the PUD. This view, is however, tempered by the comments offered above on the potentially more vertical wall elements.

**Exterior lighting.** The proposed exterior lighting as shown on Sheets E1.01 and E1.02 appears to be in excess of the Blue Oaks PUD and Town lighting guidelines that support a minimal approach to outside illumination. Only the minimum amount of lighting necessary to achieve essential illumination should be used, with the primary objective being safety for pedestrians and other non-vehicular uses around the primary building site.

Fixture descriptions for the A through E fixtures are included on Sheet E1.02. The recessed downlight fixture B, pathlight fixture C, and step/wall light fixture E appear to comply with Town

guidelines. We are concerned with the use of the rope light fixture A and sconce fixture D and conformity to Town lighting standards. The rope lighting appears to, at least in part, be intended for use to highlight the length of the stair handrail at the northern deck patio located off of the kitchen/dining area. Town policy opposes the use of rope or strip-type lighting. The sconce light fixture D can accommodate up to a 150 watt bulb, and it is unclear whether the design of the fixture would allow the bulb to be viewed from off-site. Town lighting guidelines require that exterior light fixtures only accommodate a 75 watt bulb max (or equivalent) and that the source of light not be visible from off-site.

The Blue Oaks PUD states that lighting outside of the Building Envelope can be allowed "when it is demonstrated to the satisfaction of the ASCC that the lighting is necessary for safety." This project proposes 24 lights outside of the building envelope: 15 pathlights located in areas of the driveway, on-site parking spaces, and front yard pathway and nine wall lights in areas of the driveway, auto-court, and pathway steps. The ASCC will need to determine that these fixtures are necessary for safety and/or provide direction for lighting reduction.

While proposed pool lighting is indicated on Sheet E1.01, cut sheets for the proposed fixture need to be provided. Additionally, proposed finishes for the path and recessed lighting fixtures needs to be indicated. As mentioned above, a large, circular skylight is proposed to be centrally located on the green roof. It will be important to understand the proposed lighting within the stairs under the skylight.

Overall, the extent of lighting appears to require reconsideration for conformity to Town policies and guidelines and the provisions of the Blue Oaks PUD.

**Landscaping.** Blue Oaks PUD objectives for landscaping focus on preserving natural views, establishing appropriate screen plantings between houses, extending natural woods and grasslands in a flow across the land, and creating a visual balance in type and massing of materials. A natural appearing transition should be created between the new construction and the natural landscape. Selected varieties must conform to approved plant lists and provisions within the PUD statement.

The proposed landscape planting appears somewhat intensive, particularly outside of the building envelope (BE). Within the building envelope, plantings are proposed around the new development, softening and screening site walls and providing some screening of views of the home and activity areas from neighboring properties. All proposed plant species within the BE are in compliance with PUD provisions.

Outside of the building envelope, within the lot's private open space easement (POSE), six live oaks and a variety of shrubs are proposed, providing screening between the subject property and Lot 12 to the east. Other shrubs are also proposed within the POSE to the north of the pool and terrace area. The proposed plant materials in the eastern portion of the POSE intended for screening views from Lot 12 appear somewhat artificial and dense in form, and we suggest fewer materials be strategically placed for a more natural feel in this area. The proposed species within the POSE do comply with PUD provisions. Additionally, it is noted that the owner of Lot 12 proposed and received approval for significant screen planting to screen views to the Lot 13 building site in response to the 2009 plans.

In other areas outside of the BE, along the street frontage and in the area of fill west of the BE, proposed plant species conform to the PUD requirements. However, the density and form of

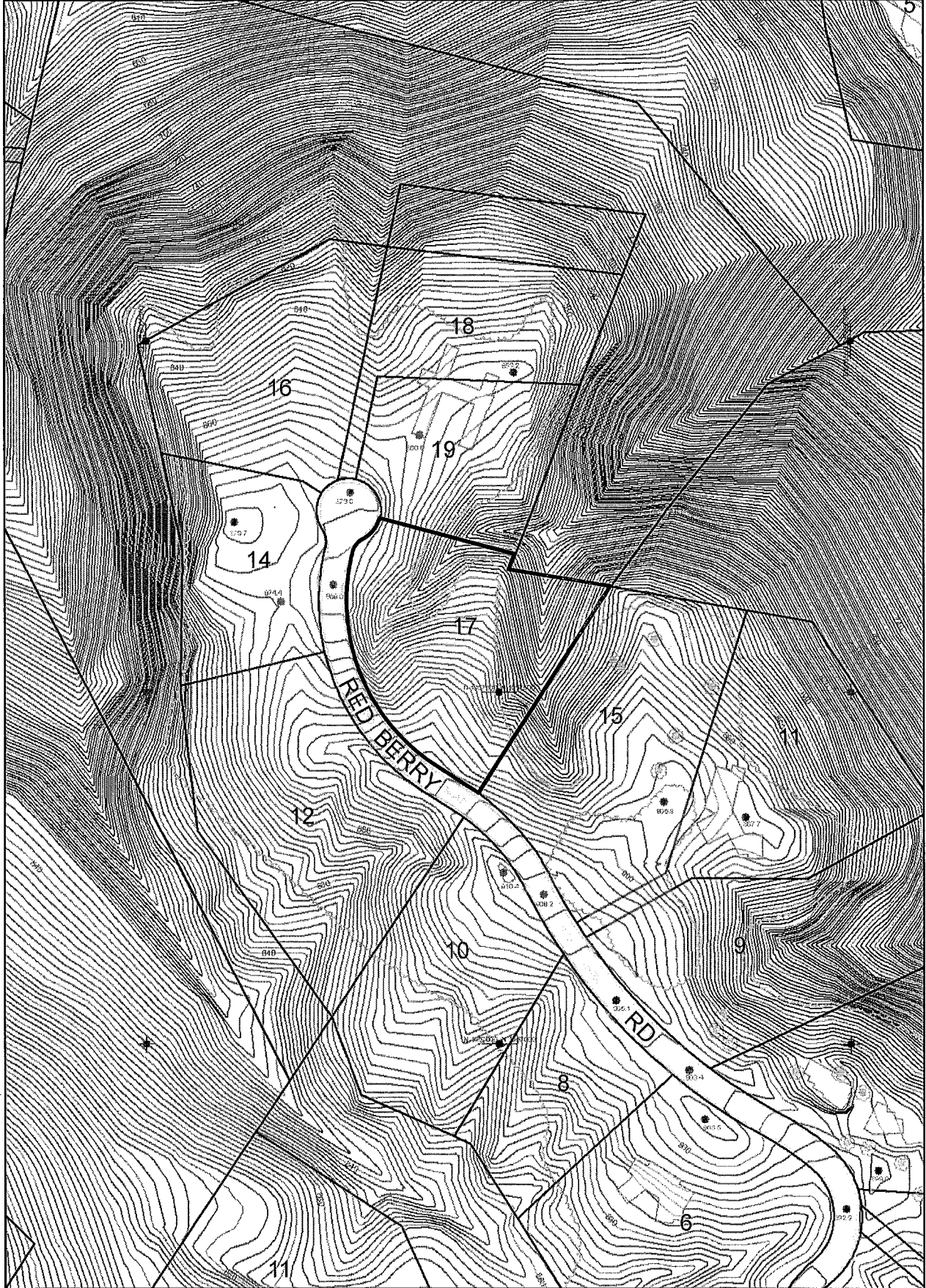
some of the plantings appears more intense than Town guidelines would likely support, particularly the coyote brush proposed along the street and the 11 live oaks proposed along the western BE line.

While no tree removals are proposed with the development, a significant amount of vegetation would be removed with placement of the proposed fill west of the BE. As mentioned above, the Conservation Committee has reviewed the existing site conditions and encourages less disturbance and planting on the property overall. They inspected the existing plants in the area of the proposed fill in the swale northwest of the BE and noted that species were predominantly natives with little disturbance or invasion by non-natives. The Committee expresses strong support for preserving the existing swale and the well-established native chaparral habitat of the site.

**“Sustainability” aspects of project.** The submitted Build It Green checklist targets a total of 255 points, whereas 256 points would be required under the Town’s previous Green Building Ordinance. As you are aware, the Town’s Green Building Ordinance is in flux, and as of January 1, 2014, the Town began enforcing the CalGreen 2013 code. Staff will be working with the Town Council to determine if a new green building ordinance should be developed.

**Conclusion.** The Planning Commission and ASCC should conduct the 5/27/14 preliminary review, including the site visit, and offer comments, reactions and directions to assist the applicant and project architect make any plan adjustments or clarifications that members conclude are needed before both commissions further consider the project or final action on the applications. Following the May 27<sup>th</sup> evening ASCC meeting, project review should then be continued to the regular June 9, 2014 ASCC meeting.







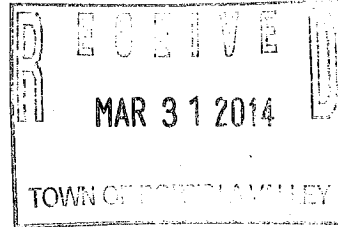


**William Maston**

ARCHITECT & ASSOCIATES

March 31, 2014

Town of Portola Valley  
Planning Department  
765 Portola Road  
Portola Valley, CA. 94028



Regarding:  
Yang Residence  
17 Red Berry Ridge,  
Portola Valley, CA  
Blue Oaks – Lot13

Carol Borck,

The following are the changes we made to the submittal set per the comments we received from the initial review of our application.

1. We moved the upper guest parking further into the site and away from the roadway. We specified the material as a grass paver. We also changed the material of the guest parking area near the garage. It is now grass paving also.
2. A soils review letter is provided for the fill area with supporting documentation from additional borings and testing that were done for those portions of the site.
3. The trees on the northern part of the property were staggered to give them a natural placement. We also add a few additional trees.
4. all renderings were updated to reflect the new trees and the changes of placement
5. there were no changes to the floor plans
6. The roof plan was slightly modified at the office and kitchen areas to reduce the amount of glass exposure. The renderings reflect these changes.
7. Section b was added to show conformance to the maximum height limit.
8. The original metal fin walls were replaced with a new massing to reduce the amount of glass exposure and give more privacy to the neighbors. This is shown on the rendering updates.
9. The lighting plans were updated to reflect the changes to the site plans.
10. the landscape plan was updated to reflect the changes to the site plans
11. The landscape planning species were also updated with the previous comments in mind.

The above changes have been reviewed and approved by the Blue Oaks Homeowners Association.

Sincerely,

Greg Palesse  
William Maston Architect & Associates

## Carol Borck

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**From:** Administrative <Administrative@mastonarchitect.com>  
**Sent:** Wednesday, April 09, 2014 5:30 PM  
**To:** Carol Borck  
**Cc:** Greg Palesse  
**Subject:** Re: Yang Project

Carol Brock

Hi Carol – sorry your previous email slipped through the cracks – but I would like to respond to the questions you raised

First and foremost we would like the application as submitted to the presented to ASCC for review.

During the review process with the Blue Oaks HOA – considerable discussion took place regarding relocation of landfill in the area adjacent to our proposed driveway. Discussion center on the extremely steep slope that was created when the original road was built. The general feeling was that by keeping the extra fill on site to decrease the steep slope offered benefits to the project. Discussion included concern raised by the fire marshal Denise Enea who considers the fire-load in the ravine to be quite high and asked that it be cleared further away from the road and the proposed residence. Our civil engineer also found benefits in decreasing the severe slope that currently exists. The Blue Oaks HOA also endorsed the idea of adding additional fill directly adjacent to the roadway in this area in order to reduce the steep slopes. For the most part, the HOA felt that the existing plant material in the ravine area to be filled was not of great importance and could be replanted and restored as part of a future landscape plan.

The one area that was not discussed, was the idea of whether or not the conservation easement should prohibit the grading changes. At this point, I assume we would discuss this at the ASCC.

Because there was so much discussion both pro and con from different interest groups, I believe it's important for this discussion to take place in open forum and that the ASCC is the proper forum to doing that.

In the real big picture the new residence proposal and driveway entrance can be installed without the need for the proposed addition fill. The over-arching question remains whether the placement of additional fill is appropriate to the over-all site design of the project.

Please let me know if there are any other questions that need to be answered before they are placed on an ASCC agenda.

Thanks,

Bill

Office: (650) 968-7900

Cell: (650) 279-0499

**Bonnie Lee**

Senior Office Administrator

**William Maston Architect & Associates**

## Carol Borck

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**From:** Joy D. Elliott <joydelliott@hotmail.com>  
**Sent:** Thursday, May 15, 2014 10:11 AM  
**To:** Carol Borck  
**Cc:** tim mills  
**Subject:** RE: 17 Redberry

Greetings Carol.

We are awaiting the details of the parking space revisions as noted below. These revisions are to be given by architect Bill Maston to Dominic Ferriari (our property manager) and reviewed by the Board prior to approval. No approval has been given yet. The notes from our meeting are as follows.

### 17 REDBERRY

**DISCUSSION:** Architect Bill Maston presented alternate parking plan, additional screening proposals and revised pool placement. Proposal to be presented on 4/27 to the ASCC. Bill commented that grading of project is still controversial.

**ACTION ITEM:** Bill Maston to modify two parallel parking access so that it is clear that the parking is near the house and not immediately off of the street. Modification to be given to Dominic for Board review and comment.

Hope this helps,

Joy

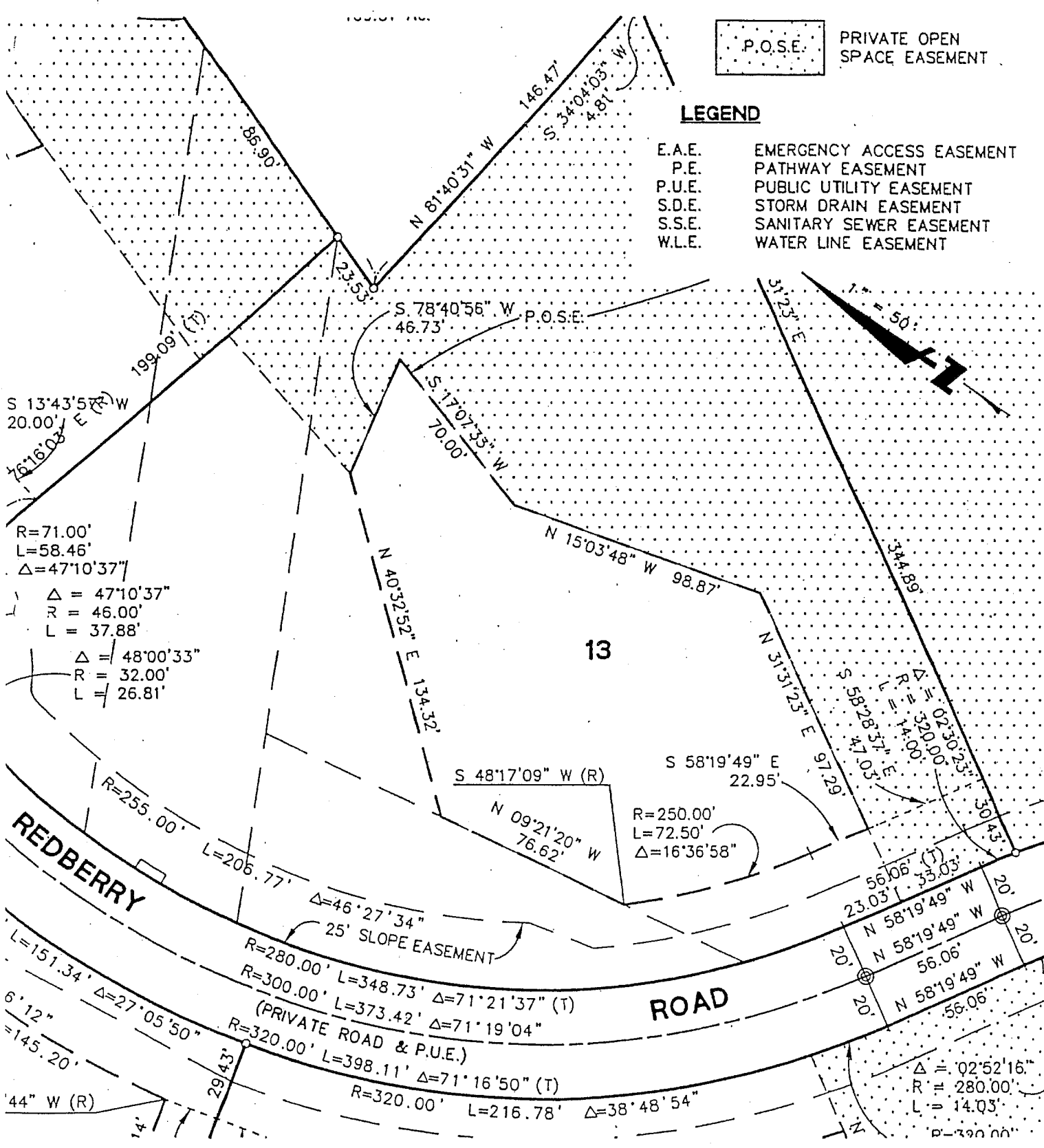
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**From:** [cborck@portolavalley.net](mailto:cborck@portolavalley.net)  
**To:** [joydelliott@hotmail.com](mailto:joydelliott@hotmail.com)  
**Date:** Wed, 14 May 2014 15:51:23 -0700  
**Subject:** 17 Redberry

Hi Joy,

Wondering if you can direct me on this – I am working on the proposed project at 17 Redberry and I am trying to obtain a copy of the HOA approval letter/conditions – can you lead me to the right person for this?

Thanks so much!  
Carol



P.O.S.E.

PRIVATE OPEN SPACE EASEMENT

**LEGEND**

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

R=71.00'  
L=58.46'  
Δ=47°10'37"

Δ = 47°10'37"  
R = 46.00'  
L = 37.88'

Δ = 48°00'33"  
R = 32.00'  
L = 26.81'

13

REDBERRY

ROAD

(PRIVATE ROAD & P.U.E.)

Subject BLUE OAKS - LOT 13  
BUILDING ENVELOPE EXHIBIT

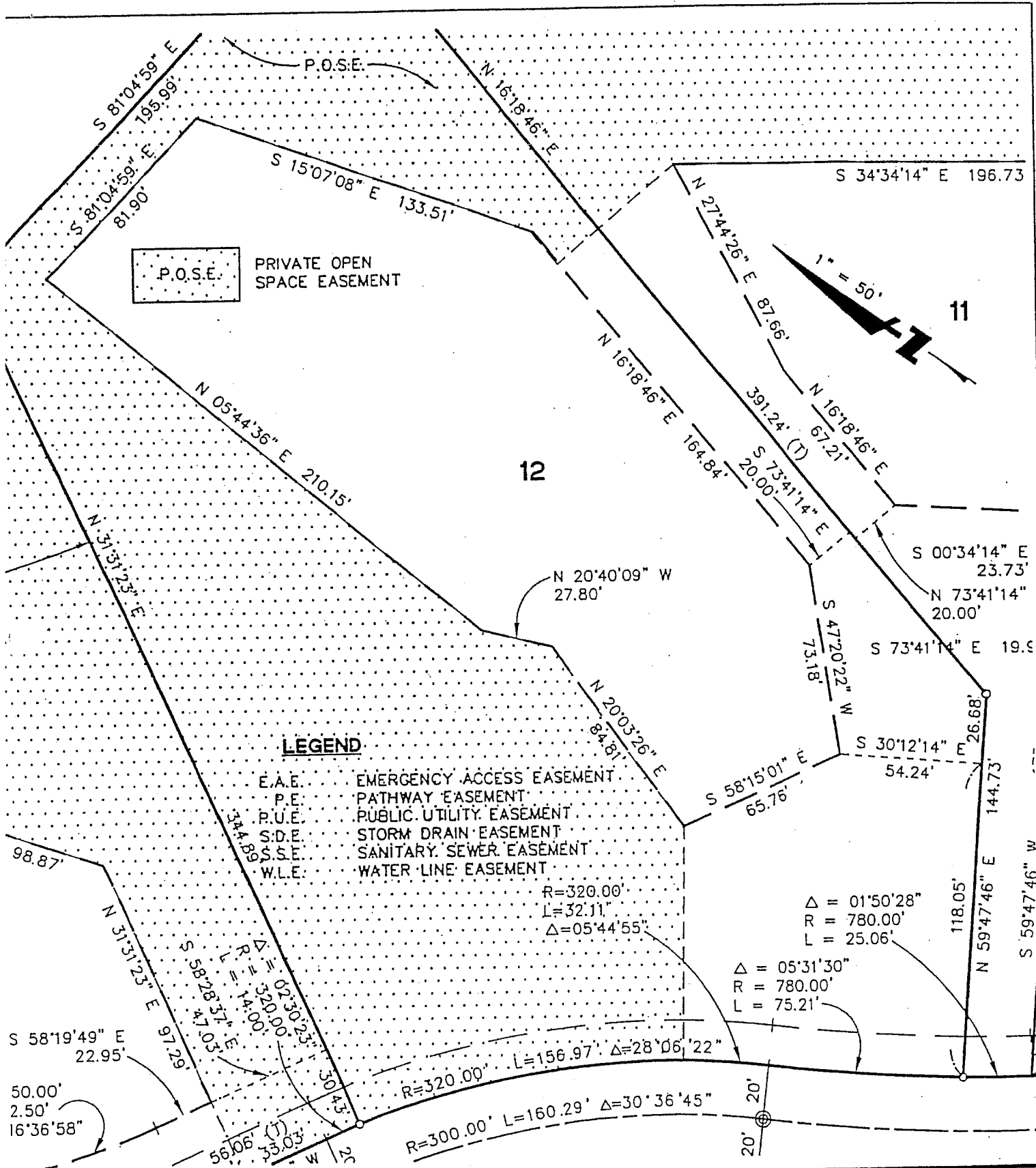
Job No. 9700161C

By AJ Date 06-14-98 Chkd. CB

SHEET 1 OF 1

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

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



P.O.S.E.

PRIVATE OPEN SPACE EASEMENT

**LEGEND**

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

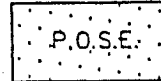
**Brian Kangas Foulk**  
 Engineers • Surveyors • Planners

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

Subject BLUE OAKS - LOT 12  
BUILDING ENVELOPE EXHIBIT  
 Job No. 9700161C  
 By AJ Date 07-14-98 Chkd. CB  
 SHEET 1 OF 1

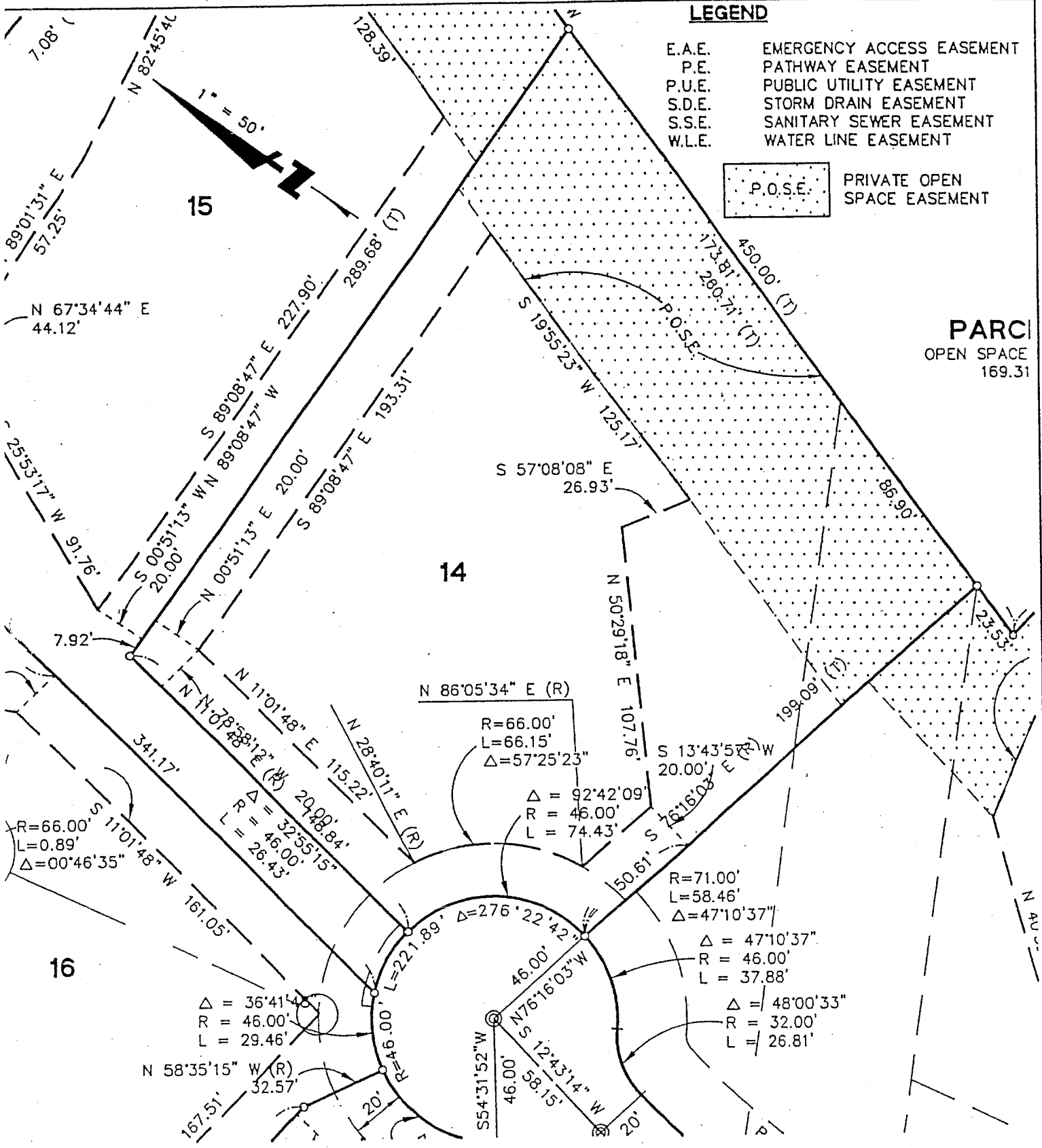
**LEGEND**

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



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

**PARCEL**  
OPEN SPACE  
169.31

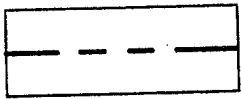


Subject BLUE OAKS - LOT 14  
BUILDING ENVELOPE EXHIBIT  
Job No. 9700161C  
By AJ Date 07-14-98 Chkd. CB  
SHEET 1 OF 1

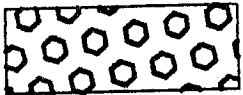
**Brian Kangas Fouk**  
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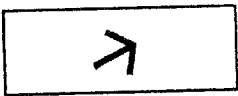
# LEGEND



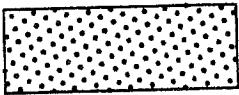
LOT LINE



PRIVATE OPEN SPACE (24.4 acre)



ORIENTATION TOWARDS PRIMARY VIEW



BUCK MEADOW PRESERVE (15.7 acre)



FAULT LINE



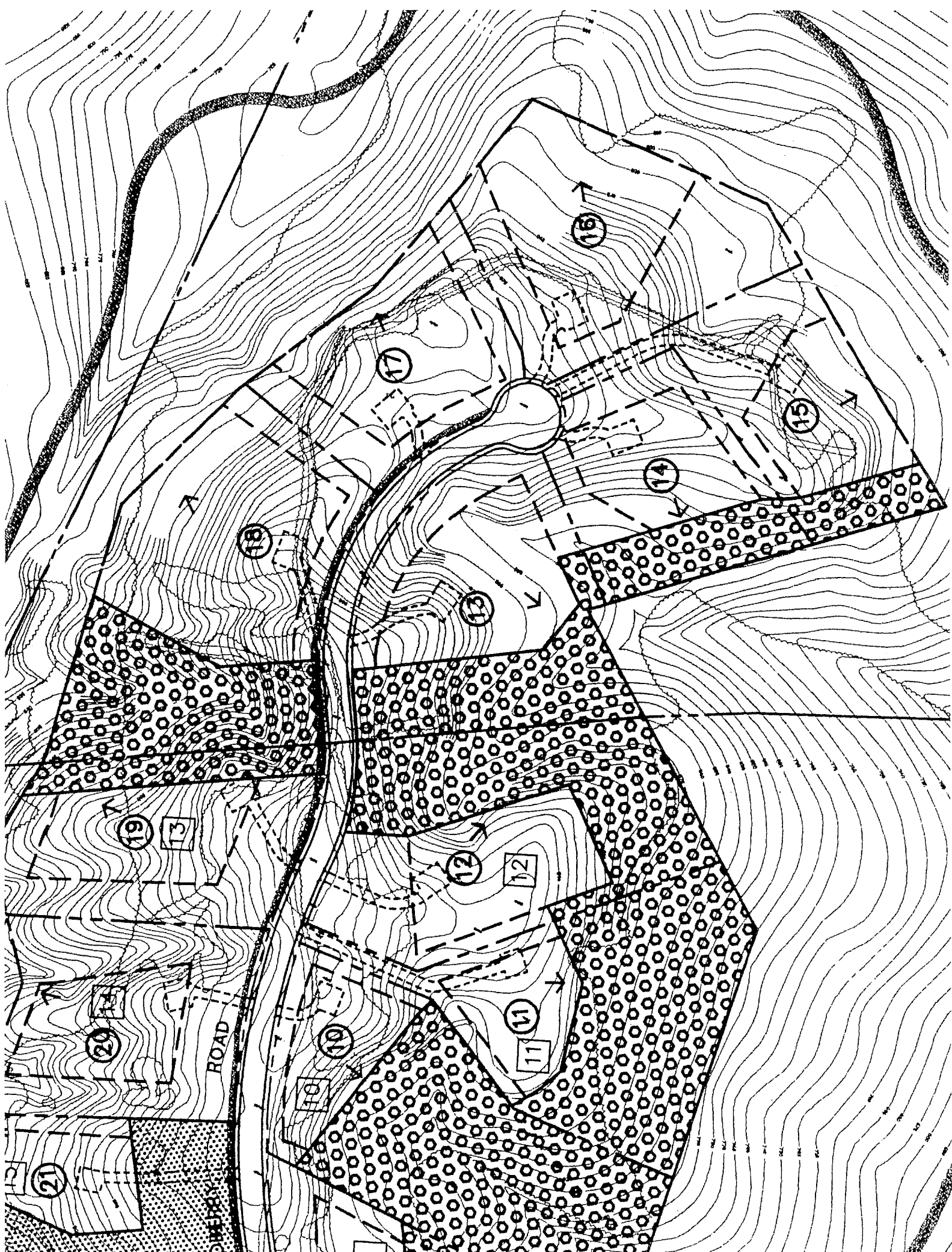
PUBLIC TRAIL



FORMER LOT NUMBER (CORRECTED TENTATIVE MAP, 7/10/95)



PROPOSED LOT NUMBER





emitted by a standard incandescent bulb, not including spot, flood, or similar reflector bulbs.)

- i. The total electrical power of any single exterior light fixture visible from off-site, irrespective of the number of bulbs the fixture can contain, shall not exceed 75 watts incandescent equivalent light if frosted or otherwise diffused, or no greater than 25 watts incandescent equivalent light if clear.
- j. In addition to the above lighting guidelines, lighting of all signs is regulated pursuant to the provisions of Portola Valley Town Ord. 18.40.050.
- k. Lighting shall be made part of the BOAC and ASCC architectural review process for each new residence.

- J. **Blue Oaks Design Framework -- "Zones of Habitation".** The concept of "zones of habitation" as defined herein establishes the architectural framework for residential design and site development within the Blue Oaks community. While a range of architectural solutions are possible, they shall be based on the characteristics and design criteria established for the specific "zone of habitation" in which a parcel is located. The BODC and the ASCC shall apply the definitions and design criteria set forth below as guides in judging the acceptability of any proposal for residential development.

The Blue Oaks property contains a classical cross section of Northern California landscape, formed by three parallel zones. These zones are comprised of an escarpment along the top of the slope above Los Trancos Road, meadows in the central site area, and wooded slopes running north-south along the lower, east facing slopes of Coal Mine Ridge. The Blue Oaks design framework seeks to reinforce these conditions, and ensure a harmonious relationship between structures and the land. The design framework is composed of three "zones of architectural habitation":

*Stonecrest*  
*Grasslands*  
*Woodlands*

Several sites around the Redberry Preserve exhibit characteristics of all zones, and are identified as *Combination Zone*.

For the purposes of guiding architectural and site design solutions, each zone of habitation is defined by four architectural criteria. These criteria are:

Architectural Form,  
Relationship to the Ground,  
Roof, and  
Materials.

The definitions of the criteria for each of the zones are:

1. **STONECREST.** This zone is the most visually sensitive and requires special care to ensure that architectural solutions will not dominate the landscape. Control of building heights and the use of natural stone elements will be important to meeting the architectural criteria. Further, careful selection of exterior materials, finishes and colors will result in development having minimum impact on views from off-site and between parcels on-site. Walls of native or compatible stones could be used to integrate development within the building site and possibly, with development on adjoining parcels.

### *Architectural Criteria*

**Architectural Form.** Visually dominant architectural features will run parallel to site contours. Design solutions will emphasize horizontal rather than vertical forms.

**Relationship to Ground.** Houses should appear to "hug" the ground and follow the form of the contours of the site. Architecture should emphasize strong horizontal lines and where more than one floor level is desired, the house should step down the hillside within the defined height limits.

**Roof.** To support the desired horizontal forms, roofs should be flat or of low pitch. Hip roofs would generally be more appropriate than gable end designs. The texture and color of materials should complement the "stonecrest" conditions of the site. Highly reflective, e.g., slate-like, materials would, typically, be inappropriate. In some cases, a very low pitch roof with "earth sheltering", i.e., sod or similar, materials would be appropriate and help pull the architecture into the site.

**Materials.** Siding should be of natural stone with dry jointed appearance in a horizontal pattern, or horizontal wood boards with a relatively rough texture. Glazing should be minimized, or screening measures employed, in locations where there is significant potential for sun reflection. A variety of materials solutions should be possible as long as the result is a feeling of conformity with the contours of the building site. Finish colors in harmony with the colors of the site backdrop will also be important to minimizing potential visual impacts.

2. **GRASSLANDS.** The Grassland sites have rolling hills of meadow grasses with treed edges. Some of the meadow areas are interrupted by mature clusters of native oaks. Off-site views to these sites are not as visually sensitive as the Stonecrest sites; thus there is some opportunity for taller houses. Further, a smaller house footprint may allow for greater preservation of the native grassland areas. Some of the building sites are visible from houses at higher elevations beyond the southern property boundary, and care will need to be taken to select roof colors and materials that minimize potential for off-site visual impacts. Also, as possible, site development should be relatively compact, with much of the site left to native grasslands.

### *Architectural Criteria*

**Architectural Form.** Structures should complement the rolling hills through the use of appropriate roof forms, e.g., that parallel the site contours, and house sitings.

**Relationship to Ground.** Grading for site development should not create sharp edges, e.g., geometric cut and fill forms, or visually prominent retaining walls. Structures should be cut into the hillside, or have foundations that follow the natural contours of the ground surfaces. Two story and multi-level houses are appropriate design solutions for most Grassland sites. However, in making design decisions, taller houses should be in locations nearer to established tree groves, and stepped or lower houses should be chosen for more exposed grassland locations.

**Roof.** Roof shapes should follow the form of the land. To the extent possible, roof angles should be parallel with the ground slopes. Roof colors should be darker rather than lighter, and materials should not be highly reflective.

Lot 7. The BE is situated at the upper limits of a swale at the slope break and the main view is easterly toward Foothills Park. The site has a relatively narrow buildable area. The architectural design could respond in this situation with a stepped floor plan or possibly an entire floor being sunken into grade with openings to the view of the Park. This technique, sometimes called a "daylight basement," would allow the advantages of a two-story footprint while maintaining the profile of a single-story home.

Lot 8. This lot is very similar to Lot 7 and the BE constraints are the same. There is, however, an opportunity for views to the Bay from the north eastern edge of the envelope and the house design may wish to take advantage of those views.

Lot 9. This lot, while sharing views and slope constraints with Lots 7 and 8, does not have the enclosure of mature oaks and will be one of the few lots that is more visible from off-site. Therefore, it is important to keep a low roof profile by limiting the apparent height through careful house siting. Heavy planting of native plant materials will help reduce the apparent size and provide screening from neighbors both on- and off-site.

Lot 10. This lot shares the same site constraints as Lot 9 and similar design solutions and criteria should be employed. Lot development shall show special attention to native plant screening along the driveway.

Lot 11. Being the only flag lot in this group, the BE is farthest from Redberry Road on a knoll which overlooks the Bay. The site is thickly covered with 8- to 10-foot high chaparral. A low roof profile and careful siting of structures will be critical to proper development. The use of heavy native planting will help screen the home from adjacent properties.

Lot 12. This lot is very similar to Lots 9 and 10, with the exception of a larger required setback from Redberry Road. Provisions for low roof profiles and plantings are the same as identified for the other lots. Special attention will be needed with regard to buffering views to the adjacent homesites on Lots 13-15.

Lot 13. This lot shares a common property line with Blue Oaks Lot 12. By setting a 100 foot setback from the common parcel boundary, there will be a minimum 200 foot separation between houses on the adjoining parcels. The separation will help preserve an existing, significant, drainage swale. Views are easterly towards the Bay, and the building site is out of the view corridor from Portola Valley Ranch.

Lot 14. Situated between Lots 13 and 15, this site occupies the plateau area opposite Lot 16. The primary view orientation is easterly, as in Lot 13, and a well situated house will be out of the Portola Valley Ranch view shed.

Lot 15. Situated at the northerly end of the ridge line above Los Trancos Road, the building site on this lot benefits from the proximity of a mature stand of native Oak. A well sited home will have selective views northeast toward the Bay while taking full advantage of the trees to screen views to Portola Valley Ranch.

Lot 16. At the northwest end of the ridge, Lot 16 has commending views towards the north and, particularly, Windy Hill. Elevations of the house architecture will need to be carefully planned to avoid having the roof lines project above the ridge, at least in terms of views from Portola Valley Ranch. As a result, a one story height limit is appropriate. Further, staggered roof lines and stepping floor plans should be used to reduce apparent mass of the home.

Lots 23, 24, 25, and 26. These 4 lots will fall under the below market rate (BMR) category and will be developed as a separate entity. The BEs should be as shown on Map T 12 with the structure height limited to two stories. Elimination of building setbacks between the common BMR lot lines will allow greater design flexibility and the option to mass the structures to be more in scale with the surrounding residences. A common drive can service all four lots. A common pool is identified on Lot 25, but could be relocated within this group depending on the final design.

L. Architectural and Site Design Criteria. The following architectural design criteria, along with the "Zone of Habitation" Architectural design framework will provide the opportunity to site and design residences and accessory uses and structures so that they are unobtrusive and subordinate to the landscape and enhance the natural qualities of the Blue Oaks property.

1. Architectural and Site Design.

- a. Architectural design shall reflect sensitivity to the existing site environment so that the combination of structures, grading, and landscaping leave the impression of conformance to the land in a way that preserves the natural setting.
- b. Design elements which minimize the apparent bulk and height of structures are to be utilized.
- c. On downhill slopes, avoid the impression of tall facades by stepping structures, within height limits, with the natural terrain.
- d. On downhill slopes, avoid cantilevered structures with tall supports and excessive roof overhangs.
- e. Reduce effective visible mass with the use of horizontal elements.
- f. Design structures to integrate with the natural topography of the site.
- g. Use contour grading to blend into land forms rather than severe cutting, filling, padding, or terracing.
- h. Do not bridge steep terrain to provide access to the structure.
- i. Design retaining walls as terraced or broken elements, not large single retaining walls, unless specifically appropriate to the architecture design.
- j. Control grading and site preparation to reduce erosion and soil exposure and minimize impacts on natural drainage systems.
- k. Revegetate cuts, fills, and other earth modification with appropriate native plant material.
- l. While it is understood that development of some lots will require tree removal, the specific design of structures should result in a footprint that avoids to a reasonable extent, existing large specimen trees. To achieve this, a combination of staggered exterior wall lines and two-story elements may be appropriate depending on the proposed building size and location.
- m. To conform to sloped house sites, houses will be designed to have elevation breaks, more varied roof lines, and to step down the slopes rather than protrude over the slopes.
- n. Large glazed walls are to be minimized and protected by deep roof overhangs to reduce reflectivity and glare.

- o. Residences are to be sited to minimize visual impacts from off site, to maximize open space preservation, prevent the obstruction of views from adjacent properties, and maintain view corridors to significant off-site views.
- p. All driveways shall be constructed with asphalt surfaces. However, other surface materials may be used, subject to prior ASCC review and approval, when the materials blend with the adjoining terrain and vegetation, or when coloring agents can be added to effectively achieve such blending.
- q. New landscape planting shall not substantially block significant views from adjacent lots.
- r. Except in the ornamental landscape area, as defined herein, only landscape planting from the Town approved plant list, i.e., Approved Blue Oaks Plant List Appendix A of this PUD Statement, will be installed. The HOA shall have the responsibility for review and approval of homeowner landscape plans prior to installation. In addition, landscape plans for initial lot landscaping, i.e., at the time of house construction, shall be subject to review and approval by the ASCC. All approved plantings shall be installed and maintained by the homeowner.
- s. For lots along Buck Meadow Drive, residence driveways are to be combined to minimize the number of paved exits and to maximize the green edge of the meadow along the project's main road.

## 2. Building Materials.

- a. Exterior colors and materials whether used in initial house construction, on additions, or for repainting or refinishing projects shall all be subject to prior review and approval by the BODC and ASCC. The BODC and ASCC shall apply the guidelines set forth below and the Town guidelines and color regulation standards in fulfilling the review and approval responsibilities. The CC&Rs shall mandate such color review for all parcel owners and the HOA shall take such actions as may be necessary to enforce these colors and materials controls.
- b. Non-reflective earth tone colors shall be utilized on walls and roofs. Color accents may be used subject to both BODC and ASCC approval. The BODC shall develop a paint colors pallet that provides a framework for the range of exterior colors to be used in the Blue Oaks community. Further, the BOAC shall establish criteria for deviation from the approved framework. Both the framework and deviation criteria shall be subject to review and approval by the ASCC.
- c. When wood siding is used on structures, it should be finished with transparent or semi-transparent stains that allow the texture and natural grain of wood to show. This treatment would also apply to wood railings and trellises, and window trim. All wood is to meet fire management guidelines as set forth in this PUD statement, or as may be modified by the WFPD and approved by the Town of Portola Valley.
- d. All roof material shall have a Class A fire rating as defined by the WFPD. Roof color should be of tones that harmonize with the natural colors of the site, have low reflective values and are not highly visible off site.
- e. Metal flashings, roof jacks, vents and metal accessories shall be finished in a manner consistent with the design guidelines stated above, and to eliminate potential for reflectivity of metal surfaces.

- f. Gutters and downspouts should be non-reflective steel and painted to match house colors or of copper which is allowed to weather into natural patina.
- g. View facing windows should be protected from the sun by deep overhangs, and these windows should have non-reflective solar tint glazing.
- h. Building materials will be fire retardant and construction techniques will meet codes currently adopted by the Town and as set forth in the fire management provisions of this PUD Statement. Residences will have interior sprinkler systems for fire protection and, also, automatic gas shut off valves.
- i. Reflective mirror glass or reflective mirror films applied to glass will not be allowed. Skylight glazing shall be non-reflective.
- j. Dead-bolt locks shall be installed in all homes.

**M. Planting and Land Management.**

1. **Environmental Landscape Objectives.** All landscaping within the Blue Oaks property, whether installed by the Blue Oaks HOA or by individual homeowners, shall meet the following objectives:
  - a. Preserve natural views.
  - b. Establish screen plantings between houses, car parking areas, and private outdoor spaces. Plantings should, however, be located and maintained to, as possible, minimize concealed areas to reduce potential for incidence of crime.
  - c. Establish, maintain or enhance continuous plant drifts which flow across property lines.
  - d. Maintain natural slope and drainage patterns to the extent possible.
  - e. Provide optimum utilization of sun and shade patterns and wind screening.
  - f. Extend the natural woods and grasslands in a flow across the land.
  - g. Visually balance evergreen and deciduous plantings.
  - h. Visually balance the mass of existing tree cover with shrub groupings and ground covers.
  - i. Provide a transition between new construction and the natural landscape.
2. **General Landscape Management.**
  - a. Section II.M.3. below sets forth the considerations and criteria for new planting that shall be permitted within the defined landscape management zones. The installation and maintenance responsibilities of the Developers, the homeowners and the Association are stated in the CC&Rs. Plans for installation of plant materials and irrigation zones around the homes are subject to review and approval by the BODC and ASCC, and shall be prepared in conformity with the planting and land management provisions of this PUD.
  - b. Landscape management guidelines developed for ecological zones on the site shall be followed to sustain natural conditions on the project site. (See Sheet Environment Zones, Map P6 for reference.)
  - c. The CC&R's for the subdivision shall guarantee maintenance of the Common Open Space with regard to potential slope failure, fallen trees, fire hazards and all other aspects of maintenance necessary to ensure that the area will not become a threat to public health, safety and welfare.



# MEMORANDUM

## TOWN OF PORTOLA VALLEY

---

TO: Carol Borck, Assistant Planner  
FROM: Howard Young, Public Works Director  
DATE: 5/14/2014  
RE: 17 Redberry Ridge - Yang

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 and signed checklist by the project architect will 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.

In addition:

4. The project geotechnical and civil engineer shall provide detailed plans, instruction, field observation, and provide field progress reports for all grading work. Specifically, those areas receiving large amounts of fill and steep areas.
5. The Project civil engineer shall provide appropriate Best Management Practices and erosion control plan for those steep areas receiving large amounts of fill.
6. A long term erosion control and drainage maintenance and monitoring plan for the steep hillsides and areas of large fill will be prepared by the geotechnical or civil engineer as part of the building plans. For the initial 3 years after project/landscape completion, the project geotechnical or civil engineer will assess for erosion and stability and prepare annual reports.

XC: arch.  
app.

# WOODSIDE FIRE PROTECTION DISTRICT

## Prevention Division

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

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

### BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION: 17 Redberry Ridge		Jurisdiction: PV	
Owner/Architect/Project Manager: Yang		Permit#: X9H-671	
PROJECT DESCRIPTION: New House			
Fees Paid: <input checked="" type="checkbox"/> \$YES <input checked="" type="checkbox"/> See Fee Comments Date: 1/29/14			
Fee Comments: CH# 072806334 \$60.00 (planning review fee)			
<b>BUILDING PLAN CHECK COMMENTS/CONDITIONS:</b> 1. Must comply to PV Ordinance 15.04.020E for ignition resistant construction & materials, (cedar shingles not allowed on siding unless listed on Calif State Fire Marshal website for tested & approved ignition resistant materials. Eave vents & windows to comply with same requirement. This is for all new work. 2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background. 3. Approved spark arrestor on all chimneys including outside fireplace. 4. Install Smoke and CO2 detectors per code. 5. NFPA 13D Fire Sprinkler System to be installed in house and guest house. 6. 100' defensible space around proposed new structure prior to start of construction. 7. Upon final inspection 30' perimeter defensible space will need to be completed. 8. Driveways over 150' will require a FD Truck turnaround near the house. (www.woodsidefire.org) 9. Fire Hydrant located at the end of court. ***RESUBMIT*** Pending any major changes once permit number issued all should be approved by WFD.			
Reviewed by: M. Hird		Date: 1/29/14	
<input checked="" type="checkbox"/> Resubmit		<input type="checkbox"/> Approved with Conditions	
<input type="checkbox"/> Approved without conditions			
Sprinkler Plans Approved: -----		Date:	Fees Paid: <input type="checkbox"/> \$350 <input type="checkbox"/> 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:			

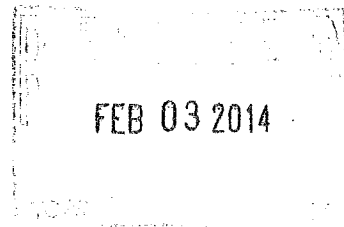




January 31, 2014  
V5034

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

SUBJECT: **Geologic and Geotechnical Peer Review**  
RE: Yang, Proposed New Residence  
17 Redberry Ridge, Lot 13 Blue Oaks Subdivision  
SDP# X9H-671



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

- Geotechnical Investigation (report), prepared by Murray Engineers, Inc., dated May 27, 2009;
- Architectural Plans (17 sheets, various scales), prepared by William Matson Architect and Associates, dated January 2, 2014; and
- Grading and Drainage Plans, Erosion Control Plan, and Grading and Drainage Details (8 sheets, various scales), prepared by Lea and Braze Engineering, Inc., dated August 8, 2013 with a revision date of January 2, 2014.

In addition, we have reviewed pertinent technical maps and reports from our office files and conducted a recent site visit.

### DISCUSSION

Our review of the referenced documents indicates that the applicant proposes to construct a new 8,944 square foot single-family residence, swimming pool, retaining walls, driveway, parking areas and associated improvements. According to the referenced plans, estimated earthwork quantities include approximately 3,565 cubic yards of cut and 2,475 cubic yards of fill placement. An estimated 1,090 cubic yards of earth material are anticipated to be off-hauled from the site. Access to the property will be via a new driveway accessed from Redberry Ridge at the midpoint of the southwestern boundary of the subject

property. Murray Engineers, Inc. prepared a geotechnical report for a previous development plan at the subject property in May, 2009.

### SITE CONDITIONS

The subject property is generally characterized by a broad northwest-trending ridge, with relatively level to gently inclined slopes within the proposed building envelope. Moderately steep to very steep (25- to 70-percent), north- and east-facing slopes flank the upland building area. Drainage at the site is characterized by uncontrolled sheetflow directed radially from ridgeline to the north, northwest and east. Surface runoff is intercepted by natural drainage swales bordering the building envelope in the northwestern and southeastern portions of the site.

According to the Town Geologic Map, the proposed building site is underlain, at depth, by Franciscan Complex bedrock (i.e., sandstone and greenstone). Subsurface data collected by Murray Engineers encountered greenstone bedrock throughout the site. These bedrock materials are capped with a mantle of surficial soil materials. In subdivision level investigations Harlan Tait Associates encountered up to 6 feet of landslide debris in a boring adjacent to the southeastern property boundary. According to the Seismic Hazards Zone map of the Mindego Hills Quadrangle, the steeper slopes on the subject property are susceptible to seismically induced instability. According to the Town Geologic Map, an active trace of the San Andreas fault is located approximately 500 feet to the southwest of the property.

### CONCLUSIONS AND RECOMMENDED ACTION

The proposed residential development is potentially constrained by expansive surficial soil materials, steep slopes flanking the building envelope with the potential for surficial soil creep, and anticipated very strong to violent ground shaking associated with nearby seismic events. The Project Geotechnical Engineer (Murray Engineers, Inc.) performed a geotechnical investigation of the site in May 2009 for a previous site development plan. This investigation included a site reconnaissance; subsurface investigation; review of the previous investigations; and an evaluation of the available data. Based upon these data, geotechnical design criteria were provided for the prior proposed development that appeared appropriate for the identified site constraints. However, the current development plan includes significant differences from the previous plan, including the placement of large volumes of fill outside of the proposed building envelope within the northwest swale. **Consequently, prior to approval of the Site Development Permit application from a geologic and geotechnical standpoint, the geotechnical consultant should evaluate the feasibility of the latest development plans, and address the following items:**

1. **Geotechnical Feasibility Level Evaluation** – The applicant's Geotechnical Consultant should perform a feasibility evaluation of all geotechnical aspects of the latest development plans (i.e., site preparation and grading, site drainage improvements and design parameters for foundations and retaining walls) to ensure that the current development plan is feasible from a geotechnical standpoint. Specifically, the applicant's Geotechnical Consultant should address the feasibility of placing large volumes of fill along the steep hillside areas north and northwest of the building envelope, and assess the need for additional geotechnical exploration of these areas. Additionally, the design and locations of all drainage discharge facilities should be critically evaluated to assure that these do not contribute to destabilization of the steep slope areas.

The results of the Geotechnical Feasibility Evaluation should be described by the Project Geotechnical Consultant in a letter and submitted to the Town Engineer and the Town Geotechnical Consultant for review prior to approval of the Site Development Permit. **The following should be performed prior to the issuance of Building Permits:**

2. **Geotechnical Report Update** – The applicant's geotechnical consultant should review the latest development plans and update their geotechnical investigation, as deemed appropriate, so that all recommendations pertain to the new proposed development. Seismic design parameters should be updated for conformance with current codes.
3. **Development Plans** – Structural plans and grading and drainage plans should be generated that reflect the updated foundation, retaining wall, and grading and drainage design recommendations of the Project Geotechnical Consultant.
4. **Geotechnical Plan Review** - The applicant's Geotechnical Consultant should review and approve all geotechnical aspects of the latest development plans (i.e., site preparation and grading, site drainage improvements and design parameters for foundations and retaining walls) to ensure that their recommendations have been properly incorporated.

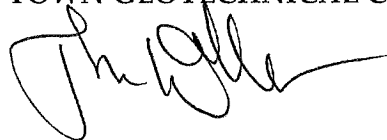
The results of the Geotechnical Report Update, Development Plans, and Geotechnical Plan Review should be submitted to the Town Engineer and Town Geotechnical Consultant for review and approval prior to issuance of Building Permits.

**LIMITATIONS**


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

Respectfully submitted,

**COTTON, SHIRES AND ASSOCIATES, INC.**  
**TOWN GEOTECHNICAL CONSULTANT**

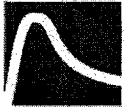


John Wallace  
Principal Engineering Geologist  
CEG 1923



Patrick O. Shires  
Senior Principal Geotechnical Engineer  
GE 770

POS:JMW:AM



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

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May 7, 2014  
V5034A

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

SUBJECT: **Supplemental Geologic and Geotechnical Peer Review**  
RE: Yang, Proposed New Residence  
17 Redberry Ridge, Lot 13 Blue Oaks Subdivision  
SDP# X9H-671

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

- Geotechnical Report Update (Letter-report), prepared by Murray Engineers, Inc., dated March 31, 2014.

In addition, we have reviewed pertinent technical maps and reports from our office files.

**DISCUSSION**

Our review of the referenced documents indicates that the applicant proposes to construct a new 8,944 square foot single-family residence, swimming pool, retaining walls, driveway, parking areas and associated improvements. According to the referenced plans, estimated earthwork quantities include approximately 3,565 cubic yards of cut and 2,475 cubic yards of fill placement. An estimated 1,090 cubic yards of earth material are anticipated to be off-hauled from the site. Access to the property will be via a new driveway accessed from Redberry Ridge at the midpoint of the southwestern boundary of the subject property. Murray Engineers, Inc. prepared a geotechnical report for a previous development plan at the subject property in May, 2009.

In our previous review report, dated January 31, 2014, we recommended that a geotechnical report update be performed since the initial geotechnical investigation report was completed approximately 5 years ago for a different development layout.

## CONCLUSIONS AND RECOMMENDED ACTION

The Project Geotechnical Consultant has performed a geotechnical report update, and has provided supplemental geotechnical design criteria for the currently proposed residential development that, in general, appears appropriate for the identified site constraints. These recommendations include establishing a minimum 15-foot setback from the very steep northern drainage channel slopes with respect to the toe of the proposed fill prism. Alternatively, the consultant recommends that the setback could be eliminated if a row of concrete stitch piers was installed along the top of the very steep slopes to mitigate the adverse impacts of soil creep and shallow landsliding on the fill slope. The selection of one of these alternatives over the other could result in slight changes to the ultimate configuration of the rear yard elements.

Supplemental swimming pool recommendations were also provided, including constructing the swimming pool shell atop deep reinforcement concrete piers. Based upon our review of the referenced documents, we do not have geologic or geotechnical objections to the proposed residential development layout, and recommend approval of the Site Development Permit application from a geologic and geotechnical standpoint. The following should be performed prior to approval of Building Permits:

1. **Development Plans** – Structural plans and grading and drainage plans should be generated that reflect the updated foundation, retaining wall, and grading and drainage design recommendations of the Project Geotechnical Consultant.
2. **Geotechnical Plan Review** - The applicant's Geotechnical Consultant should review and approve all geotechnical aspects of the latest development plans (i.e., site preparation and grading, site drainage improvements and design parameters for foundations and retaining walls) to ensure that their recommendations have been properly incorporated.

The results of the Development Plans, and Geotechnical Plan Review should be submitted to the Town Engineer and Town Geotechnical Consultant for review and approval prior to issuance of Building Permits. The following should be performed prior to final project approval:

3. **Geotechnical Field Inspection** - The Project 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.

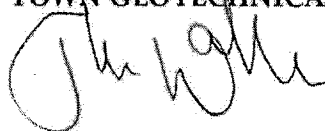
The results of these inspections and the as-built conditions of the project should be described by the Project Geotechnical Consultant in a letter and submitted to the Town Engineer for review prior to final (as-built) project approval.

**LIMITATIONS**

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

Respectfully submitted,

**COTTON, SHIRES AND ASSOCIATES, INC.  
TOWN GEOTECHNICAL CONSULTANT**



John Wallace  
Principal Engineering Geologist  
CEG 1923



David T. Schrier  
Principal Geotechnical Engineer  
GE 2334

DTS:JMW:AM

## **Preliminary Conservation Committee Comments**

**17 Redberry Ridge**  
**January 28, 2014**

**Volume of Grading** 6040 cu yards. This extensive grading essentially reshapes a large proportion of the lot. The rocky clay that will be cut and then spread will be inhospitable for desirable plants and a magnet for weedy invasives. Normally we encourage retention of as much soil as possible, but in this case exporting of more of the cut soil would allow preservation of more of the existing gully and well established native chaparral habitat - including some manzanitas that may well be 100 years old.

**Lighting** Lighting should be for safety and not architectural/design purposes.

The lights are appropriately shielded to prevent light pollution, except for the proposed rope lighting.

The amount of lighting may be more than is needed for safety.

### **Impermeable Surfaces**

Impermeable surfaces should be kept to a minimum. This plan has extensive patio/pathways/decking all laid on concrete pad base. Consideration should be given to having some large portion of this laid on a pervious base.

### **Landscape Plan:**

We appreciate and encourage areas left open and native. We would suggest leaving more of the lot unlandscaped.

Portola Valley is a semi-arid, Mediterranean climate which experiences episodic years of drought. It is important to be mindful of our limited water supplies when planning the landscape. The existing native woodlands, chaparral and meadows should be preserved as much as possible to retain the rural character of the Town, and more formal landscaping confined to near the house.

### **Plants List**

Ribes malvaceum will perform much better here than R. viburnifolium or sanguineum spp  
The Western Azalea and Rosa californica need considerable water.

Gaultheria often does not do well here as we are south of it's natural range.

Deer will mutilate the Arctostaphylos. ?

## **NATIVE HILLSIDE**



In addition to the landscaped areas detailed in the submitted plan, there are areas of open and uncultivated hillside. It is currently primarily chaparral habitat, in undisturbed condition.

The committee strongly recommends that this area remain undisturbed and the following steps taken to move it even closer to a native condition, both to preserve the rural atmosphere of the neighborhood and to provide habitat for local wildlife:

1. Removal of invasive plants.
2. Careful protection and maintenance of toyon and manzanitas.
3. Any additional plantings are strongly 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.
5. Fire mitigation should be mindful and focus on removing fire ladders and opening breaks between clumps of vegetation while preserving important habitat.

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

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

Submitted by Judith Murphy, Chair

## Carol Borck

---

**From:** Paul Heiple <pheiple@gmail.com>  
**Sent:** Sunday, March 09, 2014 7:42 PM  
**To:** Carol Borck; Judith Murphy; marianne plunder  
**Subject:** Re: 17 Redberry

On Friday March 7, Marianne and I went to look at the plants on 17 Redberry. Below is a list of species found in the the areas where file is shown on the plans.

Garrya elliptica Silk Tassel  
Ceanothus cuneatus Buck Brush  
Lepechinia calycina Pitcher Sage  
Cercocarpus betuloides Mountain-Mahogany  
Adenostoma fasciculatum Chamise  
Baccharis pilularis Coyote Brush  
Arbutus menziesii Madrone  
Stipa lepida Foothill Needle Grass  
Toxicoscordion fremontii Fremont Star lily

All of these plants are native, none are rare. Few weeds were noted. The areas slated to be filled are cover with native vegetation with little disturbance or invasion by non-native plants.

Paul Heiple

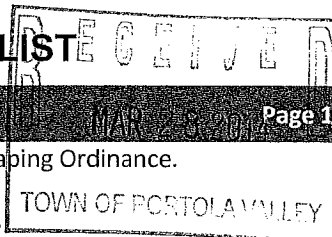
On Mon, Mar 3, 2014 at 12:35 PM, Carol Borck <[cborck@portolavalley.net](mailto:cborck@portolavalley.net)> wrote:  
Hi Paul,

Judith told me you were going to review the "gully" on the 17 Redberry property for any important plant species – just checking in if you have a response you can email me?

Thanks!  
Carol

--  
Paul Heiple

# OUTDOOR WATER USE EFFICIENCY CHECKLIST



## To Be Completed by Applicant

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

Signature Greg Palesse Associated \_\_\_\_\_

Date 03/28/2014

TOWN OF PORTOLA VALLEY

## Project Information

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

Applicant Name (print): David Yang

Contact Phone #: 650-968-7900

Project Site Address: 17 Redberry Ridge

Agency Review

Project Area (sq.ft. or acre): 1.65 acre

# of Units: 1

# of Meters: t.b.d.

(Pass) (Fail)

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.

Total Landscape Area (sq.ft.):

25200 +/-

Tier 1 (1,000 - 2,500 sq.ft.)

Tier 2 (> 2,500 sq.ft.)

(Pass)  (Fail)

Turf Irrigated Area (sq.ft.): 1179

(Pass)  (Fail)

Non-Turf Irrigated Area (sq.ft.): 1832 (5181 of temp drip irrigation to be

(Pass)  (Fail)

Special Landscape Area (SLA) (sq.ft.): 0 removed after 1-2 years

(Pass)  (Fail)

Water Feature Surface Area (sq.ft.): Pool 660 sq.ft.

## Landscape Parameter

### Requirements

### Project Compliance

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

# GreenPoint Rated Checklist: Single Family

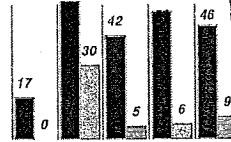
The GreenPoint Rated checklist tracks green features incorporated into the home. **A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.** GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (9); and meet the prerequisites A.2.a, H10a., J.2., N.1., and Q0.

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

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



Total Points Targeted: 255



JAN 24 2014

Single Family New Home 4.2 / 2008 Title 24

Yang Residence - 17 Red Berry Ridge		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
<b>A. SITE</b>		Possible Points						
1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees								
Yes	a. Protect Topsoil and Reuse after Construction	2	1					
Yes	b. Limit and Delineate Construction Footprint for Maximum Protection	1						
2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)								
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)	Y				R		
Yes	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	2				2		
Yes	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	2				2		
3. Use Recycled Content Aggregate (Minimum 25%)								
Yes	a. Walkway and Driveway Base	1				1		
Yes	b. Roadway Base	1				1		
TBD	4. Cool Site: Reduce Heat Island Effect On Site	0	1					
5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with J4: EPA IAP]								
Yes	a. Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	1		1				
Yes	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	1		1				
Total Points Available in Site = 12		11						
<b>B. FOUNDATION</b>		Possible Points						
≥30%	1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)	2				2		
No	2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)	0				2		
Yes	3. Use Radon Resistant Construction [*This credit is a requirement associated with J4: EPA IAP]	2		2				
Yes	4. Install a Foundation Drainage System [*This credit is a requirement associated with J4: EPA IAP]	2				2		
Yes	5. Moisture Controlled Crawlspace [*This credit is a requirement associated with J4: EPA IAP]	2		2				
6. Design and Build Structural Pest Controls								
Yes	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections	1				1		
No	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	0				1		
Total Points Available in Foundation = 12		9						
<b>C. LANDSCAPE</b>		Possible Points						
83%	Enter in the % of landscape area. (Projects with less than 15% of the total site area (i.e. total lot size) as landscape area are capped at 6 points for the following measures: C1 through C7 and C9 through C11.							
Yes	1. Group Plants by Water Needs (Hydrozoning)	2				2		
Yes	2. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement	2				2		
3. Construct Resource-Efficient Landscapes								
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1				1		
TBD	b. No Plant Species Will Require Shearing	0				1		
Yes	c. 75% of Plants Are Drought Tolerant, California Natives or Mediterranean Species or Other Appropriate Species	3				3		
4. Minimize Turf in Landscape Installed by Builder								
Yes	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	2				2		
≤10%	b. Turf is Small Percentage of Landscaped Area (2 Points for ≤25%, 4 Points for ≤10%)	4				4		
Yes	5. Plant Shade Trees	3	1	1		1		
6. Install High-Efficiency Irrigation Systems								
Yes	a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	2				2		
Yes	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	3				3		
Yes	7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil	3				3		
8. Rain Water Harvesting System								

<b>Yang Residence - 17 Red Berry Ridge</b>		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	a. Cistern(s) is Less Than 750 Gallons	1					1	
TBD	b. Cistern(s) is 750 to 2,500 Gallons	0					1	
TBD	c. Cistern(s) is Greater Than 2,500 Gallons	0					1	
TBD	<b>9. Irrigation System Uses Recycled Wastewater</b>	0					1	
Yes	<b>10. Submetering for Landscape Irrigation</b>	1					1	
	<b>11. Design Landscape to Meet Water Budget</b>							
Yes	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)	1					1	
Yes	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	1					1	
Yes	<b>12. Use Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing</b> A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content E) Finger-Jointed or F) Local	1				1		
Yes	<b>13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward</b>	1	1					
Total Points Available in Landscape = 35		<b>31</b>						
<b>D. STRUCTURAL FRAME &amp; BUILDING ENVELOPE</b>			Possible Points					
	<b>1. Apply Optimal Value Engineering</b>							
Yes	a. Place Joists, Rafter and Studs at 24-Inch On Center	3				3		
Yes	b. Door and Window Headers are Sized for Load	1				1		
Yes	c. Use Only Cripple Studs Required for Load	1				1		
	<b>2. Construction Material Efficiencies</b>							
TBD	a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)	0				2		
TBD	b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)	0				5		
	<b>3. Use Engineered Lumber</b>							
Yes	a. Engineered Beams and Headers	1				1		
Yes	b. Wood I-Joists or Web Trusses for Floors	1				1		
TBD	c. Engineered Lumber for Roof Rafters	0				1		
TBD	d. Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
TBD	e. Oriented Strand Board for Subfloor	0				1		
TBD	f. Oriented Strand Board for Wall and Roof Sheathing	0				1		
TBD	<b>4. Insulated Headers</b>	0		1				
	<b>5. Use FSC-Certified Wood</b>							
≥65%	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	4				6		
≥65%	b. Panel Products (Minimum 40%)	2				3		
	<b>6. Use Solid Wall Systems (Includes SIPS, ICFs, &amp; Any Non-Stick Frame Assembly)</b>							
TBD	a. Floors	0				2		
TBD	b. Walls	0				2		
Yes	c. Roofs	1				1		
TBD	<b>7. Energy Heels on Roof Trusses</b> (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	0		1				
	<b>8. Install Overhangs and Gutters</b>							
Yes	a. Minimum 16-Inch Overhangs and Gutters	1				1		
Yes	b. Minimum 24-Inch Overhangs and Gutters	1		1				
	<b>9. Reduce Pollution Entering the Home from the Garage</b> [*This credit is a requirement associated with J4: EPA IAP]							
Yes	a. Install Garage Exhaust Fan OR Build a Detached Garage	1				1		
Yes	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)	1				1		
Total Points Available in Structural Frame and Building Envelope = 39		<b>18</b>						
<b>E. EXTERIOR</b>			Possible Points					
Yes	<b>1. Use Environmentally Preferable Decking</b>	2				2		
Yes	<b>2. Flashing Installation Techniques Specified and Third-Party Verified</b> [*This credit is a requirement associated with J4: EPA IAP]	1				1		
TBD	<b>3. Install a Rain Screen Wall System</b>	0				2		
Yes	<b>4. Use Durable and Non-Combustible Siding Materials</b>	1				1		
Yes	<b>5. Use Durable and Fire Resistant Roofing Materials or Assembly</b>	2				2		
Total Points Available in Exterior = 8		<b>6</b>						
<b>F. INSULATION</b>			Possible Points					
	<b>1. Install Insulation with 75% Recycled Content</b>							
Yes	a. Walls	1				1		
Yes	b. Ceilings	1				1		
Yes	c. Floors	1				1		
Total Points Available in Insulation = 3		<b>3</b>						
<b>G. PLUMBING</b>			Possible Points					
	<b>1. Distribute Domestic Hot Water Efficiently</b> (Max. 5 points, G1a. Is a Prerequisite for G1b-e)							
Yes	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with J4: EPA IAP]	2				1		
TBD	b. Use Engineered Parallel Plumbing	0				1		
TBD	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)	0				1		
Yes	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)	0		1		2		
Yes	e. Use Central Core Plumbing	3		1		1	1	
	<b>2. Water Efficient Fixtures</b>							
Yes	a. High Efficiency Showerheads ≤2.0 Gallons Per Minute (gpm) at 80 psi. (Multiple showerheads shall not exceed maximum flow rates) (CALGreen code if applicable)	3				3		
Yes	b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)	1				1		

# Yang Residence - 17 Red Berry Ridge

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)	1					1	
Yes	3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)	2					2	
Total Points Available In Plumbing = 12		12						
<b>H. HEATING, VENTILATION &amp; AIR CONDITIONING</b>			Possible Points					
<b>1. Properly Design HVAC System and Perform Diagnostic Testing</b>								
Yes	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	4		4				
Yes	b. Test Total Supply Air Flow Rates [*This credit is a requirement associated with J4: EPA IAP]	1		1				
Yes	c. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)	1		1				
<b>2. Install Sealed Combustion Units</b> [*This credit is a requirement associated with J4: EPA IAP]								
Yes	a. Furnaces	2			2			
Yes	b. Water Heaters	2			2			
Yes	3. Install High Performing Zoned Hydronic Radiant Heating	2		1	1			
Yes	4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants	1	1					
<b>5. Design and Install Effective Ductwork</b>								
Yes	a. Install HVAC Unit and Ductwork within Conditioned Space	1		1				
Yes	b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]	1		1				
Yes	c. Pressure Relieve the Ductwork System [*This credit is a requirement associated with J4: EPA IAP]	1		1				
Yes	6. Install High Efficiency HVAC Filter (MERV 6+) [*This credit is a requirement associated with J4: EPA IAP]	1			1			
Yes	7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >60% using CSA Standards [*This credit is a requirement associated with J4: EPA IAP]	1			1			
Yes	8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)	1			1			
<b>9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)</b>								
Yes	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms	1		1				
N/A	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	N/A		1				
Yes	c. Automatically Controlled Integrated System with Variable Speed Control	3		3				
<b>10. Advanced Mechanical Ventilation for IAQ</b>								
Yes	a. Required: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) [*This credit is a requirement associated with J4: EPA IAP]	Y			B			
Yes	b. Advanced Ventilation Practices (Continuous Operation, Some Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	1			1			
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0			2			
Yes	11. Install Carbon Monoxide Alarm(s) (or No Combustion Appliances in Living Space and No Attached Garage) [*This credit is a requirement associated with J4: EPA IAP]	1			1			
Total Points Available in Heating, Ventilation and Air Conditioning = 27		25						
<b>I. RENEWABLE ENERGY</b>			Possible Points					
Yes	1. Pre-Plumb for Solar Water Heating	1						
Yes	2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft <sup>2</sup> of South-Facing Roof	1						
65.0%	3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) Enter % total energy consumption offset, 1 point per 4% offset	16		25				
Total Available Points in Renewable Energy = 27		18						
<b>J. BUILDING PERFORMANCE</b>			Possible Points					
<b>1. Building Envelope Diagnostic Evaluations</b>								
Yes	a. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall [*This credit is a requirement associated with J4: EPA IAP]	1		1				
Yes	b. House Passes Blower Door Test [*This credit is a requirement associated with J4: EPA IAP]	1		1				
Yes	c. Blower Door Results are Max 2.5 ACH <sub>50</sub> for Unbalanced Systems (Supply or Exhaust) or Max 1.0 ACH <sub>50</sub> for Balanced Systems (2 Total Points for J1b. and J1c.)	1		1				
Yes	d. House Passes Combustion Safety Backdraft Test	1			1			
17%	2. Required: Building Performance Exceeds Title 24 (Minimum 15%) (Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)	34		≥30				
No	3. Design and Build Near Zero Energy Homes (Enter number of points, minimum of 2 and maximum of 6 points)	0		6				
Yes	4. Obtain EPA Indoor airPlus Certification (Total 42 points, not including Title 24 performance; read comment)	2			2			
Yes	5. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)	1			1			
<b>6. Participation in Utility Program with Third Party Plan Review</b>								
Yes	a. Energy Efficiency Program [*This credit is a requirement associated with J4: EPA IAP]	1		1				
TBD	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0			1			
Total Available Points in Building Performance = 45+		42						
<b>K. FINISHES</b>			Possible Points					

# Yang Residence - 17 Red Berry Ridge

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	<b>1. Design Entryways to Reduce Tracked-In Contaminants</b>	1			1			
	<b>2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)</b>							
Yes	a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable) (<50 Grams Per Liter (gpl) VOCs Regardless of Sheen) [*This credit is a requirement associated with J4: EPA IAP]	1			1			
Yes	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl) VOCs Regardless of Sheen)	2			2			
Yes	<b>3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]</b>	2			2			
Yes	<b>4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)</b>	2			2			
TBD	<b>5. Use Recycled-Content Paint</b>	0				1		
	<b>6. Use Environmentally Preferable Materials for Interior Finish</b> A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed F) Local							
≥50%	a. Cabinets (50% Minimum)	2				3		
≥50%	b. Interior Trim (50% Minimum)	1				2		
≥50%	c. Shelving (50% Minimum)	1				2		
≥50%	d. Doors (50% Minimum)	1				2		
TBD	e. Countertops (50% Minimum)	0				2		
Yes	<b>7. Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]</b>	Y			0			
	<b>8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates</b>							
Yes	a. Doors (90% Minimum)	1			1			
Yes	b. Cabinets & Countertops (90% Minimum)	2			2			
Yes	c. Interior Trim and Shelving (90% Minimum)	1			1			
Yes	<b>9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level &lt;27ppb</b>	3			3			
Total Available Points in Finishes = 27		20						
<b>L. FLOORING</b>			Possible Points					
≥50%	<b>1. Use Environmentally Preferable Flooring ( Minimum 15% Floor Area)</b> A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, F) Local. <i>Flooring Adhesives Must Meet SCAQMD Rule 1168 for VOCs.</i>	3			4			
Yes	<b>2. Thermal Mass Floors (Minimum 50%)</b>	1						
≥80%	<b>3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore) [*This credit is a requirement associated with J4: EPA IAP]</b>	3			3			
Yes	<b>4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)</b>	Y						
Total Available Points In Flooring = 8		7						
<b>M. APPLIANCES AND LIGHTING</b>			Possible Points					
Yes	<b>1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)</b>	2		1		1		
	<b>2. Install ENERGY STAR Clothes Washer</b>							
Yes	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	3		1		2		
Yes	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	2				2		
	<b>3. Install ENERGY STAR Refrigerator</b>							
Yes	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	1		1				
TBD	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0		1				
	<b>4. Install Built-In Recycling Center or Composting Center</b>							
Yes	a. Built-In Recycling Center	1				1		
Yes	b. Built-In Composting Center	1				1		
	<b>5. Install High-Efficacy Lighting and Design Lighting System</b>							
Yes	a. Install High-Efficacy Lighting	1		1				
Yes	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	1		1				
Total Available Points in Appliances and Lighting = 13		12						
<b>N. OTHER</b>			Possible Points					
Yes	<b>1. Required: Incorporate GreenPoint Rated Checklist in Blueprints</b> [*This credit is a requirement associated with J4: EPA IAP]	Y				R		
Yes	<b>2. Pre-Construction Kick-Off Meeting with Rater and Subs</b>	1	1					
TBD	<b>3. Homebuilder's Management Staff are Certified Green Building Professionals</b>	0	1					
	<b>4. Develop Homeowner Education</b>							
Yes	a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	2		1		1		
Yes	b. Conduct Educational Walkthroughs (Prerequisite is N4a) [*This credit is a requirement associated with J4: EPA IAP]	1			1			
Yes	<b>5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program</b>	1		1				
Total Available Points in Other = 6		5						
<b>O. COMMUNITY DESIGN &amp; PLANNING</b>			Possible Points					
	<b>1. Develop Infill Sites</b>							

# Yang Residence - 17 Red Berry Ridge

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	a. Project is an Urban Infill Development	0	1			1		
No	b. Home(s)/Development Is Located within 1/2 Mile of a Major Transit Stop	0	2					
No	<b>2. Build on Designated Brownfield Site</b>	0	3					
<b>3. Cluster Homes &amp; Keep Size In Check</b>								
No	a. Cluster Homes for Land Preservation	0	1			1		
No	b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)	0	2			2		
	c. Home Size Efficiency	0				9		
8944	i. Enter Average Unit Square Footage							
7	ii. Enter Average Number of Bedrooms/Unit							
<b>4. Design for Walking &amp; Bicycling</b>								
	a. Site Has Pedestrian Access Within 1/2 Mile of Community Services:							
	TIER 1: Enter Number of Services Within 1/2 Mile							
1	1) Day Care 2) Community Center 3) Public Park 4) Drug Store 5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold							
	TIER 2: Enter Number of Services Within 1/2 Mile							
0	1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware 5) Theater/Entertainment 6) Fitness/Gym 7) Post Office 8) Senior Care Facility 9) Medical/Dental 10) Hair Care 11) Commercial Office or Major Employer 12) Full Scale Supermarket							
	i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1					
	ii. 10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1					
Yes	b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile	1	1					
	c. Install Traffic Calming Strategies (Minimum of Two):							
TBD	- Designated Bicycle Lanes are Present on Roadways; - Ten-Foot Vehicle Travel Lanes; - Street Crossings Closest to Site are Located Less Than 300 Feet Apart; - Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands	0	2					
<b>5. Design for Safety &amp; Social Gathering</b>								
Yes	a. All Home Front Entrances Have Views from the Inside to Outside Callers	1	1					
TBD	b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors	0	1					
Yes	c. Orient Porches (min. 100sf) to Streets and Public Spaces	1	1					
Yes	d. Development Includes a Social Gathering Space	1	1					
<b>6. Design for Diverse Households (6a. is a Prerequisite for 6b. and 6c.)</b>								
Yes	a. All Homes Have At Least One Zero-Step Entrance	1	1					
Yes	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space	1	1					
Yes	c. Locate Half-Bath on the Ground Floor	1	1					
TBD	d. Provide Full-Function Independent Rental Unit	0	1					
Total Achievable Points in Community Design & Planning = 35		7						
<b>P. INNOVATION</b>			Possible Points					
<b>A. Site</b>								
1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive with PA2.)								
Yes	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways	1	1					
Yes	b. Install Bio-Retention and Filtration Features	2	2					
Yes	c. Route Downspout Through Permeable Landscape	0	1					
Yes	d. Use Non-Leaching Roofing Materials	0	1					
Yes	e. Include Smart Street/Driveway Design	0	1					
TBD	2. Stormwater Control: Performance Path (Mutually Exclusive with PA1): Perform Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3					
<b>C. Landscape</b>								
Yes	1. Meet Local Landscape Program Requirement	2				2		
<b>D. Structural Frame &amp; Building Envelope</b>								
1. Design, Build and Maintain Structural Pest and Rot Controls								
Yes	a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil	1				1		
Yes	b. All Wood Framing 3 Feet from the Foundation Is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood	1				1		
Yes	2. Use Moisture Resistant Materials in Wet Areas: Kitchen, Bathrooms, Utility Rooms, and Basements [*This credit is a requirement associated with J4: EPA IAP]	2			1	1		
<b>E. Exterior</b>								
≥25%	1. Vegetated Roof (Minimum 25%)	2	2	2				
<b>G. Plumbing</b>								
TBD	1. Greywater Pre-Plumbing (Includes Washing Machine at Minimum)	0				1		
TBD	2. Greywater System Operational (Includes Washing Machine at Minimum)	0				2		
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)	0				1		
TBD	4. Composting or Waterless Toilet	0				2		
TBD	5. Install Drain Water Heat-Recovery System	0		1				
TBD	6. Install a Hot Water Desuperheater	0		2				
<b>H. Heating, Ventilation, and Air Conditioning</b>								
Yes	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7) [*This credit is a requirement associated with J4: EPA IAP]	1			1			
TBD	2. Design HVAC System to Manual T for Register Design	0		1				
<b>K. Finishes</b>								
TBD	1. Materials Meet SMaRT Criteria (Select the number of points, up to 5 points)	0				5		
<b>N. Other</b>								



# Yang Residence - 17 Red Berry Ridge

		Points Achieved	Community	Energy	IAC/Health	Resources	Water	Notes
TBD	1. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				2		
Yes	2. Educational Signage of Project's Green Features	1	1					
TBD	a. Promotion of Green Building Practices	0	1					
	b. Installed Green Building Educational Signage							
3. Innovation: List innovative measures that meet green building objectives. Enter in the number of points in each category for a maximum of 4 points for the measure in the blue cells. Points achieved column will be automatically fill in based on the sum of the points in each category. Points and measures will be evaluated by Build It Green.								
Yes	certified energy star servers and home networking equipment	4		4				
Yes	use of concrete patios with solar heating tubes to be the primary heating of the pool	4		4				
Yes	use of energy star certified pool equipment	4		4				
Yes	placement of home deep into the hillside to reduce thermal massing	4		4				
TBD	innovation: Enter up to 4 Points at right. Enter description here	0						
Total Achievable Points in Innovation = 33+		29						
<b>Q. CALIFORNIA CALGreen CODE</b>			Possible Points					
Yes	Home meets all applicable CAL Green measures listed in above Sections A - P of the GreenPoint Rated checklist.	Y	R					
<p>The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist, but have been included in the Checklist for the convenience of jurisdictions.</p> <p>The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.</p>								
Yes	1. CALGreen 4.106.2 Storm water management during construction.	Y						
Yes	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	Y						
TBD	3. CALGreen 4.303.1 As an alternative to prescriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	N						
TBD	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	N						
TBD	5. CALGreen 4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	N						
Yes	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	Y						
Yes	7. CALGreen 4.505.3 19% moisture content of building framing materials	Y						
Yes	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	Y						
Total Achievable Points in California Green Code = 0		0						
<b>Summary</b>								
Total Available Points in Specific Categories			35	96+	44	110	56	
Minimum Points Required in Specific Categories			50	0	30	5	6	9
<b>Total Points Achieved</b>		<b>255</b>	<b>17</b>	<b>98</b>	<b>42</b>	<b>52</b>	<b>46</b>	

**Project has met all recommended minimum requirements**

- Total Project Score of at Least 57 Points
- Required Measures:
  - 33 of 50 waste diversion by weight
  - 100% Compliance with ASHRAE 90.1 Performance Measurement Benchmark
  - 100% of A and B Title 24
  - 100% compliance with GreenPoint Rated Checklist and all applicable measures
- Points Achieved:
  - 29 Innovation Points
  - 100% of 30 Points
  - 100% of 100 Points
  - 100% of 100 Points

# YANG RESIDENCE

## 17 RED BERRY RIDGE

### PORTOLA CALLEY, CA

94028

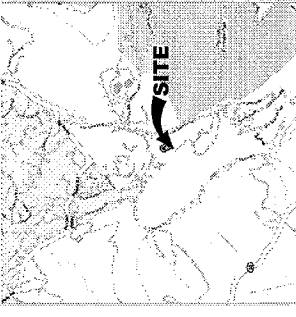
#### DRAWING INDEX

- AG/01 COVER SHEET AND PROJECT DATA
- AG/02 FLOOR AREA CALCULATIONS
- AG/03 IMPERVIOUS SURFACE CALCULATIONS
- SITE AND CIVIL
- C1 TOPOGRAPHIC SURVEY
- C-1 TITLE SHEET
- C-2 GRADING AND DRAINAGE PLAN
- C-3 GRADING AND DRAINAGE PLAN
- C-4 DETAILS
- C-5 DETAILS
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- ER-1 EROSION CONTROL PLAN
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- AL/01 (E) SITE PLAN
- AL/02 CONSTRUCTION STAGING PLAN
- AL/03 NU SITE PLAN
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- ARCHITECTURAL
- A2/01 BASEMENT FLOOR PLAN
- A2/02 MAIN LEVEL FLOOR PLAN
- A2/03 ROOF PLAN
- A4/01 BUILDING SECTIONS
- A4/02 BUILDING SECTIONS
- A4/03 BUILDING SECTIONS
- A4/04 REAR ELEVATION FOR HEIGHT
- AS/01 PERSPECTIVE EXTERIOR ELEVATIONS
- AS/02 PERSPECTIVE EXTERIOR ELEVATIONS
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- LANDSCAPING
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE LEGEND AND PLANT LIST

#### VICINITY PLAN



**PROJECT DATA**

APN 080-241-130

PROPERTY OWNER DAVID YANG

PROPERTY ADDRESS 17 RED BERRY RIDGE 94028

ZONING DISTRICT LOT 18 OF BLUE OAKS SUBDIVISION

EXISTING USE N/A

NUMBER OF STORIES ONE (W/ WALKOUT BASEMENT)

CONSTRUCTION TYPE V-B

OCCUPANCY GROUPS R-3 + U

DESCRIPTIONS	EXISTING	ALLOWABLE	NEW
LOT SIZE	--	--	1.65 ACRE
SETBACK FRONT	REFER TO CIVIL PLAN (C) FOR SETBACKS AND VIEW CORRIDOR INFORMATION		
REAR			
SIDE			
BUILDING HEIGHT	N/A	19' - 1' STORY COVERED WALKOUT	LESS THAN 24' COVERED WALKOUT
FLOOR AREA		63,104	68,274
MINIMUM SURFACE		72,000	1,634 (UNDER)
PARKING		4 COVERED	14 COVERED 15 GUEST

**PROJECT TEAM**

**ARCHITECT**  
WILLIAM MASTON ARCHITECTS  
1000 CALIFORNIA STREET  
MOUNTAIN VIEW, CA 94041  
PH: (650) 958-1900  
WWW.WILLIAMMASTONARCHITECTS.COM

**CONTRACTOR**  
400 GREG FALESSE

**CIVIL**  
LEE & BRAZEE  
2450 CALIFORNIA STREET  
PARKWAY WEST  
HAYWARD, CA 94545  
PH: (510) 881-0200  
WWW.LEEANDBRAZEE.COM

**LANDSCAPE**  
SUNSHINE & NOVICK  
430 MONTEREY AVE.  
LOS GATOS, CA  
PH: (408) 253-1100  
WWW.SUNSHINEANDNOVICK.COM

**STRUCTURE**  
CONTACT: PETE CARLINO

**COVER SHEET AND PROJECT DATA**

YANG RESIDENCE  
17 RED BERRY RIDGE  
PORTOLA VALLEY,  
CALIFORNIA 94028

DATE: 01/07/2014  
SCALE: N/A  
DRAWN BY: JRM  
JOB: YAN 20140400

**PROJECT DATA**

**COVER SHEET AND PROJECT DATA**

**RECEIVED**

MAY 22 2014

SCOPE OF WORK  
CONSTRUCTION OF NEW ONE STORY RESIDENCE W/ 1 WALKOUT BASEMENT

OWNER: PORTOLA VALLEY

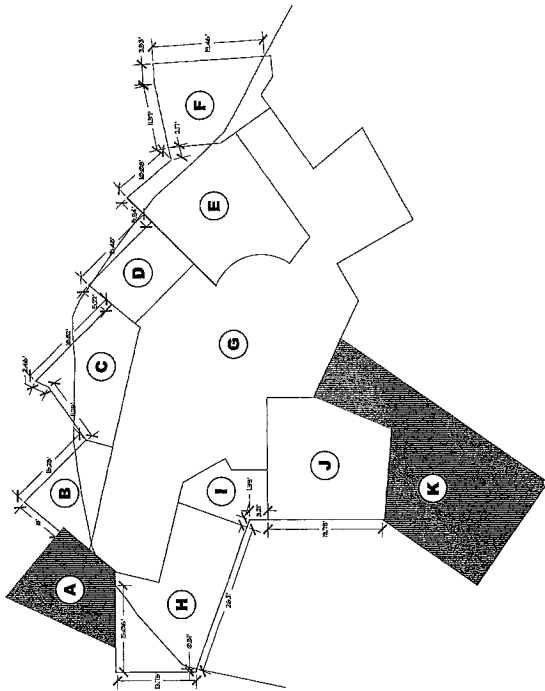
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DOOR	KEYNOTE	SHEET NOTE
DETAIL	KEYNOTE	SHEET NOTE
SECTION/ELEVATION	KEYNOTE	SHEET NOTE
INTERIOR ELEVATION	KEYNOTE	SHEET NOTE
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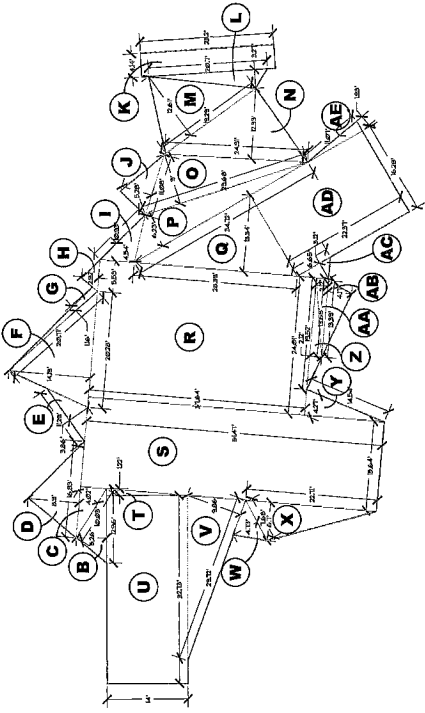
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DETAIL	KEYNOTE	SHEET NOTE
SECTION/ELEVATION	KEYNOTE	SHEET NOTE
INTERIOR ELEVATION	KEYNOTE	SHEET NOTE
INTERIOR ELEVATION	KEYNOTE	SHEET NOTE

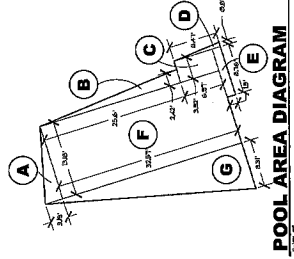
ALL EXCAVATION AND SITE PREPARATION INCLUDING SITE PREPARATION FOUNDATION AND SURFACING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY MURRAY ENGINEERS, INC. DATED MAY 11, 2009. MURRAY ENGINEERS, INC. SHOULD BE PRESENT TO OBSERVE AND/OR TEST AS NECESSARY, THE EXCAVATION AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.



**BASEMENT FLOOR AREA DIAGRAM**



**MAIN FLOOR AREA DIAGRAM**



**POOL AREA DIAGRAM**

**MAIN FLOOR AREA CALCULATIONS**

SECTION	WIDTH	LENGTH	AREA	PERCENTAGE	NOT LABELED
A	12.00	5.25	63.00	0.80	34.00
B	10.00	10.00	100.00	1.25	14.00
C	10.00	10.00	100.00	1.25	14.00
D	10.00	10.00	100.00	1.25	14.00
E	11.25	3.00	33.75	0.40	5.00
F	11.25	3.00	33.75	0.40	5.00
G	20.71	1.16	24.02	0.30	3.00
H	8.50	2.50	21.25	0.25	3.00
I	11.00	3.00	33.00	0.40	5.00
J	11.00	3.00	33.00	0.40	5.00
K	20.71	1.16	24.02	0.30	3.00
L	20.71	1.16	24.02	0.30	3.00
M	16.29	12.61	205.52	2.50	30.00
N	16.29	12.61	205.52	2.50	30.00
O	20.71	1.16	24.02	0.30	3.00
P	36.72	6.29	231.13	2.80	35.00
Q	19.04	51.47	979.74	12.00	150.00
R	37.94	24.01	911.14	11.00	140.00
S	19.04	51.47	979.74	12.00	150.00
T	35.73	14.00	500.22	6.00	75.00
U	27.78	14.00	388.92	4.70	60.00
V	27.78	14.00	388.92	4.70	60.00
W	27.78	14.00	388.92	4.70	60.00
X	22.71	9.10	206.66	2.50	30.00
Y	19.52	21.52	420.00	5.00	60.00
Z	19.52	21.52	420.00	5.00	60.00
AA	13.68	21.52	294.48	3.50	45.00
AB	13.68	21.52	294.48	3.50	45.00
AC	3.12	6.65	20.75	0.25	3.00
AD	16.28	22.31	363.18	4.50	55.00
AE	11.31	11.31	127.92	1.50	18.00
TOTAL			4130.76		

TOTAL FLOOR AREA CALCULATIONS  
 UPPER FLOOR 410#  
 LOWER FLOOR 4843#  
 TOTAL FA 8944#

NOTE:  
 POOL EQUIPMENT ROOM AND OUTSIDE STORAGE ARE NOT  
 COUNTED TOWARDS FAR DUE TO 6'-6" INSIDE HEAD  
 CLEARANCE. THEY ARE INCLUDED IN THE IMPURIOUS  
 SURFACE CALCULATIONS

**BASEMENT FLOOR AREA CALCULATIONS**

SECTION	WIDTH	LENGTH	AREA	PERCENTAGE	NOT LABELED
A	12.00	5.25	63.00	0.80	34.00
B	10.00	10.00	100.00	1.25	14.00
C	10.00	10.00	100.00	1.25	14.00
D	10.00	10.00	100.00	1.25	14.00
E	11.25	3.00	33.75	0.40	5.00
F	11.25	3.00	33.75	0.40	5.00
G	20.71	1.16	24.02	0.30	3.00
H	8.50	2.50	21.25	0.25	3.00
I	11.00	3.00	33.00	0.40	5.00
J	11.00	3.00	33.00	0.40	5.00
K	20.71	1.16	24.02	0.30	3.00
L	20.71	1.16	24.02	0.30	3.00
M	16.29	12.61	205.52	2.50	30.00
N	16.29	12.61	205.52	2.50	30.00
O	20.71	1.16	24.02	0.30	3.00
P	36.72	6.29	231.13	2.80	35.00
Q	19.04	51.47	979.74	12.00	150.00
R	37.94	24.01	911.14	11.00	140.00
S	19.04	51.47	979.74	12.00	150.00
T	35.73	14.00	500.22	6.00	75.00
U	27.78	14.00	388.92	4.70	60.00
V	27.78	14.00	388.92	4.70	60.00
W	27.78	14.00	388.92	4.70	60.00
X	22.71	9.10	206.66	2.50	30.00
Y	19.52	21.52	420.00	5.00	60.00
Z	19.52	21.52	420.00	5.00	60.00
AA	13.68	21.52	294.48	3.50	45.00
AB	13.68	21.52	294.48	3.50	45.00
AC	3.12	6.65	20.75	0.25	3.00
AD	16.28	22.31	363.18	4.50	55.00
AE	11.31	11.31	127.92	1.50	18.00
TOTAL			4130.76		

**POOL AREA CALCULATIONS**

SECTION	WIDTH	LENGTH	AREA	PERCENTAGE	NOT LABELED
A	13.18	5.19	68.61	0.80	34.00
B	10.00	10.00	100.00	1.25	14.00
C	10.00	10.00	100.00	1.25	14.00
D	10.00	10.00	100.00	1.25	14.00
E	11.25	3.00	33.75	0.40	5.00
F	11.25	3.00	33.75	0.40	5.00
G	20.71	1.16	24.02	0.30	3.00
TOTAL			686.14		

COUNTABLE POOL CALCULATIONS  
 FIRST 100# 20000#  
 REMAINING POOL AREA 0#  
 TOTAL FA 20000#

FAR CALCULATIONS (ROUNDED UP)  
 UPPER FLOOR 410#  
 COUNTABLE BASEMENT 174#  
 POOL 200#  
 TOTAL FA 604#  
 ALLOWED 620#  
 -16#

**FLOOR AREA CALCULATIONS**

**YANG RESIDENCE**  
 17 RED BERRY RIDGE  
 PORTOLA VALLEY,  
 CALIFORNIA 94028

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 WILLIAM MARSTON ARCHITECTURAL  
 348 CHASE BLVD  
 MENLO PARK, CA 94024  
 (650) 590-2900  
 WWW.MARSTONARCHITECT.COM

DATE	08/02/2014
SCALE	AS NOTED
PROJECT	YANG RESIDENCE
JOB NO.	YAN 100104040
DRAWN BY	ARCHITECT ASSOCIATES
CHECKED BY	ARCHITECT ASSOCIATES
DATE	08/02/2014
SCALE	AS NOTED
PROJECT	YANG RESIDENCE
JOB NO.	YAN 100104040
DRAWN BY	ARCHITECT ASSOCIATES
CHECKED BY	ARCHITECT ASSOCIATES

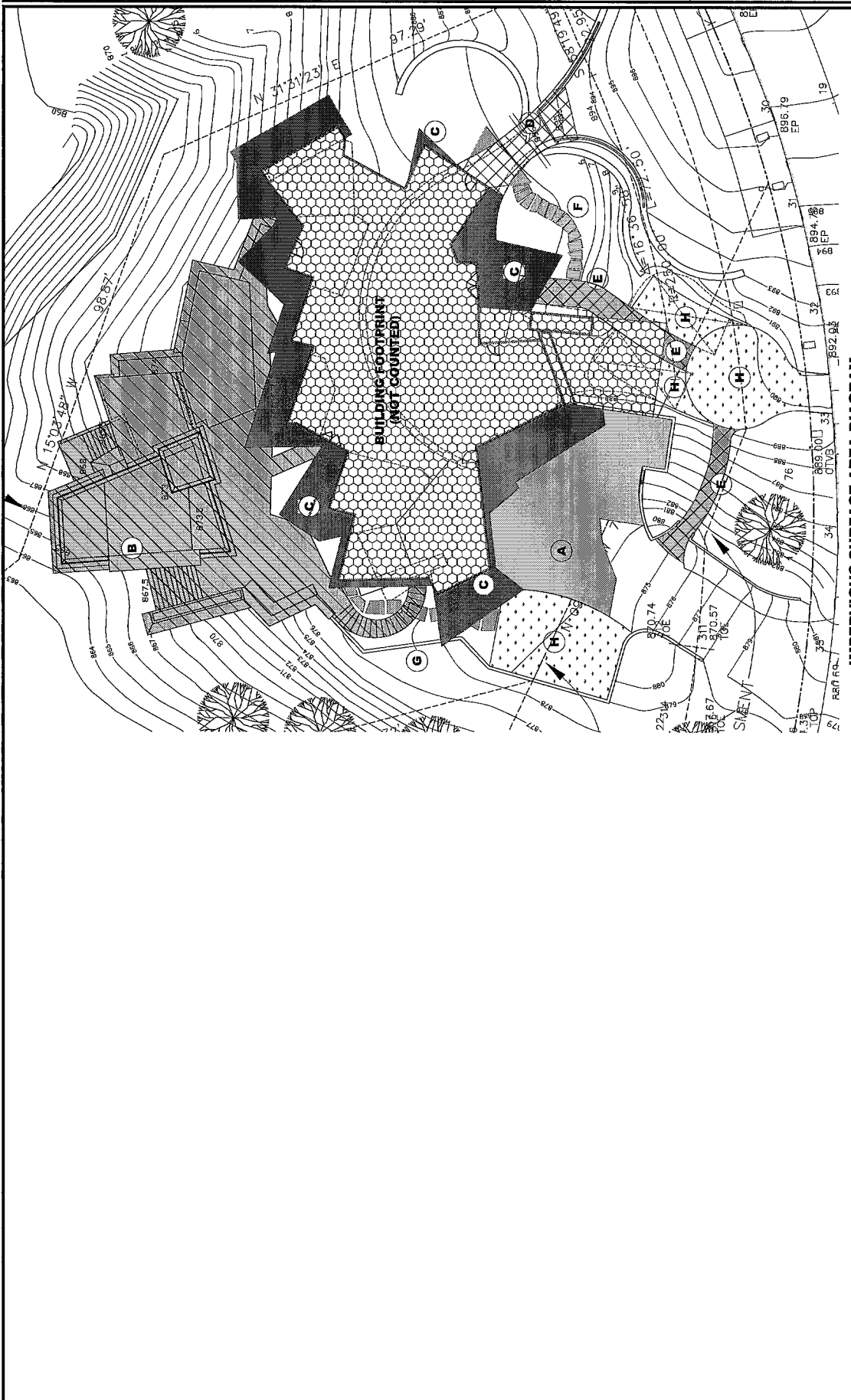
ARCHITECT ASSOCIATES  
 WILLIAM MASON  
 364 Clinton Street  
 Mendocino, CA 95461  
 (707) 938-2878  
 www.masonarchitects.com

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**YANG RESIDENCE**  
 17 RED BERRY RIDGE  
 PORTOLA VALLEY,  
 CALIFORNIA 94028

**SITE AREA  
 CALCULATIONS**

DATE 08/02/2014  
 SCALE AS NOTED  
 PROJECT YANG RESIDENCE  
 JOB NO. YAN 100104040  
 DRAWN BY ARCHITECT ASSOCIATES  
 CHECKED BY ARCHITECT ASSOCIATES  
 DATE 08/02/2014  
 SCALE AS NOTED  
 PROJECT YANG RESIDENCE  
 JOB NO. YAN 100104040  
 DRAWN BY ARCHITECT ASSOCIATES  
 CHECKED BY ARCHITECT ASSOCIATES



**IMPERVIOUS SURFACE  
 AREA CALCULATIONS**

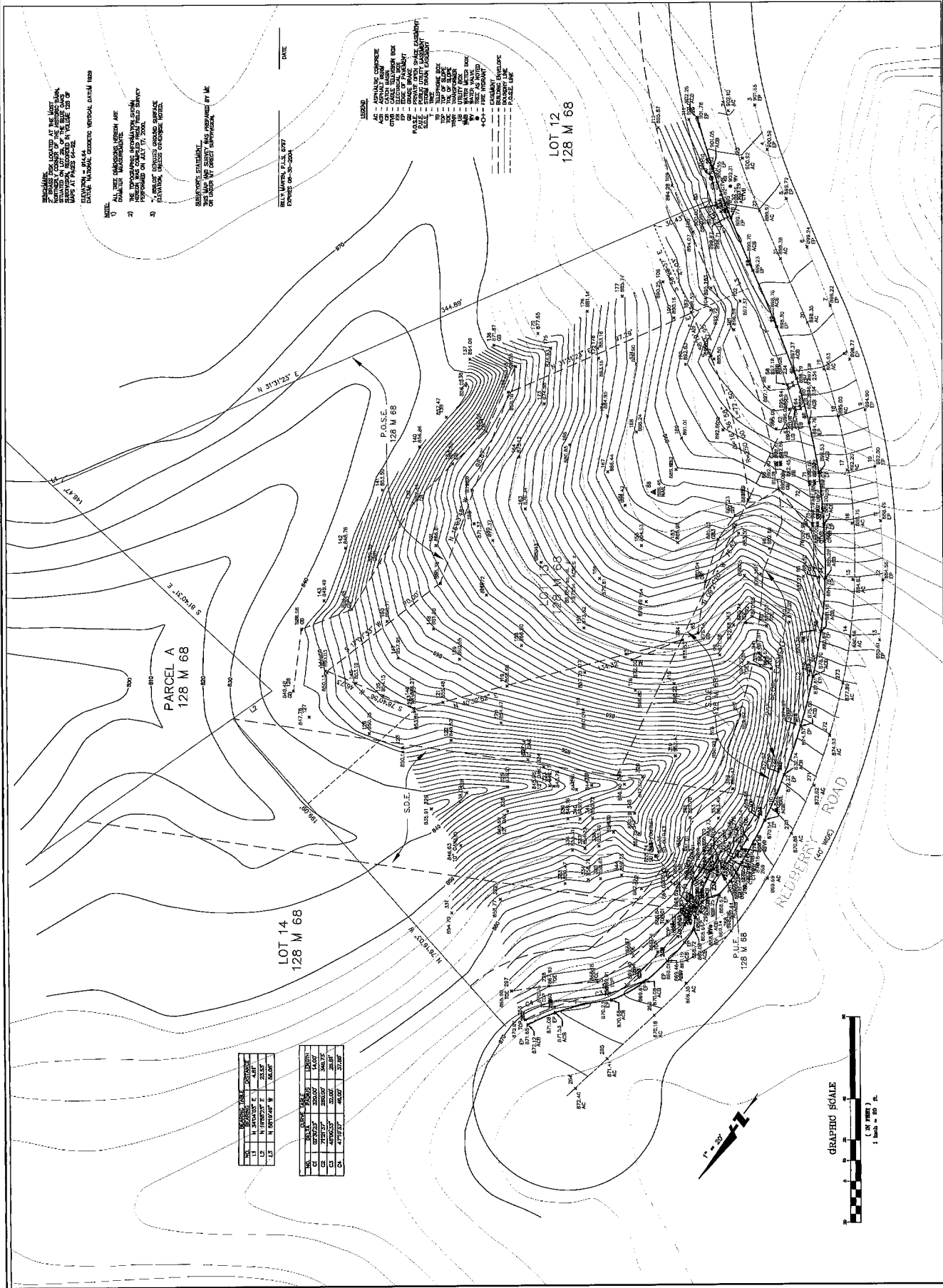
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2	Impervious Paved Area	
3	Impervious Paved Area	
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98	Impervious Paved Area	
99	Impervious Paved Area	
100	Impervious Paved Area	

**IMPERVIOUS SURFACE AREA DIAGRAM**

Job No. 04-10	Scale
Project Name	Scale
Client Name	Scale
City	Scale
State	Scale
Date	Scale
Author	Scale
Reviewer	Scale

**Brian Kangas Faulk**  
 Engineers • Surveyors • Planners

STATE



**NOTES:**

- 1) ALL THESE DIMENSIONS, VERTICAL AND HORIZONTAL, ARE BASED ON THE DATUM OF 1983.
- 2) ALL THESE DIMENSIONS, VERTICAL AND HORIZONTAL, ARE BASED ON THE DATUM OF 1983.
- 3) ALL THESE DIMENSIONS, VERTICAL AND HORIZONTAL, ARE BASED ON THE DATUM OF 1983.
- 4) ALL THESE DIMENSIONS, VERTICAL AND HORIZONTAL, ARE BASED ON THE DATUM OF 1983.
- 5) ALL THESE DIMENSIONS, VERTICAL AND HORIZONTAL, ARE BASED ON THE DATUM OF 1983.

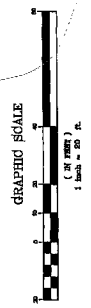
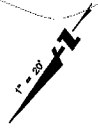
**LEGEND:**

- AS - ASPHALT CONCRETE
- CB - CEMENT BINDER
- CE - CEMENT
- GR - GRAVEL
- PA - PAVER
- PC - PORTLAND CEMENT CONCRETE
- PE - POLYMER PORTLAND CEMENT CONCRETE
- PL - POLYMER PORTLAND CEMENT CONCRETE
- PS - PORTLAND CEMENT CONCRETE
- PU - PORTLAND CEMENT CONCRETE
- RV - REINFORCED CONCRETE
- SB - SAND
- SH - SHALE
- SL - SLATE
- SP - SANDSTONE
- ST - STRATIFIED SANDSTONE
- TA - TANGI
- TC - TANGI CONCRETE
- TR - TRAVEL
- TS - TRAVEL
- TT - TRAVEL
- TV - TRAVEL
- U - UNDESIGNED
- W - WATER
- Y - YARD
- Z - ZONE

**SYMBOLS:**

- EASEMENT
- BUILDING ENVELOPE
- FENCE LINE
- POSE LINE
- S.D.E. LINE

NO.	DATE	DESCRIPTION
1	10/15/10	PRELIMINARY
2	11/15/10	REVISED
3	12/15/10	REVISED
4	01/15/11	REVISED
5	02/15/11	REVISED
6	03/15/11	REVISED
7	04/15/11	REVISED
8	05/15/11	REVISED
9	06/15/11	REVISED
10	07/15/11	REVISED
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100	01/15/19	REVISED







**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS - LAND SURVEYORS  
 2265 GARDEN CIRCLE, SUITE 200  
 RENO, CALIFORNIA 96001  
 (530) 842-7251  
 WWW.LEABRAZE.COM

**YANG RESIDENCE**  
 17 RED BERRY RIDGE  
 PORTOLA VALLEY, CALIFORNIA  
 SAN MATEO COUNTY  
 A/E: 080-241-130

**GRADING & DRAINAGE PLAN / DRIVEWAY PROFILE**

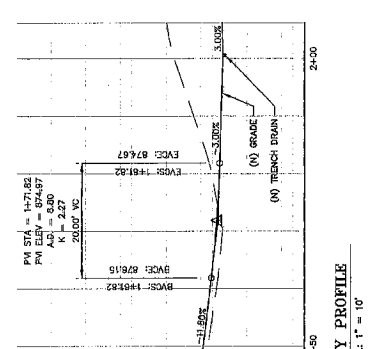
DATE	8-8-13
JOB NO.	202880
DESIGN BY	PT
DRAWN BY	NM
SHEET NO.	10
SHEET TIT.	C-2

**C-2**  
 2 OF 5 SHEETS

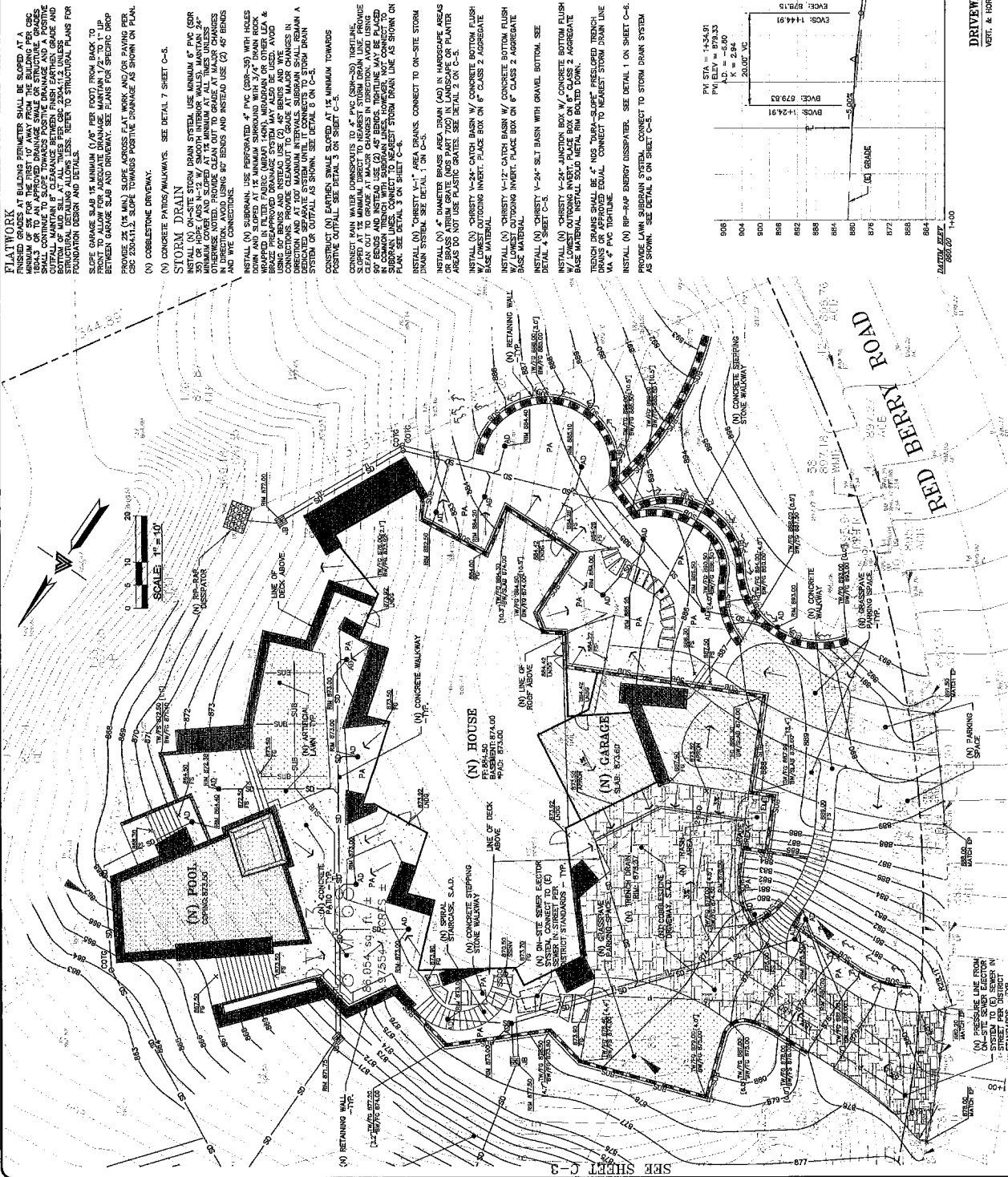
**UTILITIES**  
 INSTALL (N) SANITARY SEWER LATERALS USE 4" PVC (SNP-20) SLOPED MINIMUM 1/2" PER FOOT TO THE FIRST UP TAKEAWAY FROM THE BUILDING PER IRC 905.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL BE MAINTAINED AT LEAST 18" ABOVE FINISHED GRADE. MAINTAIN A MINIMUM 6" CLEARANCE BETWEEN FINISH GRADE AND BOTTOM OF MID-SPAN TALLIES PER IRC 226.12 UNLESS OTHERWISE NOTED. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.  
 SLOPE GARAGE SLAB 1/8" MINIMUM (1/4" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" UP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP AND SLOPE. SLOPE GARAGE SLAB 1/8" MINIMUM (1/4" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" UP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP AND SLOPE. SLOPE GARAGE SLAB 1/8" MINIMUM (1/4" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" UP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP AND SLOPE.  
 (N) COLLECTOR DRAINWAY  
**STORM DRAIN**  
 INSTALL (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 7 SHEET C-5.  
 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SNP-20) SLOPED MINIMUM 1/2" PER FOOT TO THE FIRST UP TAKEAWAY FROM THE BUILDING PER IRC 905.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL BE MAINTAINED AT LEAST 18" ABOVE FINISHED GRADE. MAINTAIN A MINIMUM 6" CLEARANCE BETWEEN FINISH GRADE AND BOTTOM OF MID-SPAN TALLIES PER IRC 226.12 UNLESS OTHERWISE NOTED. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.  
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**REQUIRED DRAINAGE VALLEYS REQUIRES LEA & BRAZE ENGINEERING, INC. TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION OCCURS.**  
 POINT OF CONTACT:  
 PETER CARLINO  
 LEA & BRAZE ENGINEERING, INC.  
 (510)897-4066 peterc@leabraze.com

**NOTE:**  
 FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS CONTRACTOR SHALL OBTAIN THE PROPER TREE DEMOLITION PERMITS.  
 DEMOLITION PERMITS  
 (N) DEMOLITION PERMITS SHALL BE OBTAINED FROM THE LOCAL AGENCY.  
 (N) DEMOLITION PERMITS SHALL BE OBTAINED FROM THE LOCAL AGENCY.  
 (N) DEMOLITION PERMITS SHALL BE OBTAINED FROM THE LOCAL AGENCY.  
 (N) DEMOLITION PERMITS SHALL BE OBTAINED FROM THE LOCAL AGENCY.



**DRIVEWAY PROFILE**  
 VERT. & HORIZ. 1" = 10'



**NOT FOR CONSTRUCTION**









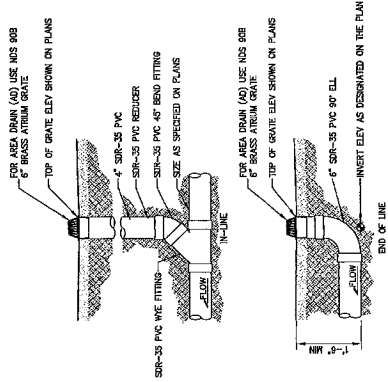
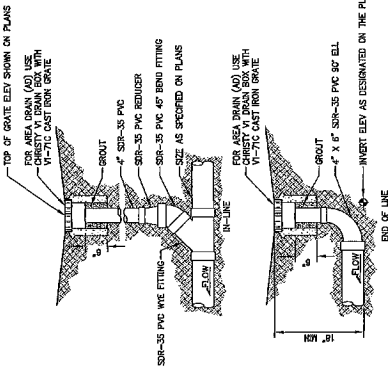
LEA & BRAZE ENGINEERING, INC.  
CIVIL ENGINEERS LAND SURVEYORS  
SACRAMENTO REGION  
1538 KENNESA WILSON DRIVE  
ROSTON, CA 95968  
(916) 287-1919 (F)  
(916) 287-1085 (P)  
(916) 287-1338 (F)  
WWW.LEABRAZE.COM

YANG RESIDENCE  
17 RED BERRY RIDGE  
PORTOLA VALLEY, CALIFORNIA  
SAN MATEO COUNTY  
APR. 08C-241-130

DETAILS

DATE:	8-2-13
SCALE:	NTS
DESIGN BY:	PT
DRAWN BY:	WA
SHEET NO.:	C-5
JOB NO.:	21098D
REV. NO.:	0
REV. DATE:	
REV. BY:	
REV. DESCRIPTION:	

C-5  
3 OF 5 SHEETS

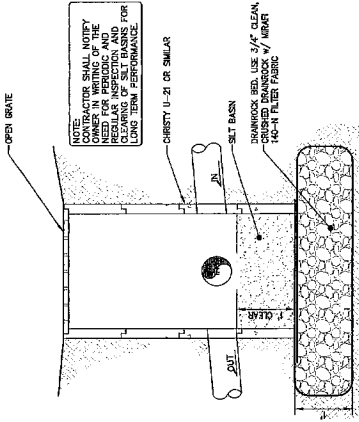


1 AREA DRAIN NTS

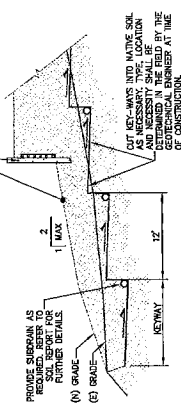
2 AREA DRAIN NTS



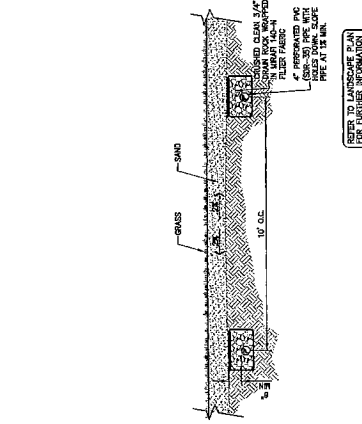
3 GRASSY SWALE DETAIL NTS



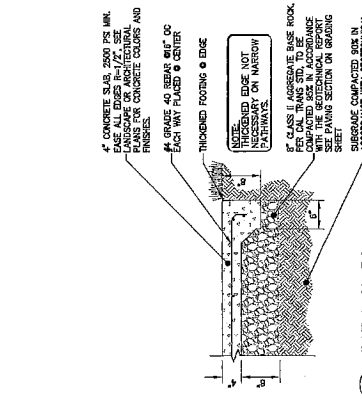
4 DRAIN INLET/SILT BASIN NTS



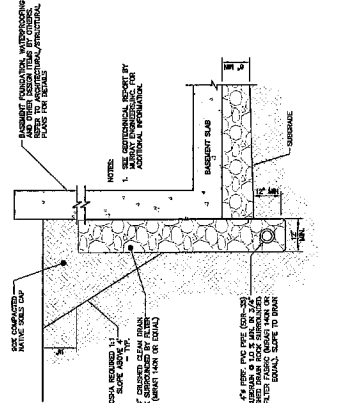
5 KEYWAY AND BENCH NTS



6 FINGER DRAINS NTS



7 PATIO SLABS NTS



8 RETAINING WALL SUBDRAIN NTS

NOT FOR CONSTRUCTION







**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 20717 SHELTON BLVD. WEST  
 ROSSEL, CA 94561  
 (916) 938-1100  
 (916) 938-7263  
 WWW.LEABRAZE.COM

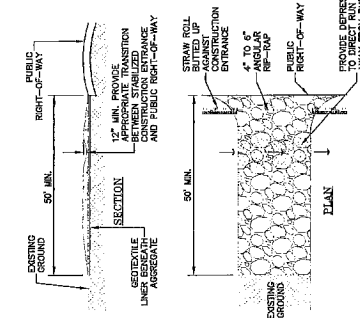
**YANG RESIDENCE**  
**17 RED BERRY RIDGE**  
**PORTOLA VALLEY, CALIFORNIA**  
 SAN MATEO COUNTY  
 APR. 08D-241-130

**EROSION CONTROL**  
**DETAILS**

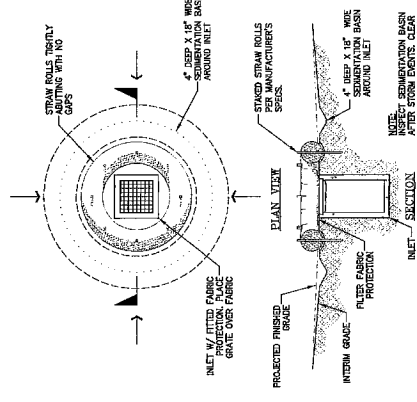
JOB NO.	220296
DATE	9-8-13
DESIGN BY	PT
DRAWN BY	MM
SHEET NO.	

**EP-2**  
 9 OF 6 SHEETS

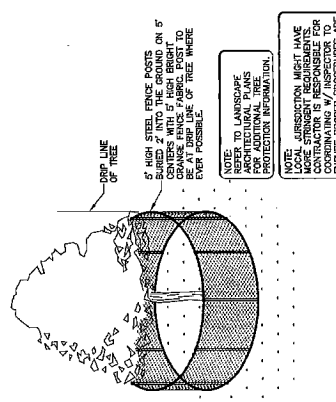
**NOTES**  
 STABILIZED CONSTRUCTION SITE SHALL BE MAINTAINED FOR 30 DAYS AFTER CONSTRUCTION OF 1/2" TO 1" WASHED, FRACTIONATED STONE AGGREGATE. MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 1/2" TO 1" AND SHALL BE A MINIMUM OF 50' FROM THE EDGE OF THE EXISTING DRIVE OR DRIVEWAY. EXCESSIVE TRAFFIC SHALL BE PROHIBITED FROM THE DRIVEWAY. THE ENTRANCE SHALL BE LEFT IN PLACE UNTIL THE DRIVEWAY IS FINISHED. TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE. ADJUSTMENTS SHALL BE MADE TO THE DRIVEWAY AS NECESSARY TO MAINTAIN A MINIMUM OF 50' FROM THE DRIVEWAY. PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.



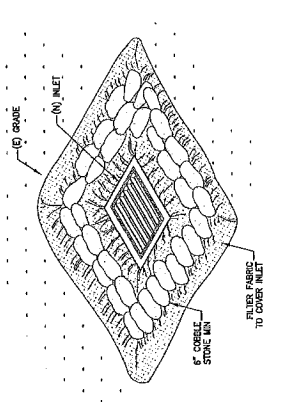
**4. CONSTRUCTION ENTRANCE**  
 (EP-2) NS



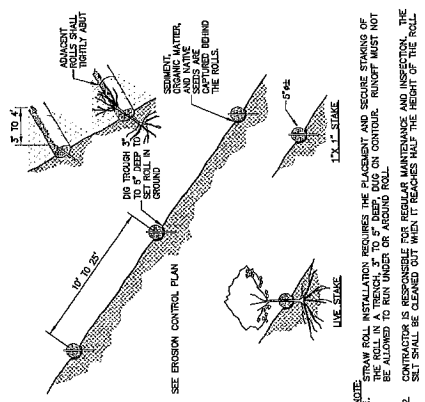
**3. SEDIMENTATION BASIN**  
 (EP-2) NS



**2. EXISTING TREE PROTECTION DETAIL**  
 (EP-2) NS



**1. INLET PROTECTION**  
 (EP-2) NS



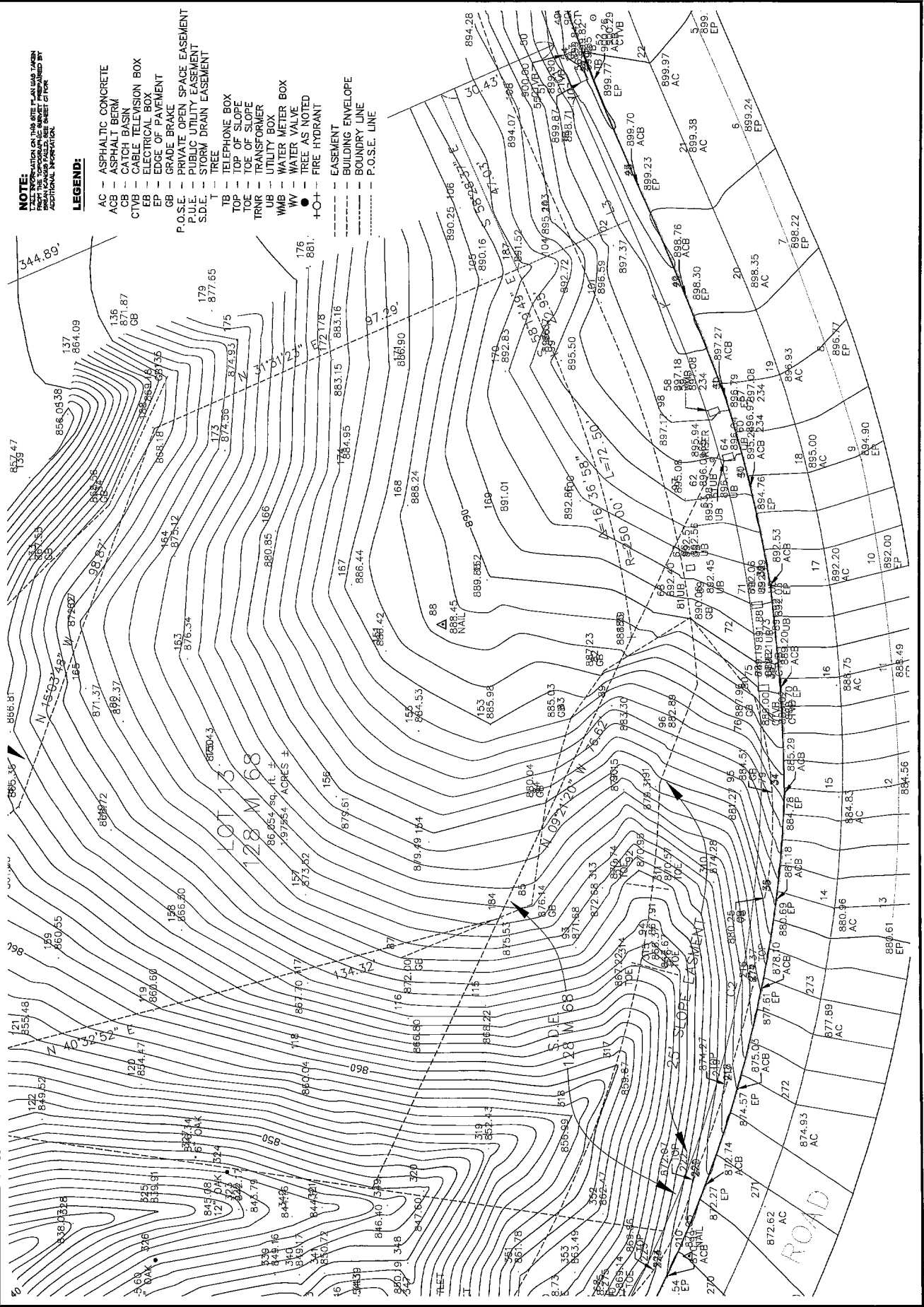
**5. STRAW ROLLS**  
 (EP-2) NS

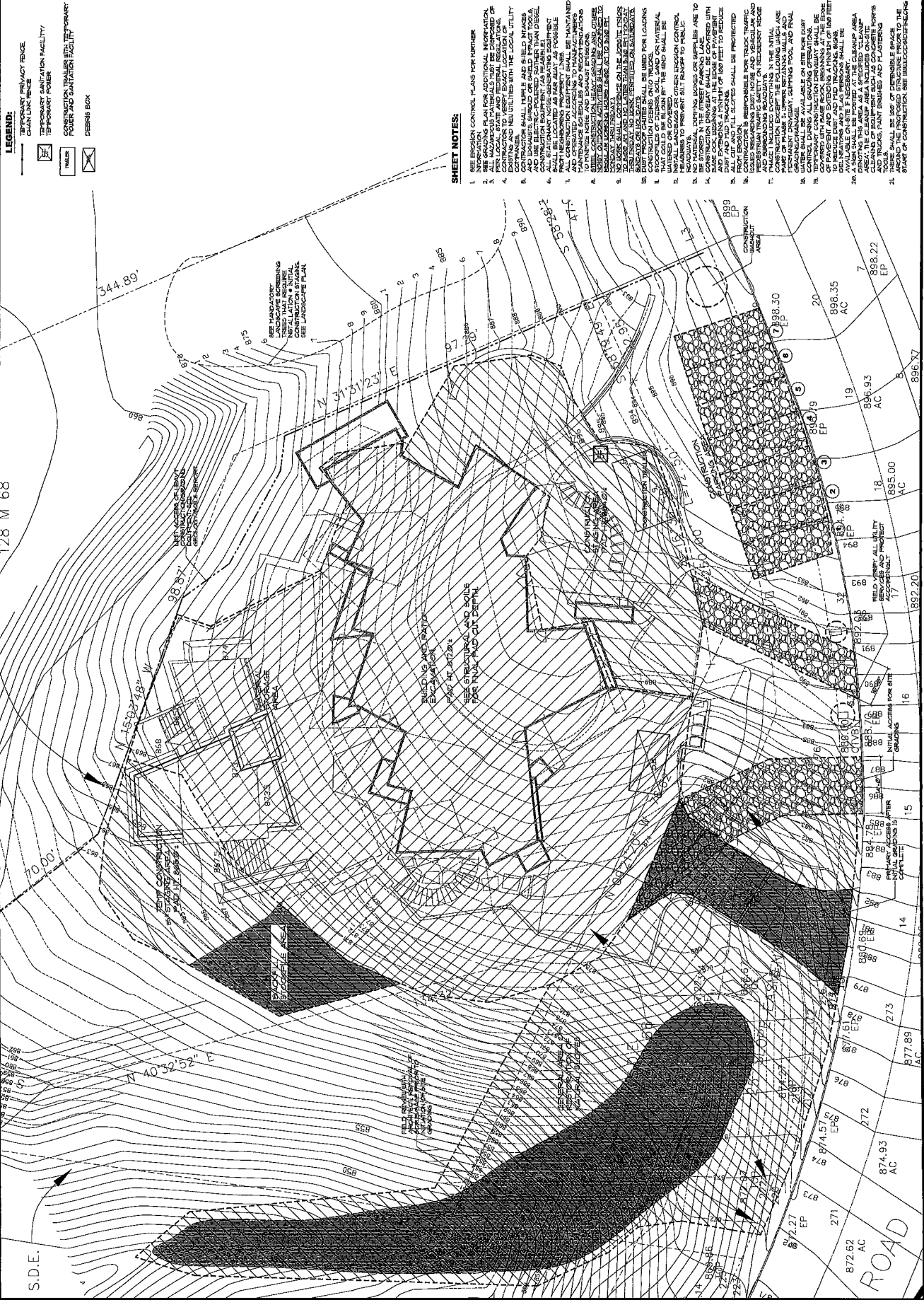
**NOT FOR CONSTRUCTION**

**NOTE:**  
 1. REFER TO SHEET A1.02 FOR ALL DIMENSIONS.  
 2. THE TOPOGRAPHIC SURVEY WAS PREPARED BY  
 WILLIAM MASTON ARCHITECTURAL GROUP.  
 3. ADDITIONAL INFORMATION:

**LEGEND:**

- AC - ASPHALTIC CONCRETE
- ASB - ASPHALT BERM
- CB - CATCH BASIN
- CTVB - CABLE TELEVISION BOX
- EB - ELECTRICAL BOX
- EP - EDGE OF PAVEMENT
- GP - GRADE BREAK
- P.O.S.E. - PRIVATE OPEN SPACE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- S.D.E. - STORM DRAIN EASEMENT
- T - TREE
- TB - TELEPHONE BOX
- TOP - TOP OF SLOPE
- TOF - TOP OF FINISH
- TRNB - TRANSFORMER
- UB - UTILITY BOX
- WMB - WATER METER BOX
- WV - WATER VALVE
- - TREE AS NOTED
- +○ - FIRE HYDRANT
- - EASEMENT
- - BUILDING ENVELOPE
- - BOUNDARY LINE
- - P.O.S.E. LINE





- LEGEND:**
- TEMPORARY FENCE
  - CHAIN LINK FENCE
  - TEMPORARY SANITATION FACILITY
  - TEMPORARY POWER
  - CONSTRUCTION TRAILER OR SITE OFFICE
  - POWER AND SANITATION FACILITY
  - DEBRIS BOX

- SHEET NOTES:**
1. SEE EROSION CONTROL PLAN FOR FURTHER INFORMATION.
  2. ALL HAZARDOUS MATERIALS MUST BE DISPOSED ON SITE.
  3. ALL HAZARDOUS MATERIALS MUST BE DISPOSED ON SITE.
  4. CONTRACTOR TO VERIFY EXISTING LOCATION OF UTILITIES AND NE UTILITIES WITH THE LOCAL UTILITY COMPANY.
  5. CONTRACTOR SHALL VERIFY AND FIELD IN AREA OF ALL EXISTING UTILITIES AND NE UTILITIES WITH THE LOCAL UTILITY COMPANY.
  6. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEYOR'S MARKS.
  7. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEYOR'S MARKS.
  8. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEYOR'S MARKS.
  9. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEYOR'S MARKS.
  10. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEYOR'S MARKS.
  11. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEYOR'S MARKS.
  12. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEYOR'S MARKS.
  13. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEYOR'S MARKS.
  14. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEYOR'S MARKS.
  15. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEYOR'S MARKS.
  16. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEYOR'S MARKS.
  17. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEYOR'S MARKS.
  18. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEYOR'S MARKS.
  19. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEYOR'S MARKS.
  20. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEYOR'S MARKS.



REVISION NO. 1  
DATE 08/20/14

PROJECT NO. 14-0001  
DATE 08/20/14

304 CANTON BLVD  
MORRISVILLE, NC 27560  
(919) 858-2000  
www.williamsonmason.com

ARCHITECTURAL SCALARS  
WILLIAMSON MASON

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**YANG RESIDENCE**  
17 RED BERRY RIDGE,  
PORTOLA VALLEY,  
CALIFORNIA 94028

**SITE PLAN**

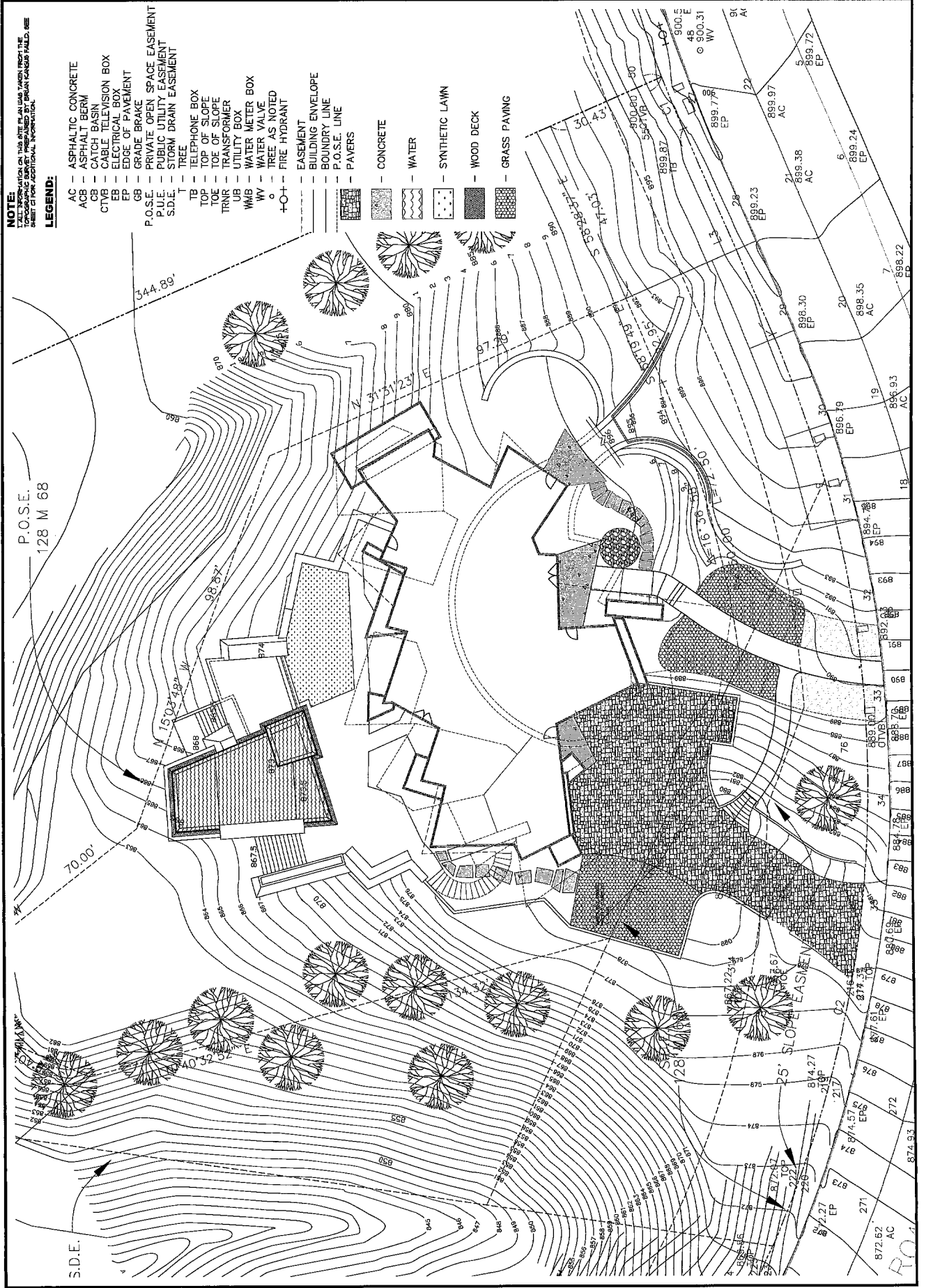
DATE: 08/20/14  
SCALE: 1/8"=1'-0"  
DRAWN BY: JAV  
JOB: 14-0001-000

SHEET  
**A1.03**  
OF 3

**NOTE:**  
FOR ALL INFORMATION ON THIS SITE, PLEASE REFER TO THE  
FULL SET OF PLANS AND SPECIFICATIONS. IF ANY  
CONFLICTS OR OMISSIONS ARE FOUND, SEE  
SHEET C1 FOR ADDITIONAL INFORMATION.

**LEGEND:**

- AC - ASPHALTIC CONCRETE
- ACB - ASPHALT BERM
- CB - CATCH BASIN
- CTV - CURB TELEVISION BOX
- EB - EDGE OF PAVEMENT
- EP - EDGE OF PAVEMENT
- GB - GRADE BREAK
- P.O.S.E. - PRIVATE OPEN SPACE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- S.D.E. - SUBSIDY DRAIN EASEMENT
- T - TREE
- TB - TELEPHONE BOX
- TOP - TOP OF SLOPE
- TOE - TOE OF SLOPE
- TRNR - TRANSFORMER
- UB - UTILITY BOX
- WMB - WATER METER BOX
- WV - WATER VALVE
- WV - WATER VALVE
- WV - TREE AS NOTED
- +OH - FIRE HYDRANT
- EASEMENT
- BUILDING ENVELOPE
- BOUNDARY LINE
- P.O.S.E. LINE
- PAVERS
- CONCRETE
- WATER
- SYNTHETIC LAWN
- WOOD DECK
- GRASS PAVING





DATE: 05/07/2014  
 SCALE: NTC  
 DRAWN: GJP  
 APPR: YAN 2014-05-07

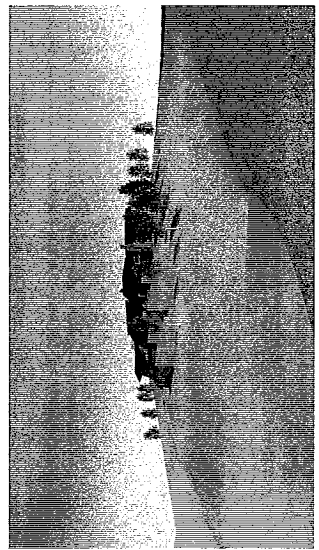
**NEIGHBORING SITE PLANS**

**YANG RESIDENCE**  
 17 RED BERRY RIDGE  
 PORTOLA VALLEY,  
 CALIFORNIA 94028

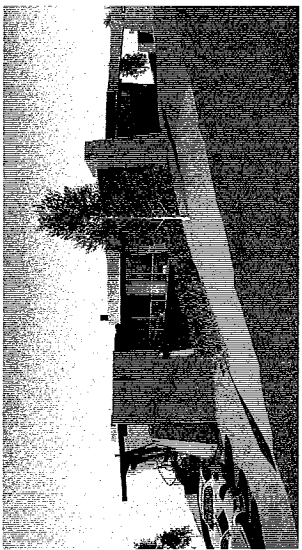
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 HANSON ARCHITECTS & ASSOCIATES  
 284 GARDEN STREET  
 MARINA DEL REY, CA 90291  
 WWW.HANSONARCHITECTS.COM

William Maston  
 ARCHITECT/PLANNER

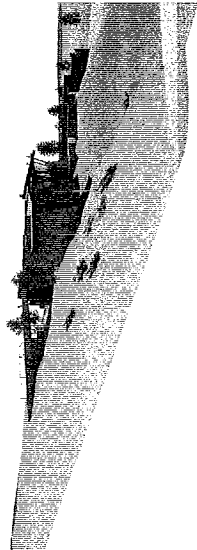
**CAMERA #3**  
 GRADE ELEVATION: 621' EYE ELEVATION: 644'



**CAMERA #2**  
 GRADE ELEVATION: 650' EYE ELEVATION: 681'

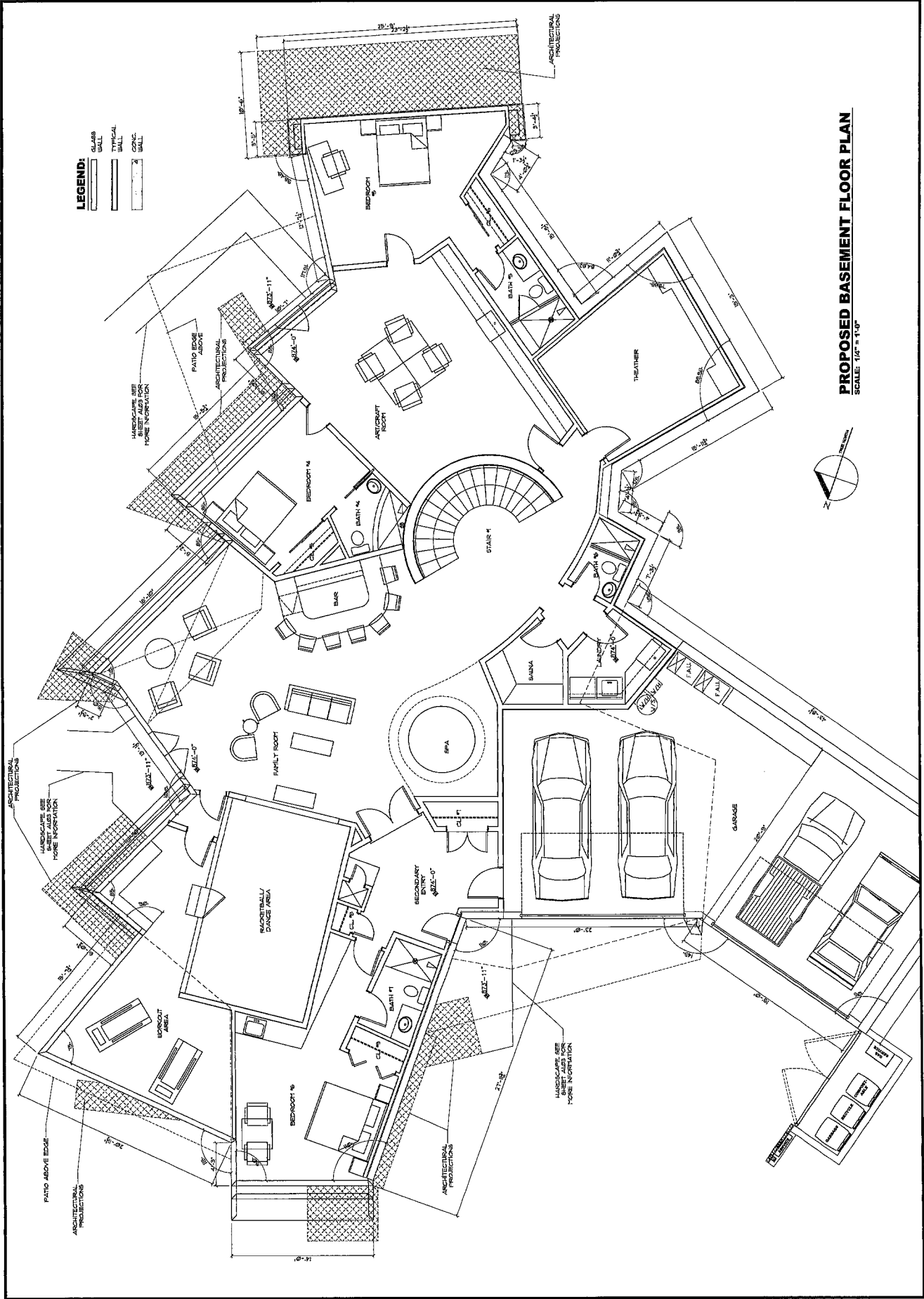


**CAMERA #1**  
 GRADE ELEVATION: 660' EYE ELEVATION: 690'



REVISION  
 DATE FOR  
 REVISION

SHEET **A1.04**  
 OF



REVISION  
DATE  
DRAWN BY  
CHECKED BY

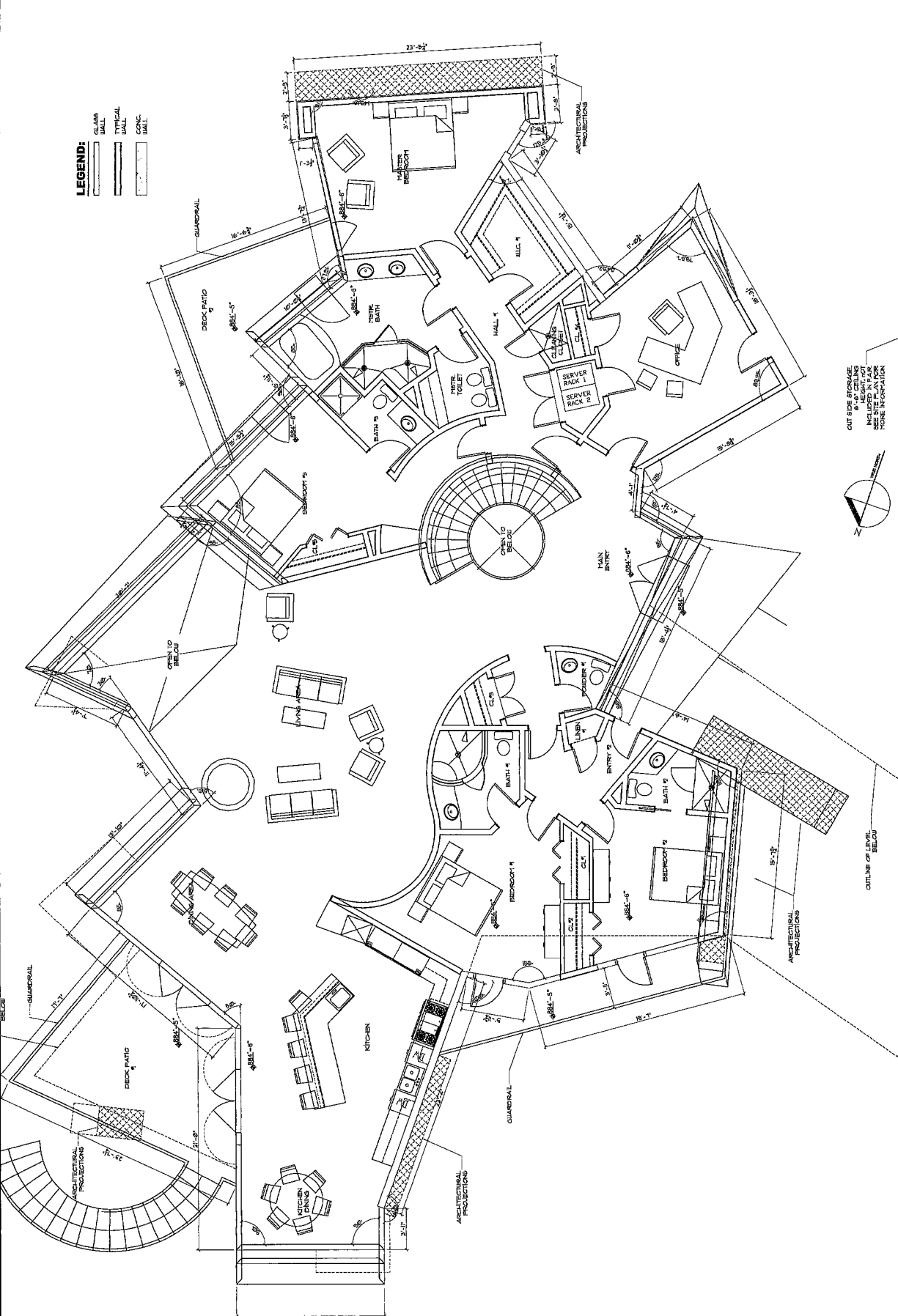
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YANG RESIDENCE  
17 RED BERRY RIDGE  
PORTOLA VALLEY,  
CALIFORNIA 94028

PROPOSED MAIN FLOOR

DATE: 03/27/2014  
SCALE: 1/4" = 1'-0"  
DRAWN BY: GP  
CHECKED BY: JAC  
JOB: YANG RESIDENCE  
SHEET: A2.02  
OF: 02



**LEGEND:**  
GLASS WALL  
PARTIAL WALL  
CONC. WALL  
DOOR

OUTSIDE STORAGE  
IS NOT TO BE  
INCLUDED IN THE  
PERMITS OR  
MORE INFORMATION

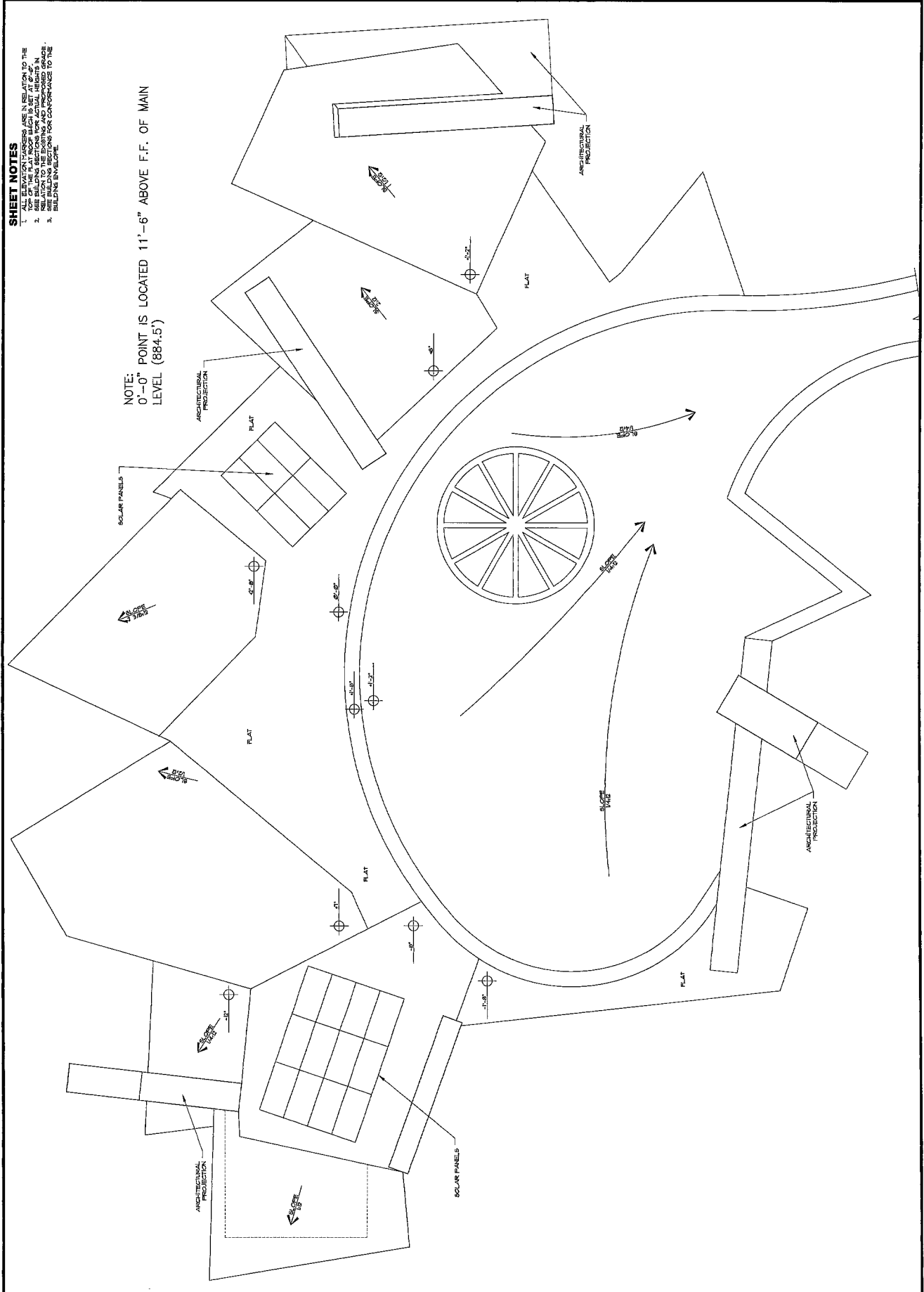
**PROPOSED MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

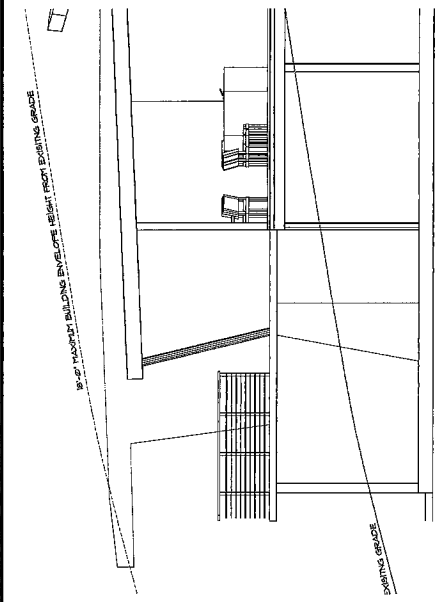
OUTLINE OF LEVEL  
BELOW

**SHEET NOTES**

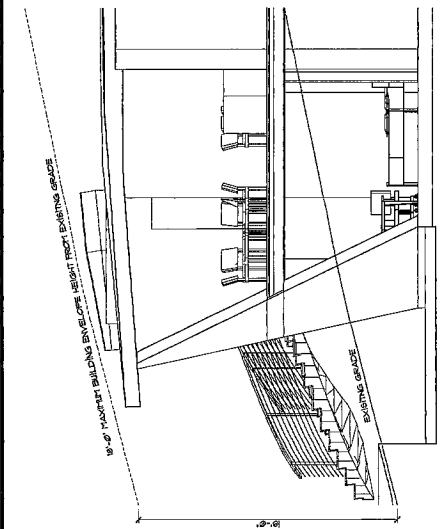
1. ALL ELEVATION MARKERS ARE IN RELATION TO THE TOP OF THE FLAT ROOF WHICH IS AT 884.5' IN RELATION TO THE EXISTING AND PROPOSED GRADE - BUILDING ENVELOPE.
2. THE ROOMING AND THE FORM ARCHITECTURAL PROJECTIONS ARE IN RELATION TO THE EXISTING AND PROPOSED GRADE - BUILDING ENVELOPE.
3. THE ROOMING AND THE FORM ARCHITECTURAL PROJECTIONS ARE IN RELATION TO THE EXISTING AND PROPOSED GRADE - BUILDING ENVELOPE.

NOTE: 0'-0" POINT IS LOCATED 11'-6" ABOVE F.F. OF MAIN LEVEL (884.5')

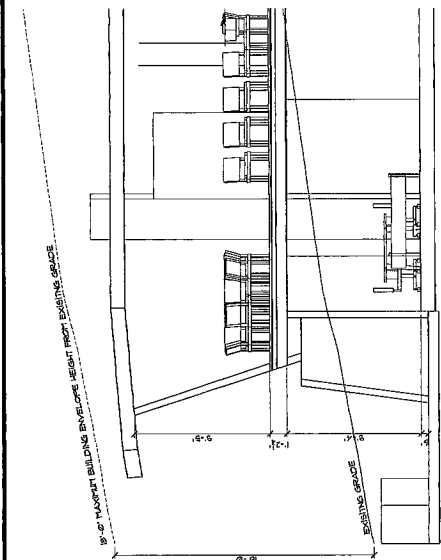




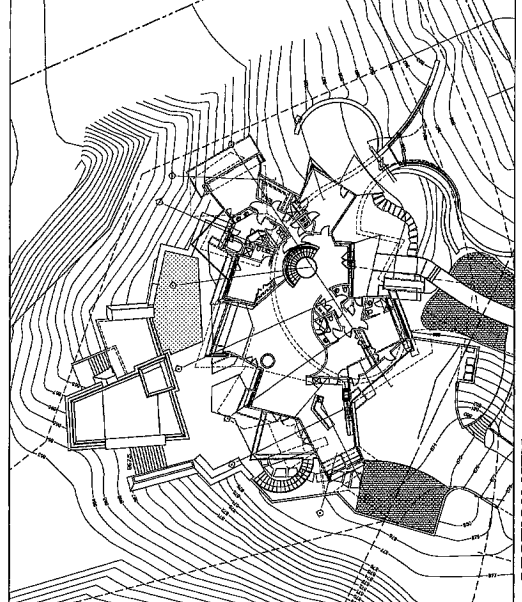
**C** KITCHEN & PATIO SECTION  
 1/4"=1'-0"



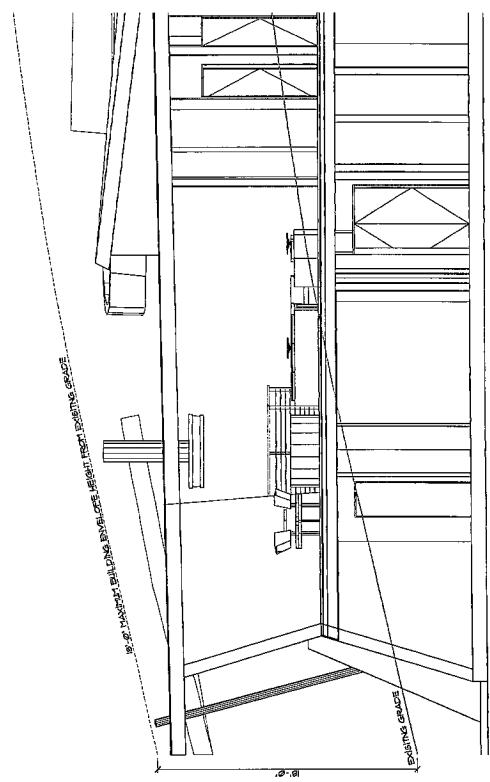
**B** KITCHEN SECTION 2  
 1/4"=1'-0"



**A** KITCHEN SECTION 1  
 1/4"=1'-0"



**SECTION KEY**  
 N.T.S.



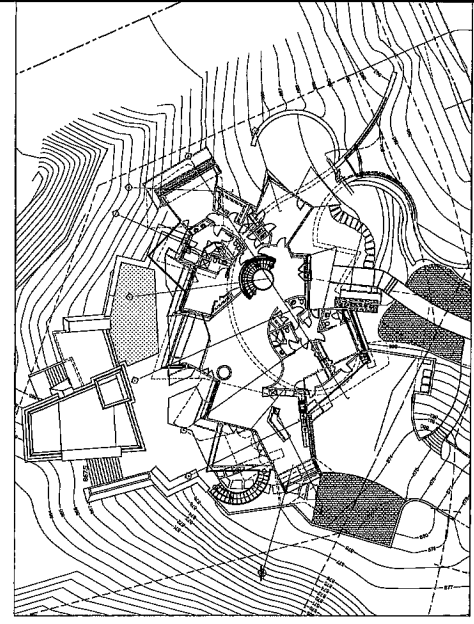
**D** DINING ROOM  
 1/4"=1'-0"

SECTIONS

YANG RESIDENCE  
 17 RED BERRY RIDGE  
 PORTOLA VALLEY,  
 CALIFORNIA 94028

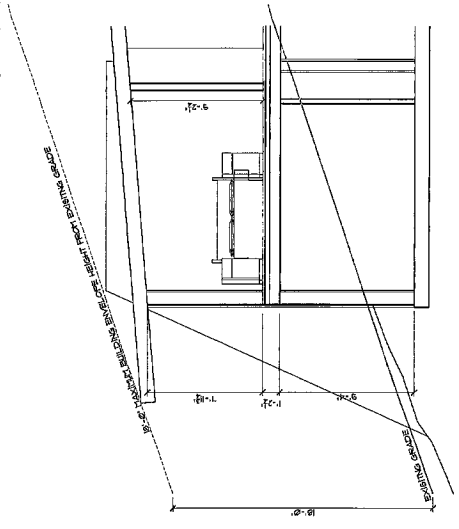
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 ARCHITECTS & ASSOCIATES  
 305 CALIFORNIA STREET  
 REDWOOD CITY, CA 94061  
 (415) 968-7500  
 WWW.AAASOCIATES.COM

REVISIONS  
 NO. DATE BY  
 1 05/02/14 JY

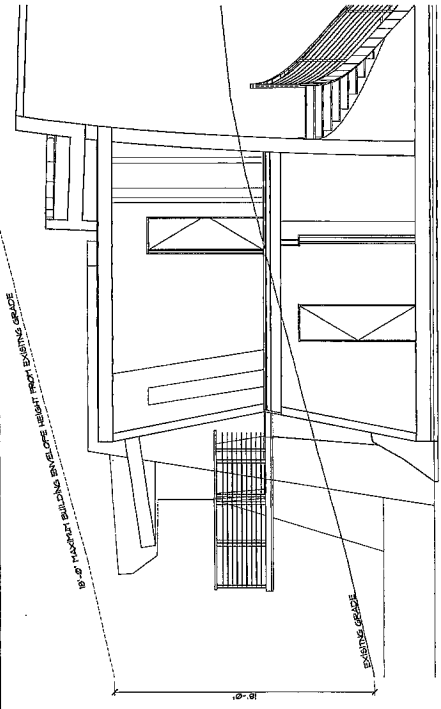


SECTION KEY

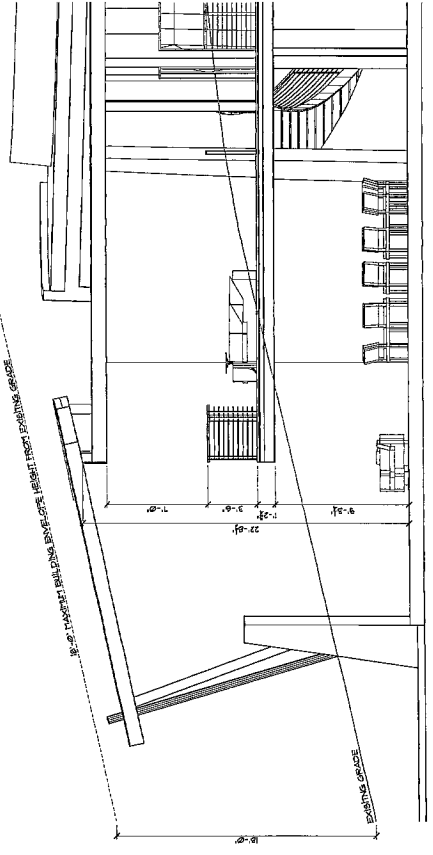
G LARGE MASTER SUITE  
 1/4"=1'-0"



F SMALL MASTER SUITE  
 1/4"=1'-0"



E LIVING ROOM  
 1/4"=1'-0"



DATE: 01/22/2014  
SCALE: 1/4" = 1'-0"  
DRAWN: J.A.M.  
JOB: 17 RED BERRY RIDGE

SECTION KEY  
RES.

17 RED BERRY RIDGE  
PORTOLA VALLEY,  
CALIFORNIA 94028

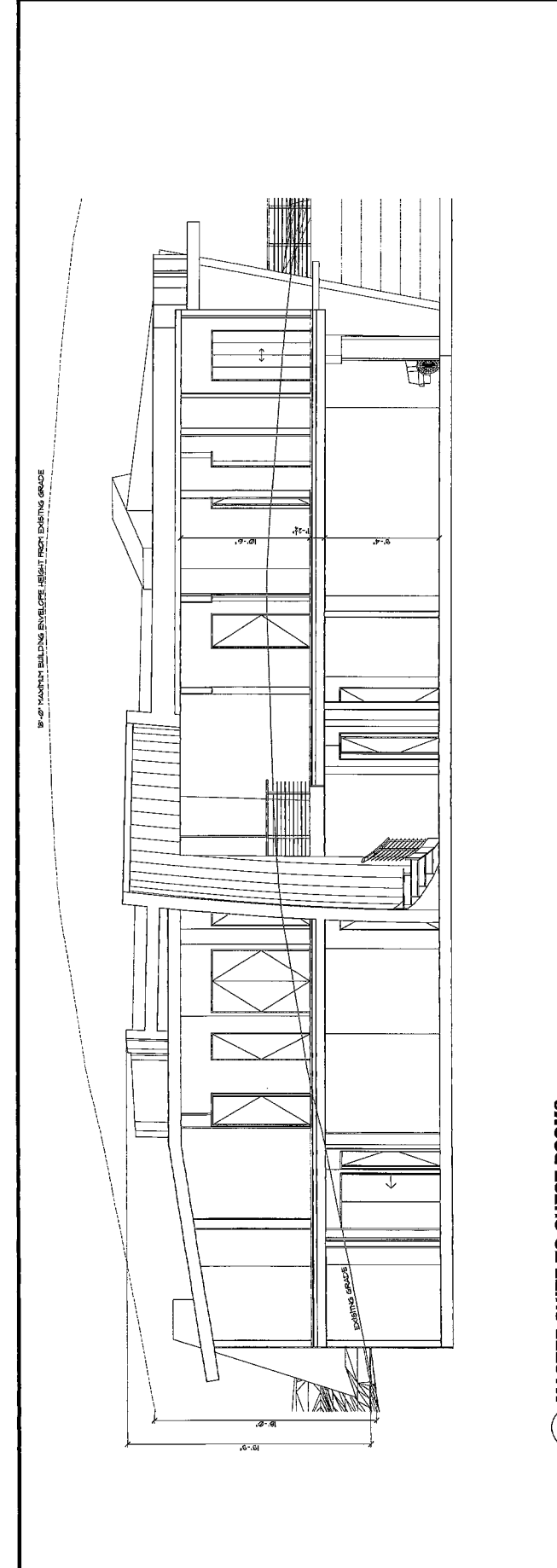
YANG RESIDENCE  
SECTIONS

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WILLIAM MASTON ARCHITECTS & ASSOCIATES  
1300 AVENUE 108, SUITE 100  
MAYFIELD HEIGHTS, OHIO 44130  
TEL: (440) 933-2800  
WWW.WILLIAMMASTONARCHITECTS.COM

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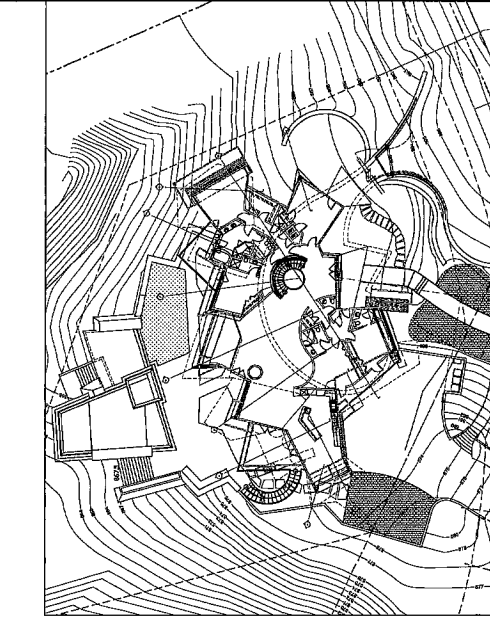
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17  
16  
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3  
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1

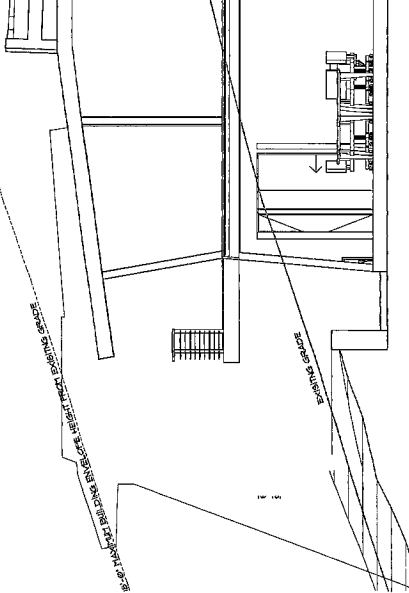


**H** MASTER SUITE TO GUEST ROOMS  
1/4" = 1'-0"

8'-0" MAXIMUM BUILDING ENVELOPE HEIGHT FROM EXISTING GRADE



**I** OFFICE  
1/4" = 1'-0"



**J** MSTR BATH  
1/4" = 1'-0"

**SECTION KEY**  
RES.

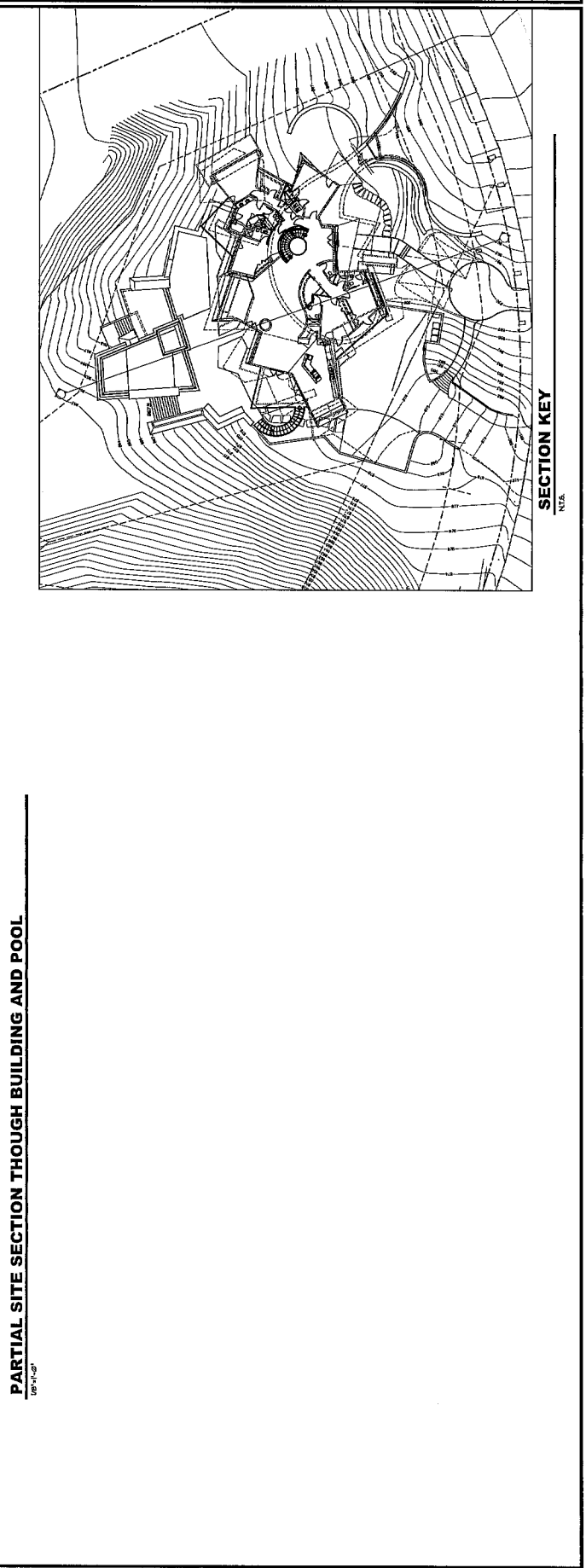
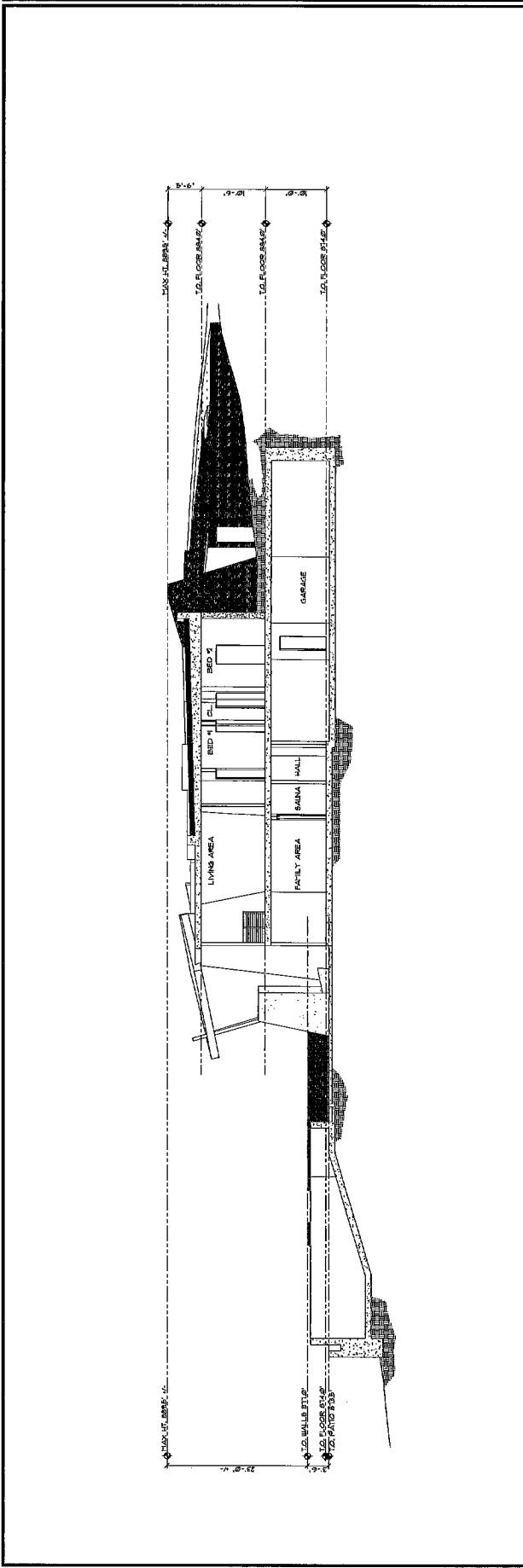
DATE	01/20/2014
SCALE	1/4" = 1'-0"
DRAWN BY	JAN
CHECKED BY	JAN
DESIGNED BY	JAN
PROJECT NO.	17171
CLIENT	YANG RESIDENCE

ARCHITECTURAL ASSOCIATES  
 WILLIAM WILSON ARCHITECTS  
 1900 WILSON BLVD., SUITE 200  
 PORTOLA VALLEY, CA 94028  
 WWW.WWILLSONARCHITECTS.COM

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YANG RESIDENCE  
 17 RED BERRY RIDGE  
 PORTOLA VALLEY,  
 CALIFORNIA 94028

SECTIONS  
 SHEET A4.04  
 OF 04  
 JOB: YANG RESIDENCE  
 DATE: 01/20/2014  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: JAN





REVISION

1	DATE FOR ISSUE	BY
2	DATE FOR ISSUE	BY
3	DATE FOR ISSUE	BY
4	DATE FOR ISSUE	BY
5	DATE FOR ISSUE	BY

ARCHITECT  
**William Maston**  
 246 Gentry Street  
 Marina del Rey, CA 90291  
 (310) 370-1000  
 www.williammaston.com

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 ARCHITECT WILLIAM MASTON

**YANG RESIDENCE**  
 17 RED BERRY RIDGE  
 PORTOLA VALLEY,  
 CALIFORNIA 94028

**REAR ELEVATION FOR  
 REAR HEIGHT**

DATE: 01/07/2014  
 SCALE: 1/4"=1'-0"  
 DRAWN: --  
 JOB: TAN 2012240403  
 SHEET: **A5.00**

**SHEET NOTE:**

1. THE SHOWN ELEVATION IS THE RESULT OF THE BUILDING'S EXISTING ELEVATION REPRESENTED ON SHEETS A5.01-A5.03 FOR 10R. SEE SECTION SHEETS A4.01-A4.03 FOR DAYLIGHT PLAN RESULTS.

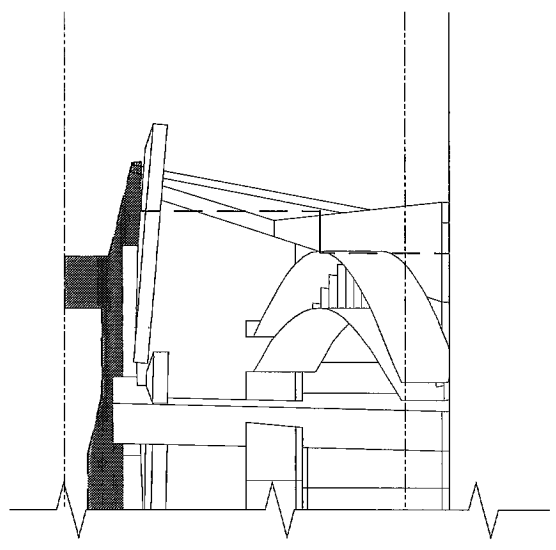
NOTE: THE ORIGINAL ROOF PROPOSED WAS A SYNTHETIC SLATE ROOF. THE CURRENT PROPOSAL HAS THE PRIMARY ROOF HAS BEEN CHANGED TO A LIVING GREEN ROOF.

OUTLINE OF PREVIOUSLY APPROVED PROJECT

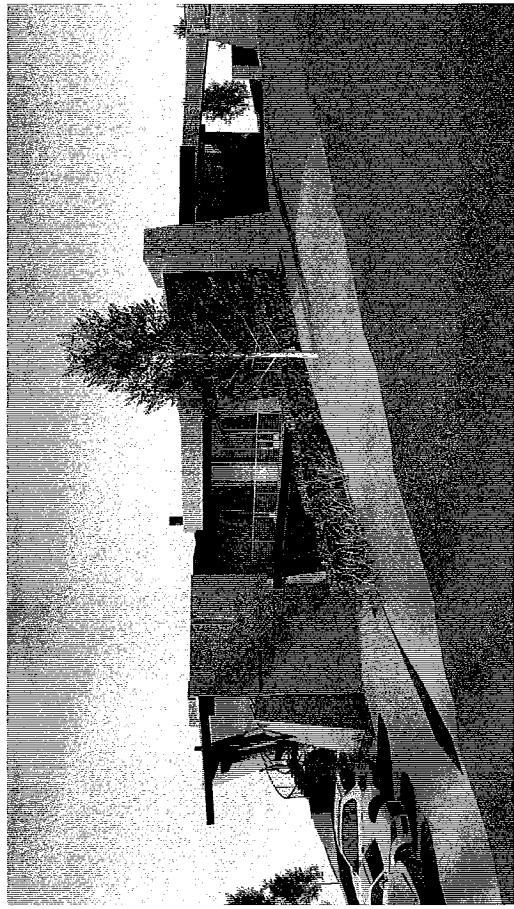
TYPICAL 12" WALL TYPE TOWEL STU

**SOUTH-WEST ELEVATION**

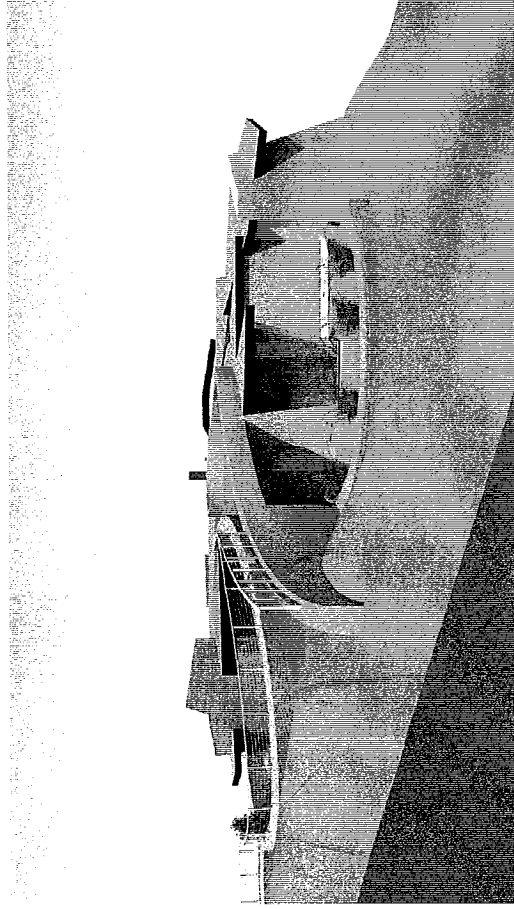
24'-0" MAX. HEIGHT  
 @ REAR



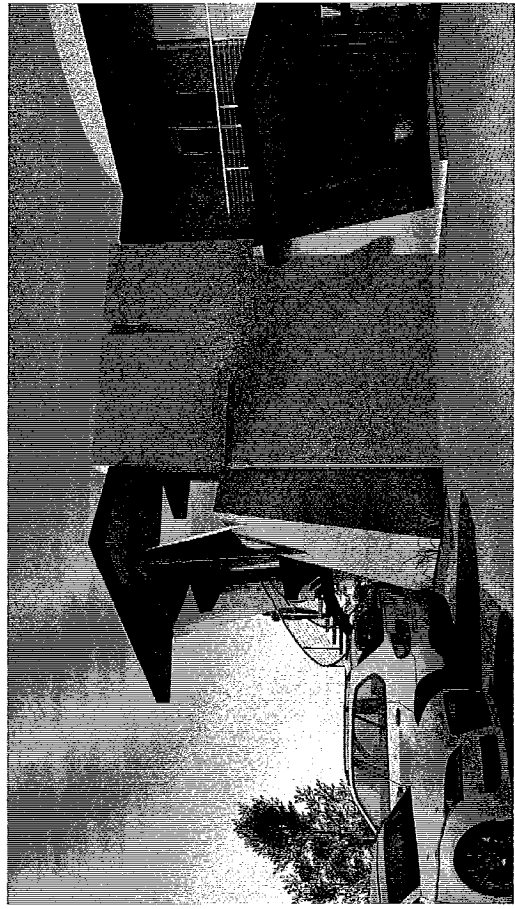
**SHEET NOTE**  
 1. SEE SECTION SHEETS A4.01-A4.05 FOR DETAILS



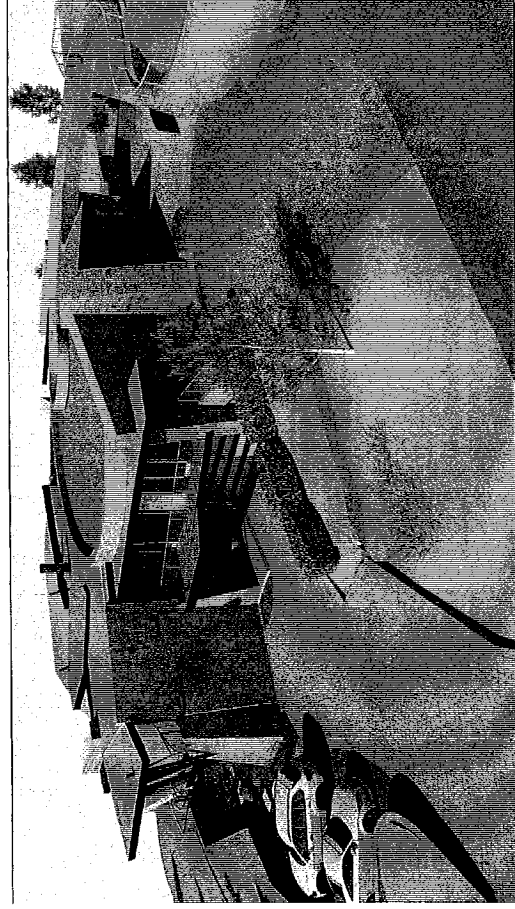
**WEST ELEVATION**  
 N.T.S.



**SOUTH-WEST ELEVATION**  
 N.T.S.



**WEST ELEVATION @ DRIVEWAY**  
 N.T.S.



**NORTH-WEST ELEVATION**  
 N.T.S.

**PERSPECTIVE EXTERIOR ELEVATIONS**

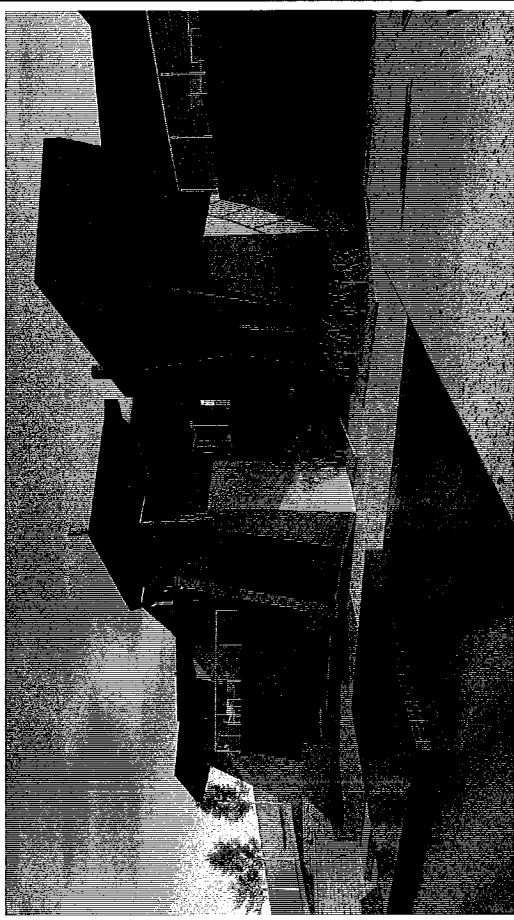
**YANG RESIDENCE**  
 17 RED BERRY RIDGE  
 PORTOLA VALLEY,  
 CALIFORNIA 94028

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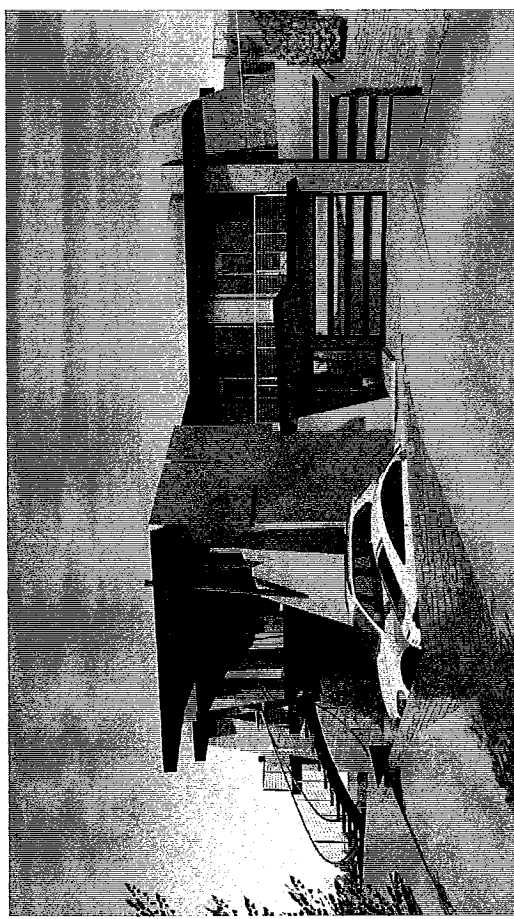
DATE: 05/22/2014  
 SCALE: N.T.S.  
 DRAWN: ---  
 JOB: YAN 2009-000  
 SHEET: **A5.01**

BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]

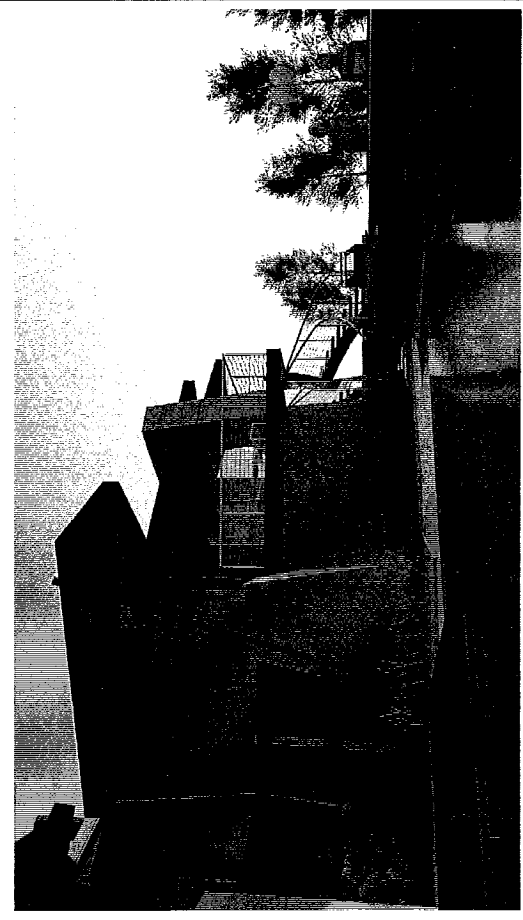
**SHEET NOTE:**  
 1. SEE SECTION SHEETS A4.01-A4.03 FOR HEIGHTS



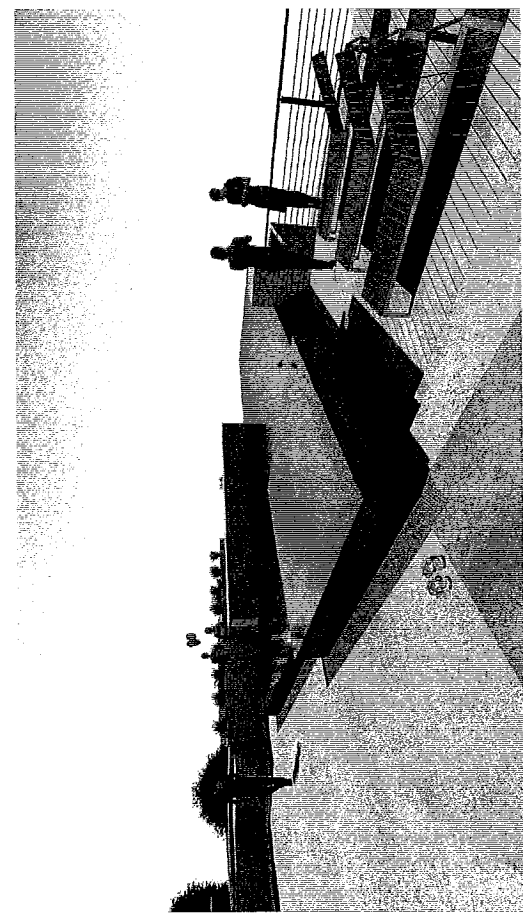
**NORTH-EAST ELEVATION FROM EDGE OF POOL**  
 N.T.S.



**NORTH ELEVATION**  
 N.T.S.



**SOUTH-EAST POOL ELEVATION FROM PATIO**  
 N.T.S.



**EAST ELEVATION OF POOL FROM PATIO**  
 N.T.S.

REVISIONS: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT: \_\_\_\_\_

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 17 RED BERRY RIDGE  
 PORTOLA VALLEY,  
 CALIFORNIA 94028

**PERSPECTIVE EXTERIOR ELEVATIONS**

DATE: 06/20/2014  
 SCALE: 1/8" = 1'-0"  
 SHEET: **A5.02**

SHEET  
A5.03

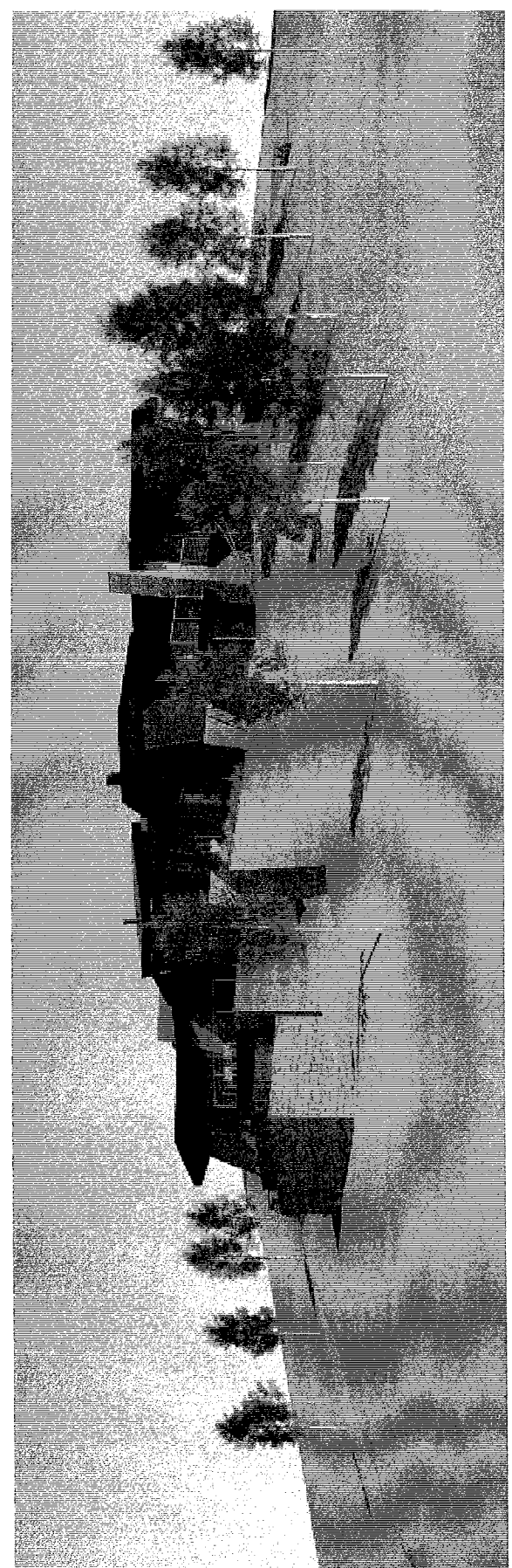
DATE 06/27/2014  
SCALE 1/4" = 1'-0"  
DRAWN —  
BY YAN 2014060400

**PERSPECTIVE EXTERIOR  
ELEVATIONS**

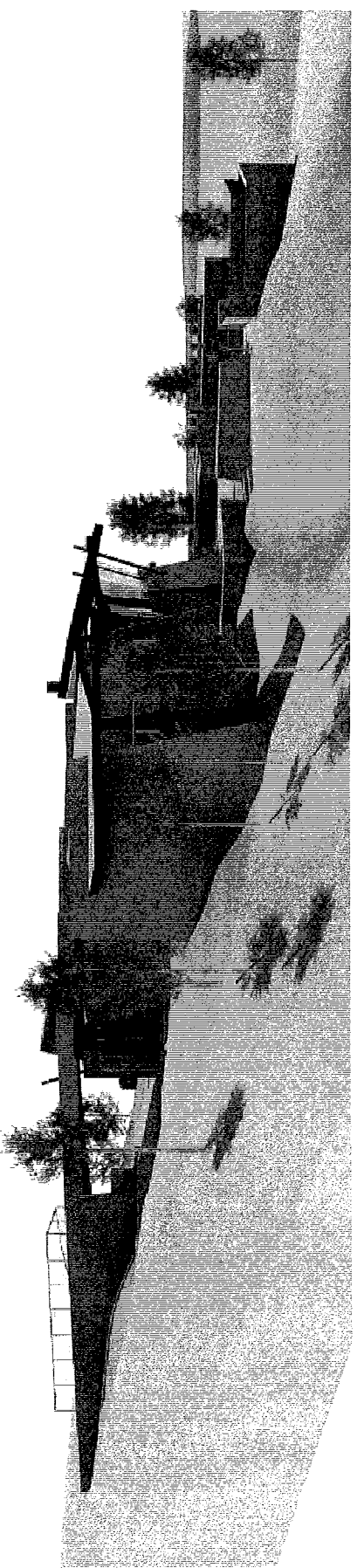
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REVISION  
DATE  
BY



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

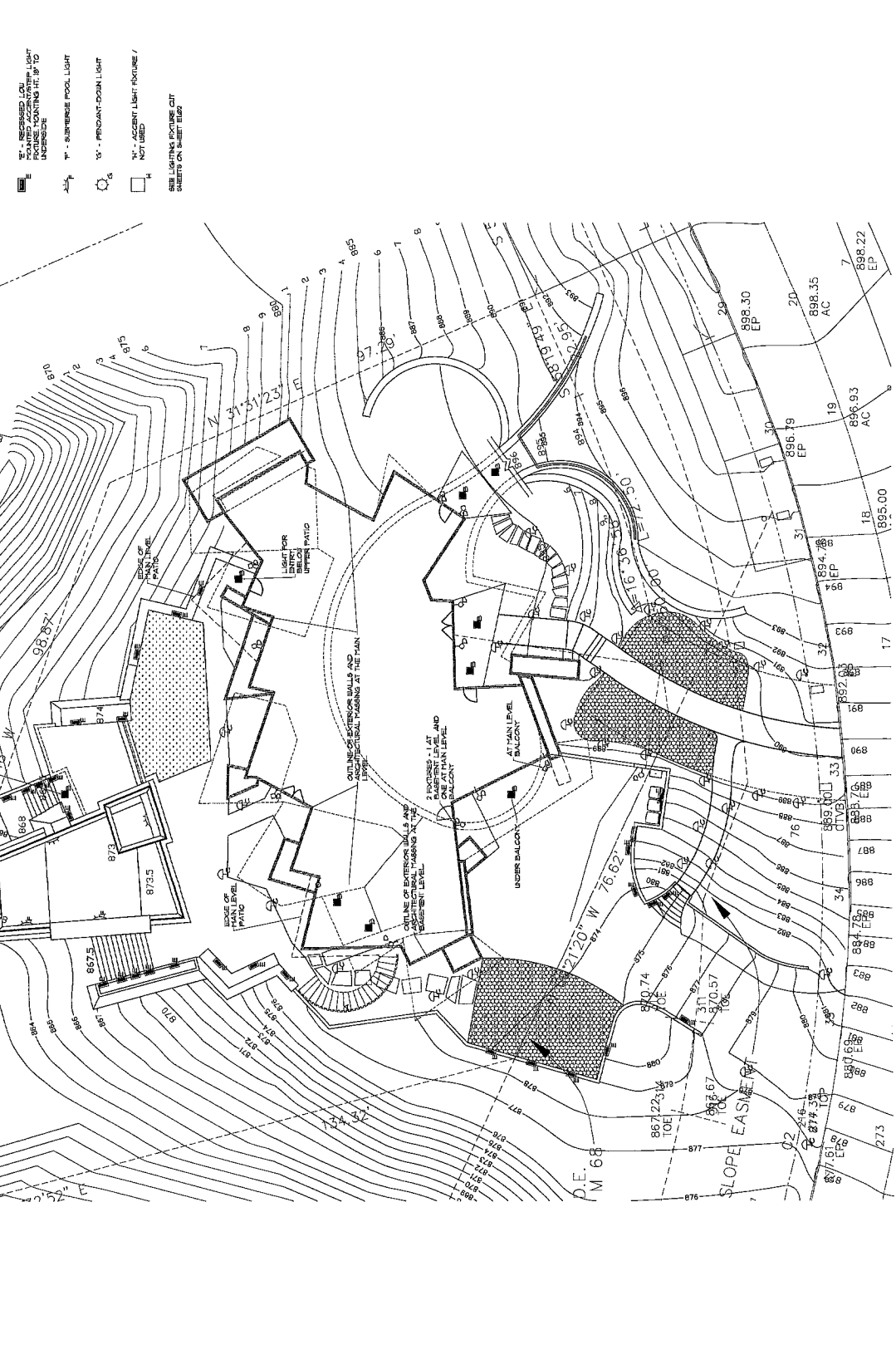


**SOUTH ELEVATION**  
1/4" = 1'-0"

**SHEET NOTE:**  
1. SEE SECTION SHEETS A4.01-A4.05 FOR HEIGHTS

**LIGHT FIXTURE LEGEND**

- A - LED REPOSE LIGHT IN LOWER VOLUME OF PORCH/LOBBY
  - B - REVERSED CEILING LIGHT
  - C - REVERSED DOWN LIGHT WITH DOWN GUARD
  - D - LANDSCAPE DOWN LIGHT FIXTURE
  - E - WALL MOUNTED DOWN LIGHT FIXTURE
  - F - REVERSED, COULMOUNTED, ACCENT LIGHT FIXTURE (HANGING H.I. 8'-10" MINIMUM)
  - G - SUBMERSE POOL LIGHT
  - H - PENDANT-DOWN LIGHT
  - I - ACCENT LIGHT FIXTURE / NOT USED
- SEE LIGHTING FIXTURE CUT SHEETS ON THESE SHEETS







REV.	DATE
1	09-20-14
APPROVED:	
DATE: 09-20-14	
SCALE: 1/8" = 1'-0"	
JOB: 14-057	
SHEET: 1	



S.D.E.

LANDSCAPING PLAN: LANTING PLAN  
FIG. 2







# MEMORANDUM

## TOWN OF PORTOLA VALLEY

---

**TO:** ASCC and Planning Commission  
**FROM:** Karen Kristiansson, Interim Town Planner  
**DATE:** May 22, 2014  
**RE:** Preliminary Consideration of Amendment to CUP X7D-156, Site Development Permit X9H-675, and Architectural Review for Barn Replacement and Relocation for 683 Portola Road, White/Jelich Ranch

*The ASCC and Planning Commission will hold a joint field meeting for preliminary review of this project starting at 3:30pm on Tuesday, May 27. Story poles have been erected at the site to facilitate the review of the proposed barn. Commissioners should note that a field meeting for another project has been scheduled for 4:30 p.m. following this site meeting.*

After the site meeting, discussion of the project will continue at the ASCC's regular evening meeting for Commissioners to provide initial comments and reactions to the project. Planning Commissioners will be able to provide preliminary comments at the conclusion of the field meeting or in writing to planning staff so that the comments can then be assembled and forwarded to applicants. The following report was prepared to support the preliminary reviews of both the Planning Commission and the ASCC.

This project, which is proposed for the 13.8 acre site on Portola Road as shown on the attached vicinity map, would include three approvals from the Town:

1. Amendment to CUP X7D-156. A CUP master plan for this property was approved by the Planning Commission in 2002 and amended in 2005, as is discussed further below. The proposed CUP amendment would allow replacement of authorized Barn #4, but in a different location than shown on the original plan, and would also eliminate the new future residence that had been previously approved for the middle of the property between the traces of the San Andreas Fault. In addition, the proposed master plan amendment provides updated information on the approach the property owners hope to take regarding the historic Chilean Woodchopper's Cottage. The Planning Commission is responsible for acting on the CUP amendment.
2. Architectural Review for a replacement barn. The project would involve demolishing the existing Barn #4 and building a new barn to replace it in a new location north of the existing buildings on the site. The new location, while different from the original plan, also would move the barn out of an area impacted by fault setbacks. The ASCC is responsible for acting on the architectural review of the proposed replacement barn.

3. Site Development Permit X9H-675. The barn project would include about 530 cubic yards of grading. The ASCC will be the approving authority for the site development permit.

Both the architectural review and site development permit requests, and any ASCC actions on them, are dependent on Planning Commission approval of the proposed CUP amendment.

The project is presented on the following enclosed plans:

Walker Warner Architects, dated 4/7/14 unless otherwise noted  
Sheet A0.1, Site Plan/Cover Sheet  
Sheet A1.0, Site Plan  
Sheet AA2.1, Tractor Barn Floor Plan and Exterior Elevations, dated 5/19/14

Civil Plans, prepared by Lea & Braze Engineers and dated 3/19/14  
C-1.0 Title Sheet  
C-2.0 Grading & Drainage Plan  
ER-1 Erosion Control Plan

In support of the plans and application, the following additional materials have been submitted and are attached unless otherwise noted:

- Jelich Ranch Use Plan, dated March 5, 2014
- Cut sheets for light fixtures, from Troy RLM Lighting, received March 5, 2014
- Exterior materials – Barn, received March 5, 2014 (color copy will be available at the meeting)
- Exterior materials samples board, received March 5, 2014 (not attached; will be available at the meeting)

The following comments are offered to facilitate the preliminary review process.

1. **Background and project description.** The conditional use permit for this property was first granted in 2002 and was amended in 2005, as is discussed below. The property owners have completed a number of projects that were anticipated in the 2002 and 2005 use permit approvals including changes to the other property barns and an addition to the main house which was approved in 2013 and is currently under construction. The owners anticipate moving to the house once construction is complete.

In 2013, the ASCC approved some changes to Barn #4, which is located near the house addition. At this time, the owners would like approval to demolish the existing barn and rebuild it north of and close to Barns #1 and #2. As is discussed below, this change in location would both consolidate the agricultural operations and also provide a safer location for the barn structure, which is currently located within the Pf fault zone for the San Andreas Fault.

While amending the use permit to allow the change in location for Barn #4, the owners would also like to update the use permit to reflect anticipated changes in the future use of the property. The most significant of these is the removal of the second

house which was originally permitted for the meadow area of the property between the two fault traces.

2. **Conditional Use Permit X7D-156 and Proposed Amendment.** The CUP for use of the property was originally granted by the Planning Commission in September 2002. The permit was amended in May 2005 to clarify provisions for replacement of the main house and those associated with the historic Chilean Woodchoppers house located at the northeast corner of the property. The amendments also provided for clarifications relative to the educational outreach activities authorized by the permit. A copy of the 2005 amended conditions is attached for reference.

The CUP conditions call for any changes to the site structures to be referred to the town historian for comment. The town historian has reviewed the proposed March 5, 2014 "Jelich Ranch Use Plan" and viewed the story poles. She had no objections to the proposed replacement barn location, assuming that it will be in character with the two existing nearby barns. In addition, she noted that she had been working with the owners relative to the Chilean Woodchopper's House and that the approach presented in the use plan appears reasonable. The property owners have looked into the possibility of renovating the house and found that the cost was prohibitive. They have also attempted to donate the structure at no cost but have not found an organization willing to take it. At this point, the owners are proposing to continue attempting to donate the house for the next year. If they are unsuccessful, they would like to explore the possibility of building a replica.

The Chilean Woodchopper's House is listed as Item 31A in the Historic Resources Element of the General Plan for further consideration, which means that "prior to any exterior modification to or removal of such resource, a determination shall be made as part of an application before the town as to whether to reclassify the resource as to be preserved or reclassified to be added to the list to provide a record of history." (Section 2513) As a result, further study may be needed and a determination would need to be made before the house could be modified or demolished, even if a replica were to be constructed.

As the Planning Commission is aware, specific zoning ordinance findings need to be made by the Commission to grant the CUP amendment, as set forth in Section 18.72.130 of the ordinance. These findings address issues like the proper location of the use, the adequacy of the site, adverse impacts on abutting properties, safety, and harmony with the general plan and zoning ordinance, and were made in 2002 and again in 2005, and the staff report for the Planning Commission's public hearing on the amendment request will review these in detail. Preliminarily it appears that the findings could be made for the proposed amendment for a number of reasons, including the following. The proposed amendments would eliminate the second home site from between the fault lines, which will also enhance the overall open space condition of the property. In addition, moving the barn out of the fault setback area would improve its safety, and the new barn location and authorized use is consistent with the orchard preserve general plan provisions for the property.

3. **Demolition and Replacement of Barn #4.** Existing Barn #4 is not a historic structure. It is located close to and southwest of the addition to the main house that is currently under construction, and one reason that the owners want to rebuild the barn in a different location is to move it away from the house. In addition, they would

like to consolidate farm operations north of the house by placing the replacement Barn #4 near Barns #1 and #2, and would like to replace the office and employee bathroom that were removed from Barn #4 in order to make room for the house addition. In addition, the existing Barn #4 is located within the Pf fault zone for the San Andreas Fault. The proposed new location will be outside of the fault zone, as shown on the existing plans and verified by the Town Geologist, and therefore would be expected to be a safer location relative to fault movement.

The proposed new location for the barn would be about 130 feet from Portola Road and would be somewhat visible from the road, although screened by the existing vegetation. As was discussed above, the new location would have the benefits of being out of the fault setback area and helping to consolidate the agricultural buildings and uses in the area north of the house. Moving the barn and eliminating the second house that is currently approved for the property would also allow for more uninterrupted open space devoted to apple orchard and other open uses on the interior of the parcel.

4. **Architectural design, exterior materials and finishes for Replacement Barn #4.** Different design schemes were considered for the replacement barn during early discussions between planning staff and the applicant and project architects. Staff had concerns with some earlier designs that had more height and mass than is currently proposed, and requested that the new barn have a similar scale as the other barn structures in the vicinity. The adjustments that have been made with the current design address staff's design concerns.

The replacement barn would have a similar style as the other two barn buildings located north of the house, with the same roof pitch and corrugated metal roof and the same style for the barn doors, but with a lower height. The replacement barn would have horizontal wood siding for most of the building, with vertical wood siding on the extension on the north end of the building. The siding would be natural wood and the intention is to allow it to weather to a gray color, as shown on the materials sample that will be available at the meeting. The foundation would be board-formed concrete. Trim for the doors and windows would be a gray color that matches the colors used on the garage/project room building, which were approved by the ASCC in 2005. The materials and finishes are not exactly the same as those for the other barns but the overall design and color scheme would be harmonious.

The only noticeable difference in the design of the front elevation of the replacement barn compared to the existing barns is that the replacement barn would include transom windows over the barn doors. These windows would be approximately one foot tall and are intended to bring natural light into the building.

At the rear of the building, a small deck is proposed, and materials should be specified for that. There are also some windows at the northwest, rear corner of the building and glass doors onto the rear deck. None of these will be very visible from off-site, if they are visible at all.

As shown on the elevations, the replacement barn is also proposed to have solar panels on the south-facing roof. This side of the roof would face the existing barn buildings between the residence and the proposed replacement barn. As a result, the panels would not be highly visible from any off-site location.

5. **Floor area and height limit compliance.** The existing Barn #4 is 2,223 sf in size, which is 803 sf smaller than the proposed 3,026 sf for the new replacement barn. CUP X7D-156 establishes a floor area pool of 17,500 sf for the entire property. The existing and proposed floor area for the site is accounted for on Site Plan/Cover Sheet A1.0 and shows that with the replacement barn, the total floor area on the site would be 14,689 sf, which is 2,811 sf below the maximum allowable 17,500 sf.

The proposed barn would have a height of 23' and a maximum height of 24', well below the 28' and 34' limits. Since the land slopes from the east to the west, the east, front elevation of the barn facing Portola Road would be the shortest and would have a height of 19'.

6. **Lighting.** The project would include four light fixtures. Two would be wall-mounted fixtures, one over the front barn doors and one over the rear glass doors. In addition, two pendant light fixtures are proposed for the covered storage area at the northeast corner of the building. The design of these fixtures is similar to that approved for the garage/project room building in 2005. As shown on the attached cut sheets, the wall mounted fixtures would be galvanized steel. Both types of fixture would have 75-Watt incandescent bulbs. Overall, the amount of lighting proposed appears reasonable, although the ASCC should consider whether having two proposed pendant fixtures in the covered storage area is appropriate for this location.
7. **Grading and Site Development Permit Committee Review.** The project would include 530 cubic yards of grading (300 cy of cut and 230 cy of fill) as counted per the site development ordinance, and the grading is shown on Sheet C2.0. Comments from site development permit committee members on the project are attached and summarized below.

Town Geologist (4/30/14). Based on review of available studies, the Town Geologist recommended geotechnical approval of the site development permit with a note that the building may be subject to approximately ¾ inch of liquefaction-induced settlement, and that the applicant should be willing to accept some level of damage to the barn as a result. Additional investigations related to liquefaction are not required because the barn would be a non-habitable structure.

Public Works Director (5/20/14). Compliance with standard conditions would be required, and any revisions to the site development plans will need to be highlighted. In addition, the Public Works Director has expressed concern about possible impacts on trail users on the Town's open space lands from the potential animal barn/shelter location on the northeastern portion of the property. To address this, a condition of approval would be recommended to be added to the conditional use permit requiring that the animal barn/shelter uses be located and designed to minimize impacts on trail users.

Fire Marshal (5/12/14). The Fire Marshal has approved the plans with the condition that the driveway maintain a driveable width of 12' for emergency access.

Conservation Committee (4/23/14). Comments from the Conservation Committee focus on vegetation and recommend thinning the vegetation between Portola Road and the orchard, and to a lesser extent, between Portola Road and the house and agricultural buildings. In addition, the Committee recommends removing invasive

non-natives along Sausal Creek and in areas disturbed or left bare by construction. Because orchards use a lot of water, the Committee also suggests that the applicant consider rainwater and grey water capture.

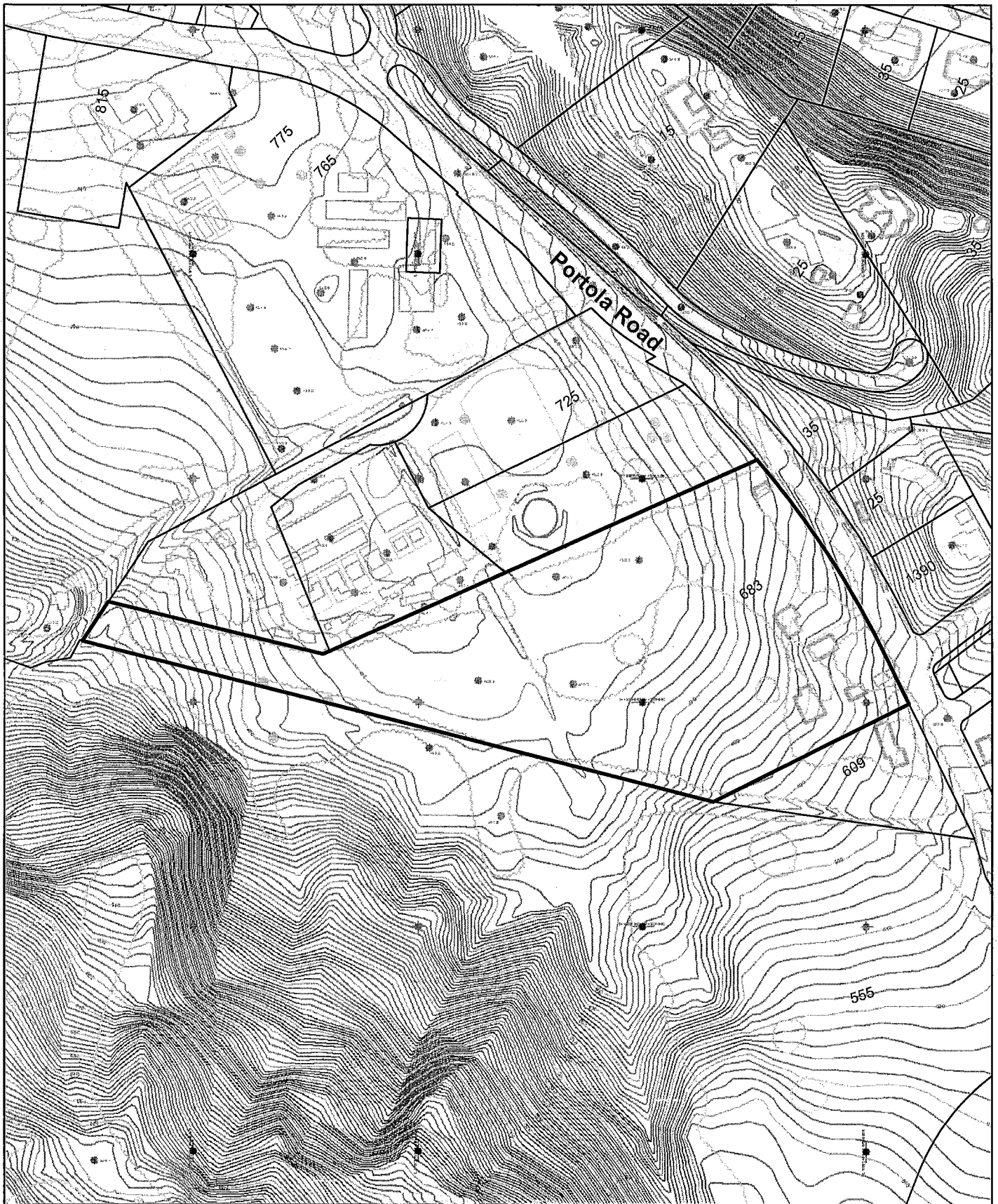
8. **Tree removal.** Three fruit trees would need to be removed as part of the project, as shown on Sheet C-1.0, and no landscaping is proposed. As was mentioned above, the Conservation Committee recommends that the vegetation between Portola Road and the orchard and buildings be thinned and that non-natives be removed. In addition, a neighbor submitted an email on May 22, 2014 (attached) suggesting that the property owners remove all of the eucalyptus trees along Portola Road as part of this project, to improve fire safety. Although it has not yet been finalized or adopted, the draft Portola Road Corridor Plan includes objectives and principles that call for keeping the corridor free of exotic invasive plants and managing vegetation along the road "to enhance and preserve views, especially of the western hillsides, existing orchards and open fields." During the field meeting, the ASCC should therefore consider the vegetation along Portola Road relative to these comments and the proposed project.
9. **Fences.** Although not shown on the plans, the March 5, 2014 "Jelich Ranch Use Plan" states that the applicant would like to install additional "country fence" along Portola Road, particularly near the Chilean Woodchopper's House. In addition, they would also like to install a fence along the north property line between this parcel and the Town-owned open space parcel. The design is not specified for these fences, but the Town's fence ordinance would allow a 4' tall horse fence along these property lines with a fence permit.

## Conclusion

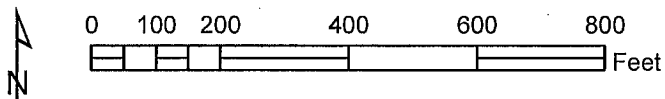
The Planning Commission and ASCC should conduct the preliminary review, including the field meeting, and offer comments, reactions and directions to assist the applicant and project design team to modify or clarify plans as may be necessary to allow for eventual final action. ASCC members will be able to offer additional preliminary review comments at the evening meeting on May 27. Planning Commissioners can provide additional preliminary review comments following the field meeting in writing in a form that can be forwarded to the applicant. This item is tentatively scheduled for final consideration and action by the ASCC on June 9 and by the Planning Commission on July 2.

Enc.  
Att.

Cc: Town Council ASCC Liaison  
Planning Commission ASCC Liaison  
Applicant  
Project Architect



**Vicinity Map      CUP Amendment, Site Development Permit, and Architectural Review, White**



APN 076-330-030, 683 Portola Road  
May 2014

# **Jelich Ranch Use Plan**

**March 5, 2014**

## **General Description**

The view of Jelich Ranch from Portola Road will continue to look as it does today, with some minor modifications. Jelich Ranch is and will continue to be used as a working orchard. The White Family is preparing to move to the ranch full-time early 2015. In preparation for the move, a new addition to the main house is under construction. We would like to relocate (and rebuild) Barn 4 to the north side of Barn 1. The design for new Barn 4 would be consistent with Barns 1 and 2.

## **Property Access**

The main entrance to the property will remain located adjacent to the Main House.

A secondary entrance will remain next to the Tank House. It is used by Billy Cullen, our renter, and for large equipment.

To define the property and discourage trespassers (which continues to be an issue) we would like to install additional "country fence" along Portola Road – in particular, near the Woodchopper House.

We would like to install a fence along the Open Space property line. When Springdown owned the property, there was more natural screening and no privacy issues. Now that the property has been cleared and there is a public walking trail, there is less privacy, off-leash dog issues, and trespassing.

## **Existing Main House**

In 2005, we rebuilt the Jelich Family home and were able to retain the historic look and feel from Portola Road. We are currently adding an extension to the house, which is screened from Portola Road.

## **Barn 1 (Apple Barn)**

The Jelich Family built this barn. We added sliding barn doors in 2005. It is used for fruit refrigeration, product and supply storage, and packing.

## **Barn 2 ("Jelich Ranch" lettering and Antlers)**

This building is a garage, and the western side is project room for Cindie.

## **Barn 3 (Wooden barn west of Cottage 2)**

This equipment barn was rebuilt in 2003. It also serves as a project room and office for Phil.



# **Jelich Ranch Use Plan**

**March 5, 2014**

## **Barn 4 (Prefab metal barn)**

This barn is from the Jelich era, and is used to store tractors, tools, and other equipment. It also had an office and toilet for our 3 ranch employees that we had to remove because it overlapped with the footprint of the new house addition. We are hoping to remove the entire barn, if we can rebuild it elsewhere, for several reasons: 1) It sits very close to the new house addition, and is quite unsightly. 2) We would like to consolidate all of the farm operations and put them together on the north side of the house, so that ranch employees and tractors may stay clear of the living and view areas of the main house. 3) We need to replace the office and bathroom (for the ranch employees) that we removed. 4) It would increase productivity to consolidate the farm operations.

## **Existing Cottage 1 (Woodchopper House)**

Over the past 10 years we have consulted with numerous builders to assess the ease and cost of renovating this cottage. At this point, we believe a renovation is cost prohibitive for us. Therefore, our preferred option would be to donate the Woodchopper House. We have offered to donate the cottage to various people and groups in Portola Valley, and so far nothing has panned out. Yvonne Tryce is still hopeful it can be relocated and renovated to house a nature science museum. When our current construction projects at the ranch are completed (2015), if there are no other solutions for the Woodchopper Cottage, we would like to explore the possibility of rebuilding a replica to be used as a guest house, classroom or rental unit.

## **Existing Cottage 2 (Adjacent to tank house)**

This cottage is adjacent to the Tank House and will remain as a rental house for Billy Cullen.

## **Tank House**

Tank House on Portola Road was renovated in 2003.

## **Meadow (2 Acre Parcel in the Middle of the Property)**

We no longer have a need to build a house there. The area is currently used as a gathering place and therefore will be managed as a natural meadow with perhaps some additional orchard trees.

## **New Animal Barn**

At some point after the main house construction is complete, we would like to have farm animal pets. Therefore we anticipate building several small structures for the animals - approximately 250 sq ft divided between a barn and pens. For example, chicken pen, pig and rabbit huts, and goat barn. We have identified on the attached map, 4 potential locations.

# Jelich Ranch Use Plan

March 5, 2014

## Nature Education, History Connection and Building Community

On a small scale we will continue to host historic/nature field trips, harvest time tours and/or nature education projects. During construction, there are no programs in place. During or after construction, Cindie will explore options, with the intent to promote/highlight the specialness of Portola Valley to its stewards (local residents).

## Other Notes

We currently have 2000 fruit trees, including: apple, pear, plum, peach, nectarine, apricot, fig, quince, and persimmon.

We are in the process of adding 100 new trees this season.

We sold \$60,000 worth of fruit in 2013 to predominantly local outlets:

- Bianchini's is our largest reseller
- Roberts, Portola Valley
- Portola Valley Farmer's Market
- Fruit Guys (organic produce distributor)

We were very successful at the Portola Valley's Farmer's Market, selling \$5500 from opening to November. We do not have produce for sale in the winter/spring months.

We had the orchard Certified Organic in 2003

Water usage: We currently use approximately 16 gallons of water per week per young tree (~1000 young trees) during 6 months of the years. All irrigation is drip.

New website [www.jelichranch.com](http://www.jelichranch.com) is very outdated and will be refreshed in 2015 when construction is complete and programs are in place.

PENDANT LIGHT AT COVERED STORAGE

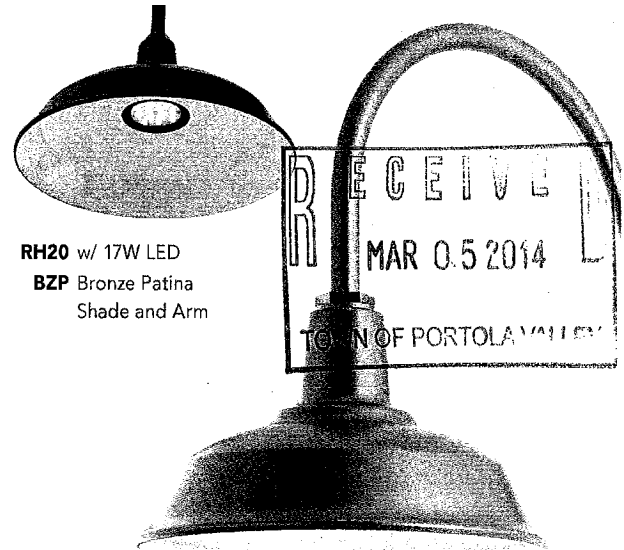
# HEAVY DUTY

12", 14", 16", 18", 20" Diameter

Aluminum Shade w/ Glass and Guard Options

1/2 IP and 3/4 IP Arm and Stem Options

RH12, RH14, RH16, RH18, RH20



RH20 w/ 17W LED  
BZP Bronze Patina  
Shade and Arm

### Fixture

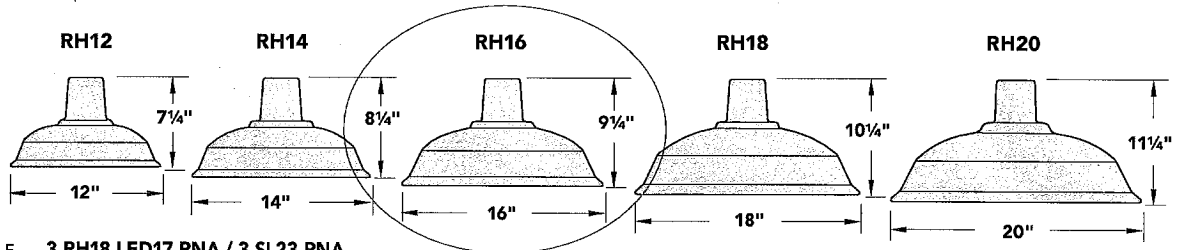
- Aluminum shade
- LED, Incandescent, fluorescent and HID lamp options
- Glass and Guard Options

### Finishes

- Shade, Arm and Stem Finish Options
- See reverse side of sheet for Finish Options

### Mounting

- 1/2 IP and 3/4 IP arms available
- Stem and pendant options



ORDERING EXAMPLE **3 RH18 LED17 PNA / 3 SL23 PNA**  
 3/4" IPS Heavy Duty, 18" Shade, 17W LED, 120V,  
 Painted Natural Aluminum Shade Finish / 3/4" IPS Small Loop Arm - 23", Painted Natural Aluminum Arm Finish

THREAD	CAT NO.	LAMP / BALLAST <sup>1</sup>	SHADE / MOUNT FINISH <sup>2</sup>	ACCESSORIES
2 1/2" IPS	<b>RH12</b>	<b>M</b> Incandescent Med Base 100W max	All Standard and Specialty Finishes	<b>CG</b> Clear Glass
3 3/4" IPS	<b>RH14</b>	<b>FC</b> 4-pin Compact Fluorescent	Coastal Finish Option - Add "-C" to end of order number  Specify finish for Shade and Arm or Stem separately as in the example above. Cage or Guard finish will match Shade finish.	<b>FG</b> Frosted Glass
	<b>RH16</b>	<b>GU24<sup>3</sup></b> GU24 Base Compact Fluorescent		<b>OG</b> Opal Glass
	<b>RH18</b>	<b>HC</b> HID/Canopy Ballast		<b>CGG</b> Clear Glass w/ Cast Guard
	<b>RH20</b>	<b>HP</b> HID/Post Ballast		<b>FGG</b> Frosted Glass w/ Cast Guard
		<b>HR</b> HID/Remote Ballast		<b>OGG</b> Opal Glass w/ Cast Guard
		<b>LED6<sup>3</sup></b> 6W LED (RH12 only)		<b>CGWC</b> Clear Glass w/ Wire Cage
		<b>LED14<sup>3</sup></b> 14W LED (RH14 only)		<b>FGWC</b> Frosted Glass w/ Wire Cage
	<b>LED17<sup>3</sup></b> 17W LED (RH18, RH20 only)	<b>OGWC</b> Opal Glass w/ Wire Cage		
		3000°K ± 100°K, CRI 80	<b>WG</b> Wire Guard	

<sup>1</sup> CHOOSE FROM LAMP / BALLAST CHART ON BACK

<sup>2</sup> SEE FINISHES ON BACK

<sup>3</sup> LAMPS/LEDs INCLUDED

FILL IN THE TABLE TO SPECIFY THE FIXTURE

PIPE	CAT NO.	LAMP/BALLAST	SHADE FINISH	ACCESSORY	MOUNT PIPE	MOUNT	MOUNT FINISH	COASTAL FINISH
3	RH18	LED17	PNA		3	SL23	PNA	




Project \_\_\_\_\_  
 Fixture Type \_\_\_\_\_  
 Location \_\_\_\_\_  
 Contact \_\_\_\_\_  
 Phone \_\_\_\_\_

# HEAVY DUTY


12", 14", 16", 18", 20" Diameter  
Aluminum Shade w/ Glass  
and Guard Options

## Lamps / Ballasts

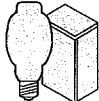
### INCANDESCENT LAMPS

	WATTS	VOLTS	LUMENS	BASE
	60W max	120V	800	Med (E26)
	75W max	120V	1000	Med (E26)
	M Medium 100W max	120V	1400	Med (E26)

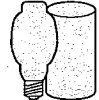
### HID MH LAMPS / ELECTRONIC BALLASTS

	WATTS	LUMENS	120V	277V	BASE	MAX DIST BALLAST TO LAMP
	70	6200	<b>HCHE7012</b>	<b>HCHE7027</b>	Med (E26)	5 feet
	100	9500	<b>HCHE1012</b>	<b>HCHE1027</b>	Med (E26)	5 feet

HC<sup>3</sup> Canopy

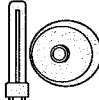
	WATTS	LUMENS	120V	277V	BASE	MAX DIST BALLAST TO LAMP
	70	6200	<b>HRHE7012</b>	<b>HRHE7027</b>	Med (E26)	5 feet
	100	9500	<b>HRHE1012</b>	<b>HRHE1027</b>	Med (E26)	5 feet

HR<sup>5</sup> Remote

	WATTS	LUMENS	120V	277V	BASE	MAX DIST BALLAST TO LAMP
	50	4100	<b>HPMH5012</b>	---	Med (E26)	5 feet


HP<sup>6</sup> Post

### COMPACT FLUORESCENT LAMPS (CFL) AND ELECTRONIC BALLASTS

	WATTS	UNIVERSAL 120-277V	LUMENS	BALLAST MIN TEMP <sup>3</sup>	BASE	MAX DIST BALLAST TO LAMP
	13	<b>FC13</b>	800	0°F (-18°C)	G24q-1, GX24q-1 <sup>1</sup>	15 feet
	18	<b>FC18</b>	1000	0°F (-18°C)	G24q-2, GX24q-2 <sup>1</sup>	15 feet
	26	<b>FC26</b>	1500	0°F (-18°C)	G24q-3, GX24q-3 <sup>1</sup>	15 feet
	32	<b>FC32</b>	2000	0°F (-18°C)	GX24q-3 <sup>2</sup>	15 feet
	42	<b>FC42</b>	2700	0°F (-18°C)	GX24q-4 <sup>2</sup>	15 feet

FC Canopy

LAMP TYPE <sup>1</sup>4-pin double or triple tube, GE, Osram  
<sup>2</sup>4-pin triple tube, GE, Osram, Phillips

	WATTS	120V	LUMENS	COLOR TEMP	BASE
	13	<b>GU2413</b>	900	2700°K	GU24
	18	<b>GU2418</b>	1200	2700°K	GU24
	26	<b>GU2426</b>	1450	2700°K	GU24
	32	<b>GU2432<sup>4</sup></b>	2200	2700°K	GU24
	42	<b>GU2442<sup>4</sup></b>	2800	2700°K	GU24

GU24  
Self Ballasted

LAMP TYPE Bi-pin twist & lock spiral lamp (included)

<sup>3</sup> REFER TO LAMP MANUFACTURER'S DATA FOR SPECIFIC STARTING TEMPERATURE

<sup>4</sup> NOT FOR USE IN GLASS ENCLOSURES

NOTE: RAW LUMEN OUTPUT WILL VARY DEPENDING ON LAMP MANUFACTURER USED.  
DELIVERED FIXTURE LUMEN OUTPUT WILL VARY BASED ON SHADE SHAPE AND SIZE.

## RH12, RH14, RH16, RH18, RH20

### Finishes

#### COASTAL FINISH OPTION

- The Coastal Finish is a coating available to protect finishes on fixtures installed in coastal environments.
- To specify, add "-C" to end of order number

#### FIXTURES/SHADES

- Specialty Finishes can be specified for all Fixtures/Shades, unless otherwise noted.
- The insides of all Shades are painted Gloss White (WT) unless otherwise specified.
- Fixtures/Shades in Galvanized (GA) finish are not painted white inside. Shades will be Galvanized (GA) finish inside.

#### MOUNTS

- Arms, Stems and Wall Mounts can be specified in all Standard and Specialty Finishes.
- Post Mounts can be specified only in Standard Finishes.

#### STANDARD FINISHES

ABL	Aegean Blue
BB	Burnished Bronze
BK	Gloss Black
BLU	Blue
BZP	Bronze Patina
DVG	Dove Gray
FLG	Flannel Gray
HG	Hunter Green
MB	Matte Black
PNA	Painted Natural Aluminum
PNC	Painted Natural Copper
RD	Red
SGW	Semi Gloss White
SS	Satin Silver
TBZ	Textured Bronze
TGP	Textured Graphite
TNG	Tangerine
TTL	Tahitian Teal
WT	Gloss White

#### SPECIALTY FINISHES

→ GA	Galvanized
SA	Satin Aluminum

### LED LIGHT ENGINES (INCLUDED)



LED

WATTS	CAT NO	LUMENS	VOLTS	COLOR TEMP ±100°	CRI	DIMMING
6	<b>LED6</b>	230	120	3000°K	80	ELV
14	<b>LED14</b>	620	120	3000°K	80	ELV
17	<b>LED17</b>	900	120	3000°K	80	INC



WALL MOUNTED FIXTURE

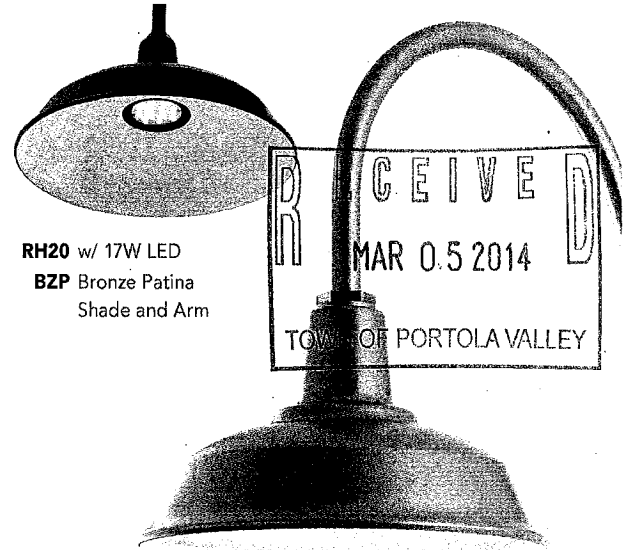
# HEAVY DUTY

12", 14", 16", 18", 20" Diameter

Aluminum Shade w/ Glass and Guard Options

1/2 IP and 3/4 IP Arm and Stem Options

RH12, RH14, RH16, RH18, RH20



RH20 w/ 17W LED  
BZP Bronze Patina  
Shade and Arm

### Fixture

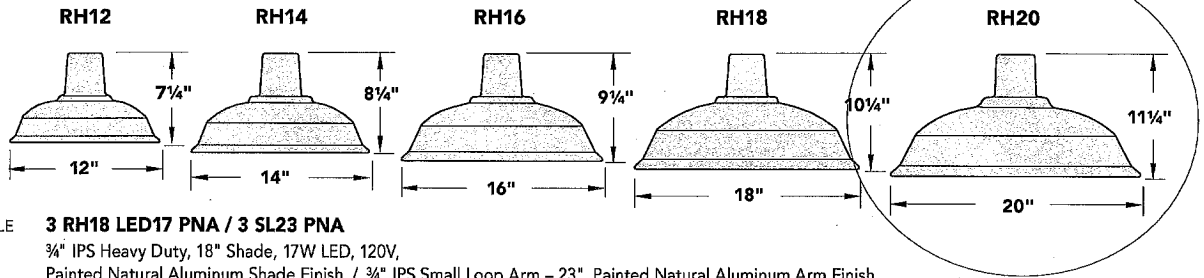
- Aluminum shade
- LED, Incandescent, fluorescent and HID lamp options
- Glass and Guard Options

### Finishes

- Shade, Arm and Stem Finish Options
- See reverse side of sheet for Finish Options

### Mounting

- 1/2 IP and 3/4 IP arms available
- Stem and pendant options



ORDERING EXAMPLE **3 RH18 LED17 PNA / 3 SL23 PNA**  
 3/4" IPS Heavy Duty, 18" Shade, 17W LED, 120V,  
 Painted Natural Aluminum Shade Finish / 3/4" IPS Small Loop Arm - 23", Painted Natural Aluminum Arm Finish

THREAD	CAT NO.	LAMP / BALLAST <sup>1</sup>	SHADE / MOUNT FINISH <sup>2</sup>	ACCESSORIES
2 1/2" IPS	<b>RH12</b>	<b>M</b> Incandescent Med Base 100W max	All Standard and Specialty Finishes  Coastal Finish Option - Add "-C" to end of order number  Specify finish for Shade and Arm or Stem separately as in the example above. Cage or Guard finish will match Shade finish.	<b>CG</b> Clear Glass
3 3/4" IPS	<b>RH14</b>	<b>FC</b> 4-pin Compact Fluorescent		<b>FG</b> Frosted Glass
	<b>RH16</b>	<b>GU24</b> <sup>3</sup> GU24 Base Compact Fluorescent		<b>OG</b> Opal Glass
	<b>RH18</b>	<b>HC</b> HID/Canopy Ballast		<b>CGG</b> Clear Glass w/ Cast Guard
	<b>RH20</b>	<b>HP</b> HID/Post Ballast		<b>FGG</b> Frosted Glass w/ Cast Guard
	<b>RH20</b>	<b>HR</b> HID/Remote Ballast		<b>OGG</b> Opal Glass w/ Cast Guard
		<b>LED6</b> <sup>3</sup> 6W LED (RH12 only)		<b>CGWC</b> Clear Glass w/ Wire Cage
		<b>LED14</b> <sup>3</sup> 14W LED (RH14 only)		<b>FGWC</b> Frosted Glass w/ Wire Cage
		<b>LED17</b> <sup>3</sup> 17W LED (RH18, RH20 only)		<b>OGWC</b> Opal Glass w/ Wire Cage
		3000°K ± 100°K, CRI 80		<b>WG</b> Wire Guard

<sup>1</sup> CHOOSE FROM LAMP / BALLAST CHART ON BACK

<sup>2</sup> SEE FINISHES ON BACK

<sup>3</sup> LAMPS/LEDs INCLUDED

FILL IN THE TABLE TO SPECIFY THE FIXTURE

PIPE	CAT NO.	LAMP/BALLAST	SHADE FINISH	ACCESSORY	MOUNT PIPE	MOUNT	MOUNT FINISH	COASTAL FINISH
3	RH18	LED17	PNA		3	SL23	PNA	



Project \_\_\_\_\_  
 Fixture Type \_\_\_\_\_  
 Location \_\_\_\_\_  
 Contact \_\_\_\_\_  
 Phone \_\_\_\_\_


# HEAVY DUTY

12", 14", 16", 18", 20" Diameter

Aluminum Shade w/ Glass  
and Guard Options


## Lamps / Ballasts

### INCANDESCENT LAMPS


	WATTS	VOLTS	LUMENS	BASE
	60W max	120V	800	Med (E26)
	75W max	120V	1000	Med (E26)
	100W max	120V	1400	Med (E26)

**M** Medium


### HID MH LAMPS / ELECTRONIC BALLASTS

	WATTS	LUMENS	120V	277V	BASE	MAX DIST BALLAST TO LAMP
	70	6200	<b>HCHE7012</b>	<b>HCHE7027</b>	Med (E26)	5 feet
	100	9500	<b>HCHE1012</b>	<b>HCHE1027</b>	Med (E26)	5 feet

**HC<sup>3</sup>** Canopy


	WATTS	LUMENS	120V	277V	BASE	MAX DIST BALLAST TO LAMP
	70	6200	<b>HRHE7012</b>	<b>HRHE7027</b>	Med (E26)	5 feet
	100	9500	<b>HRHE1012</b>	<b>HRHE1027</b>	Med (E26)	5 feet

**HR<sup>3</sup>** Remote

	WATTS	LUMENS	120V	277V	BASE	MAX DIST BALLAST TO LAMP
	50	4100	<b>HPMH5012</b>	---	Med (E26)	5 feet


**HP<sup>6</sup>** Post

### COMPACT FLUORESCENT LAMPS (CFL) AND ELECTRONIC BALLASTS

	WATTS	UNIVERSAL 120-277V	LUMENS	BALLAST MIN TEMP <sup>3</sup>	BASE	MAX DIST BALLAST TO LAMP
	13	<b>FC13</b>	800	0°F (-18°C)	G24q-1, GX24q-1 <sup>1</sup>	15 feet
	18	<b>FC18</b>	1000	0°F (-18°C)	G24q-2, GX24q-2 <sup>1</sup>	15 feet
	26	<b>FC26</b>	1500	0°F (-18°C)	G24q-3, GX24q-3 <sup>1</sup>	15 feet
	32	<b>FC32</b>	2000	0°F (-18°C)	GX24q-3 <sup>2</sup>	15 feet
	42	<b>FC42</b>	2700	0°F (-18°C)	GX24q-4 <sup>2</sup>	15 feet

**FC** Canopy

LAMP TYPE  
<sup>1</sup> 4-pin double or triple tube, GE, Osram  
<sup>2</sup> 4-pin triple tube, GE, Osram, Phillips

	WATTS	120V	LUMENS	COLOR TEMP	BASE
	13	<b>GU2413</b>	900	2700°K	GU24.
	18	<b>GU2418</b>	1200	2700°K	GU24
	26	<b>GU2426</b>	1450	2700°K	GU24
	32	<b>GU2432<sup>4</sup></b>	2200	2700°K	GU24
	42	<b>GU2442<sup>4</sup></b>	2800	2700°K	GU24

**GU24**  
Self Ballasted

LAMP TYPE Bi-pin twist & lock spiral lamp (included)

<sup>3</sup> REFER TO LAMP MANUFACTURER'S DATA FOR SPECIFIC STARTING TEMPERATURE

<sup>4</sup> NOT FOR USE IN GLASS ENCLOSURES

NOTE: RAW LUMEN OUTPUT WILL VARY DEPENDING ON LAMP MANUFACTURER USED.  
DELIVERED FIXTURE LUMEN OUTPUT WILL VARY BASED ON SHADE SHAPE AND SIZE.

# RH12, RH14, RH16, RH18, RH20

## Finishes

### COASTAL FINISH OPTION

- The Coastal Finish is a coating available to protect finishes on fixtures installed in coastal environments.
- To specify, add "-C" to end of order number

### FIXTURES/SHADES

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- The insides of all Shades are painted Gloss White (WT) unless otherwise specified.
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### MOUNTS

- Arms, Stems and Wall Mounts can be specified in all Standard and Specialty Finishes.
- Post Mounts can be specified only in Standard Finishes.


### STANDARD FINISHES

ABL	Aegean Blue
BB	Burnished Bronze
BK	Gloss Black
BLU	Blue
BZP	Bronze Patina
DVG	Dove Gray
FLG	Flannel Gray
HG	Hunter Green
MB	Matte Black
PNA	Painted Natural Aluminum
PNC	Painted Natural Copper
RD	Red
SGW	Semi Gloss White
SS	Satin Silver
TBZ	Textured Bronze
TGP	Textured Graphite
TNG	Tangerine
TTL	Tahitian Teal
WT	Gloss White

### SPECIALTY FINISHES

→ GA	Galvanized
SA	Satin Aluminum

### LED LIGHT ENGINES (INCLUDED)

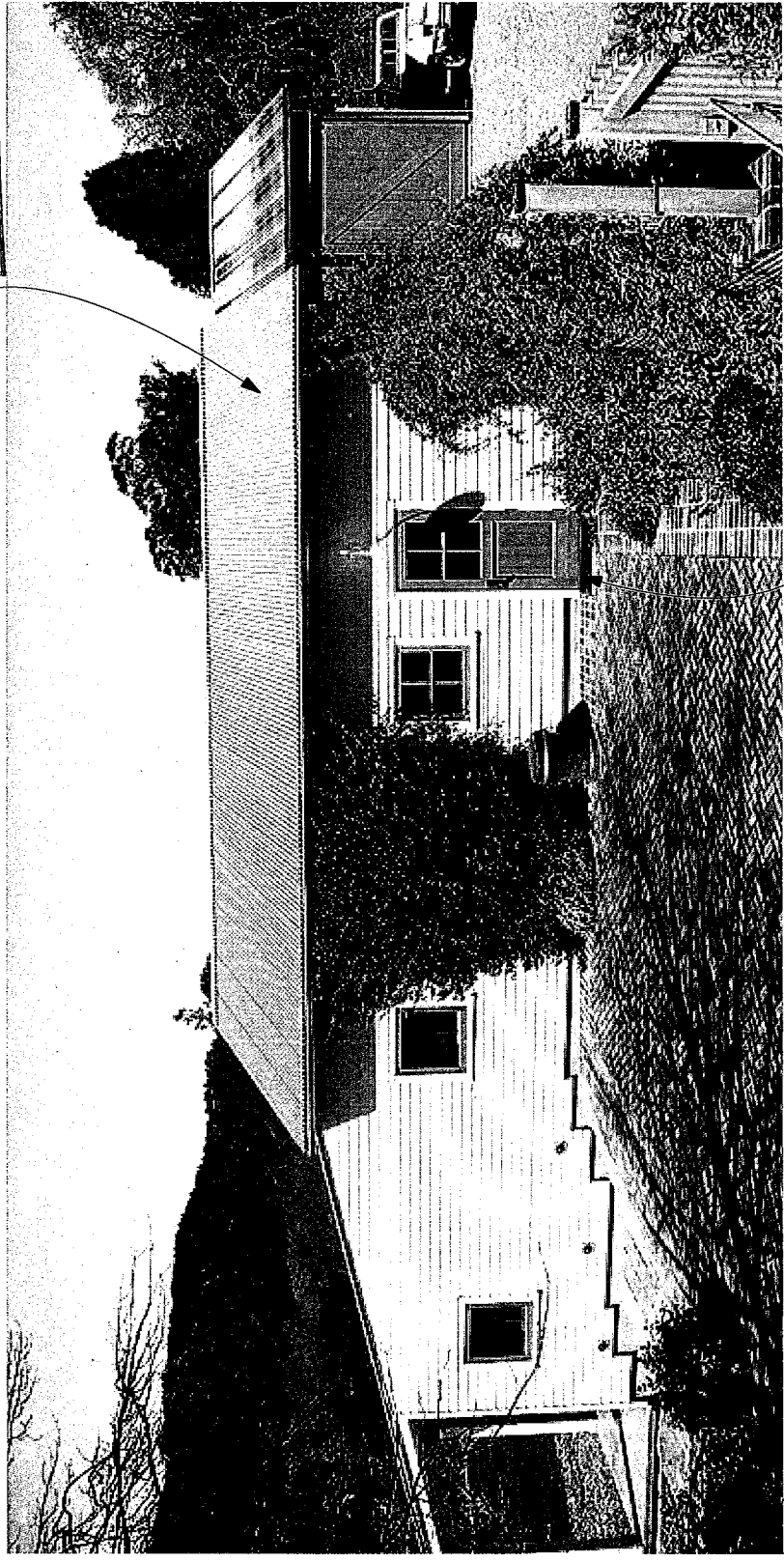
	WATTS	CAT NO	LUMENS	VOLTS	COLOR TEMP ±100°	CRI	DIMMING
	6	<b>LED6</b>	230	120	3000°K	80	ELV
	14	<b>LED14</b>	620	120	3000°K	80	ELV
	17	<b>LED17</b>	900	120	3000°K	80	INC

**LED**



**RECEIVED**  
MAR 05 2014  
TOWN OF PORTOLA VALLEY

MATCH CORRUGATED METAL  
ROOFING, GUTTERS &  
DOWNSPOUTS ON PROJECT ROOM/  
GARAGE



MATCH (E) WOOD DOORS &  
WINDOWS ON PROJECT ROOM/  
GARAGE

**EXTERIOR MATERIALS - BARN**

# **Jelich Ranch Remodel**

*Portola Valley, Ca*

*ASCC Submittal, March 5, 2014*

**Conditions of  
Amended Conditional Use Permit X7D-156  
"Jelich Ranch," Phil and Cindie White**

As approved by the Portola Valley Planning Commission  
May 4, 2005

- A. Replace the July 16, 2002 "Jelich Ranch Use Plan" statement with the February 8, 2005 "Jelich Ranch Use Plan" statement, which includes the statement of "Community Outreach Updated 2002-2004."
- B. Modify the original use permit plans dated July 23, 2002 prepared by Pinnacle DB, Inc. by the changes and clarifications shown on the following plans dated 2/7/05 prepared by Walker Warner Architects for the replacement of the main house and garage and barn remodeling:

Sheet A 1.1, Site Plan  
Sheet A 2.1, Main House & Barn 1 Floor Plans  
Sheet A 3.1, East & West Elevations  
Sheet A 3.2, North & South Elevations  
Sheet A 4.1, As-Built (existing) House Floor Plans  
Sheet A 4.2, As-Built (existing) House Elevations  
Sheet A 4.3, As Built Barn 1 (floor plan and) Elevations  
Sheet A 4.4, As-Built Barn 2 Plan & elevations

- C. Modify the existing use permit conditions to read as follows:
1. The CUP/PUD shall be issued in the name of Phil and Cindie White. Any change in ownership will require amendment of the permit for the name change pursuant to the provisions of the zoning ordinance.
  2. The maximum floor area permitted on the property shall be 17,500 sf. The permitted structures are as shown on the use permit plans and described in the Jelich Ranch Use Plan statement. However, no new structures shall be constructed until detailed plans have been considered and approved by the ASCC. Further, any plans for a new "future" residence shall be duly considered by the ASCC pursuant to this permit and the town's zoning and design guidelines as well as normal town provisions for environmental review of new residences, associated grading, etc. Also, the plans for replacement of the main house and garage and replacement of the apple barn shall comply with all conditions of the March 14, 2005 ASCC architectural approval.
  3. All plans for rebuilding or renovation of existing structures shall be referred to the town historian for review and comment prior to ASCC review and approval. The ASCC may require plan modification to address concerns, if any, of the town historian.
  4. All signage, fencing, gates, lighting, etc. shall conform with town regulations and polices and shall be subject to prior review and approval of the ASCC. Further, any new Portola Road frontage fencing and any new gates shall be of a similar



design to the existing post and rail fence and shall be installed to maintain the rural character of the existing parcel frontage to the satisfaction of the ASCC. In addition, all provisions of the March 14, 2005 ASCC architectural approval shall be complied with.

5. This permit shall be subject to annual review by the planning commission. In particular, the applicant shall report annually to the planning commission on the actual experience with the educational activities, including frequency, and demographics of attendance. Based on this data, the commission may modify limits on the educational use if any appear needed.
6. The applicant shall participate in the town's trail planning effort and, if required by the town, provide trail easements to permit reasonable completion of the trails facilities provided for in the general plan. In particular, the applicant shall provide trail easement along the Portola Road frontage to accommodate realignment and improvement of the trail to the satisfaction of the public works director and trails committee. The easement and provisions for trail realignment and construction shall be in place, to the satisfaction of the public works director, prior to occupancy of the replacement main "Jelich" house.
7. Detailed plans for the future pond, i.e., a site development permit, shall be provided to the satisfaction of the ASCC and conservation committee for review and approval prior to pond installation. The permit shall also be reviewed by the town geologist, town engineer and normal site development reviewing entities. Further, the permit and specific plans shall be subject to the normal environmental review of the town.
8. Pursuant to the February 8, 2005 "Use Plan" there is an option for donation of the Chilean Woodchoppers House to the town. If the town accepts and moves the house, a replica structure may be constructed on the property that adheres to the 50-foot front yard setback requirement. The final plan for the replacement structure design and location shall be subject to approval by the ASCC. If, however, the town does not accept the house donation, the house may be rehabilitated, repaired or otherwise treated to the to the satisfaction of the town council upon recommendation of the ASCC.

## Karen Kristiansson

---

**From:** John Z. Bulkeley <jzbb@aol.com>  
**Sent:** Thursday, May 22, 2014 9:38 AM  
**To:** Karen Kristiansson  
**Cc:** rick\_anderson@pobox.com  
**Subject:** 683 Portola Road application

I have reviewed the application and essentially have no objection.

However, I would like to suggest conditioning approval on the owners' agreement to remove all eucalyptus trees from their property along Portola Road. I live on Woodview Lane in Woodside across from said property and have removed our eucalyptus trees only to have them return seemingly again and again. I would again remove our trees hopefully for the last time. I bring this up as this particular tree is a definite fire hazard and its removal would be in line with stated policies of both Woodside and Portola to keep fire hazards at a minimum, particularly now as we enter a particularly tough season.

I copy my neighbor as I'm confident his perspective is similar.

John Bulkeley

## **Preliminary Conservation Committee Comments**

### **683 Portola Road - new barn**

**April 23, 23014**

A site visit was made by Bourne and Murphy who met with Farm manager, Skip. Plans were then reviewed and discussed at our 4/23/14 meeting.

**Volume of Grading** 530 cu yards

#### **Barn appearance**

The barn is typical agricultural building with pleasing proportions.

**Lighting** Lighting should be for safety and not architectural/design purposes

The lights are appropriately minimal and shielded to prevent light pollution.

#### **Landscape Plan:**

No landscaping is planned around this new structure.

## **SURROUNDING ENVIRONMENT**

In addition to the building detailed in the submitted plan, there is an adjacent large area of beautiful old orchard. This is in the area designated Orchard Preserve. It abuts a Town trail and is an important segment of the Portola Road Scenic Corridor.

This land and its orchards had been neglected for years and have been slowly restored and carefully improved by the current owners. An area that remains neglected and thickly overgrown with undesirable invasive and non-native plants is the strip along Portola Road.

The committee strongly recommends that the area between the orchard and the road be selectively cleaned up to open up views of the orchard and the hills from both the trail and the road. Specifically the broom, blackberry, poison oak, acacia, an old once-topped and now weirdly shaped cedar, ailanthus, and many crowded small live oaks should be removed. This will expose to view the beautiful old oaks that grow obscured in this thicket. If small deciduous oaks are found in here they should be retained. If woodrat nests are found here, they should be protected. Consider removing the eucalyptus because they are non-native, highly flammable,

not good habitat for native fauna, and suppress the growth of nearby native oaks and shrubs.

A similarly neglected strip extends in front of the agricultural buildings and the house. The owners will understandably want to maintain density of plantings in this area for privacy. But we request they remove the invasive non-natives from here also. If this thins too much of the vegetation, more appropriate low water use screening plantings can be added.

This land contains a stretch of Sausal Creek. That riparian zone should be improved by removing invasive non natives. Consideration should be given to planting to slow and retain the water that flows through Sausal Creek, keeping more of the water on the land to recharge the water table.

As this is a semi arid region even without the current drought and the orchard trees require irrigation, consideration should be given to rainwater and grey water capture.

#### **DISTURBED AREAS**

Areas disturbed or left bare by construction are likely to be repopulated by invasive weeds, especially Dittrichia , broom, thistle, and grasses. Please carefully monitor these areas in the first few years and remove any invasives.

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





# MEMORANDUM

## TOWN OF PORTOLA VALLEY

---

TO: Carol Borck, Assistant Planner  
FROM: Howard Young, Public Works Director  
DATE: 5/20/2014  
RE: 683 Portola Road- Jelich Ranch Remodel

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 and signed checklist by the project architect will 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.

# WOODSIDE FIRE PROTECTION DISTRICT

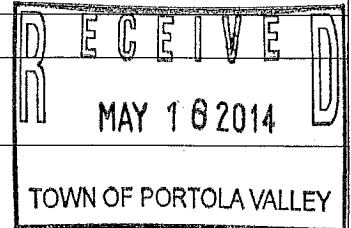
## Prevention Division

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

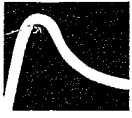
ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – go to [www.woodsidefire.org](http://www.woodsidefire.org) for more info

### BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION: 683 Portola Rd		Jurisdiction: PV	
Owner/Architect/Project Manager: Phil & Cindi White		Permit#: x9h-675	
PROJECT DESCRIPTION: New Barn			
Fees Paid: <input checked="" type="checkbox"/> \$YES <input type="checkbox"/> See Fee Comments		Date:	
Fee Comments: pd 4/9/14 \$60.00 ASRB ck# 3748			
BUILDING PLAN CHECK COMMENTS/CONDITIONS: 1. Driveway to maintain driveable width of 12' for emergency access.			
Reviewed by: D. Enea		Date: 5/12/14	
<input type="checkbox"/> Resubmit		<input checked="" type="checkbox"/> Approved with Conditions	
<input type="checkbox"/> Approved without conditions			
Sprinkler Plans Approved: N/A		Date:	Fees Paid: <input type="checkbox"/> \$350 <input type="checkbox"/> 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:			



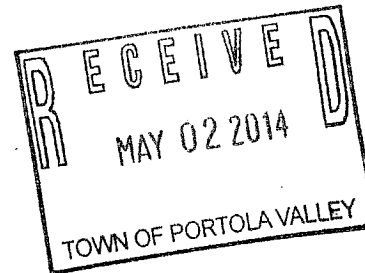
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**COTTON, SHIRES AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND GEOLOGISTS

April 30, 2014  
V0391D

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



SUBJECT: **Geotechnical Peer Review**  
RE: White, Proposed Barn  
SDP# X9H-675  
683 Portola Road

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

- Civil Grading, Drainage and Erosion Control Plans (3 sheets) prepared by Lea & Braze Engineering, dated March 19, 2014;
- Architectural Plans (3 sheets, various scales), prepared by Walker Warner Architects, dated April 7, 2014; and
- Geotechnical Engineering Investigation - Jelich Ranch Barn (report) prepared by Bay Area Geotechnical Group, dated April 8, 2014.

In addition, we have reviewed pertinent technical documents from our office files and been in communication with the Project Architect regarding fault setbacks.

**DISCUSSION**

The applicant proposes to construct a 3,026 square-foot barn approximately 135 feet northwest of the existing main residence. We understand that an existing barn located immediately south of the residence is to be demolished. Provided estimates of grading include 300 cubic yards of cut and 230 cubic yards of fill.

**SITE CONDITIONS**

The project site is located on the valley floor and is characterized by a gentle west-facing slope. Drainage at the site is primarily characterized by infiltration and sheetflow directed to the west.

The site is underlain by an unknown thickness of Quaternary alluvium. According to the Town Geologic Map, Whiskey Hill Formation sandstone most likely



underlies the alluvium at depth. The Trancos trace of the San Andreas Fault is mapped approximately 100 feet west of the proposed barn. The proposed barn is located immediately east of the Town Pf zone and fault setbacks. The most recently active Woodside trace of the San Andreas fault is located on the order of 400 feet west of the currently proposed project based on a previous site-specific fault investigation.

### CONCLUSIONS AND RECOMMENDED ACTION

The proposed development is constrained by expansive surficial soil materials, potentially shallow groundwater conditions, settlement of unconsolidated alluvium, liquefaction, and violent seismic ground shaking. The Project Geotechnical Consultant has performed an investigation of the site and recommended project geotechnical design criteria that are in general conformance with prevailing standards. The Project Geotechnical Consultant indicates that a liquefaction analysis of the subsurface materials was not performed because the proposed barn is a non-habitable structure. However, liquefaction investigation and analysis performed on another portion of the property (October 2002) identified the potential for approximately  $\frac{3}{4}$  inch of liquefaction induced settlement. The applicant should be willing to accept some level of damage to the barn related to potential future liquefaction-induced settlement. With this understanding, we recommend geotechnical approval of site development permit application.

### LIMITATIONS

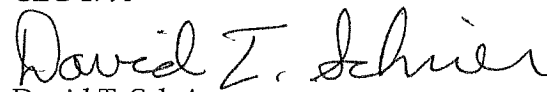
This geotechnical peer review has been performed to provide technical advice to assist the Town with its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance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



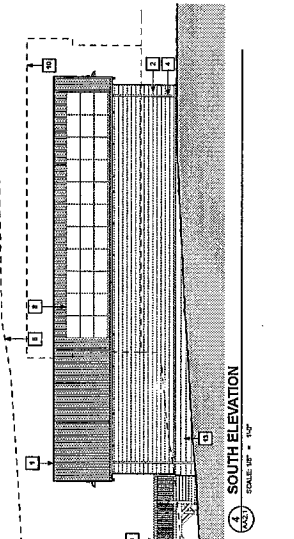
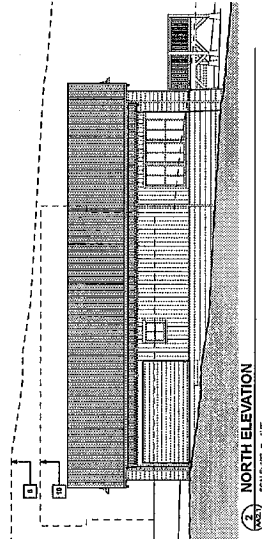
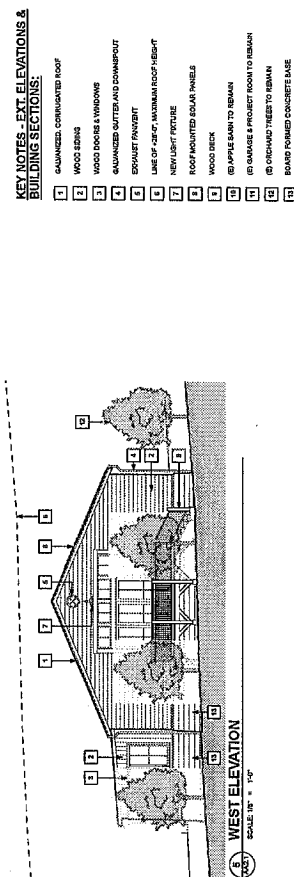
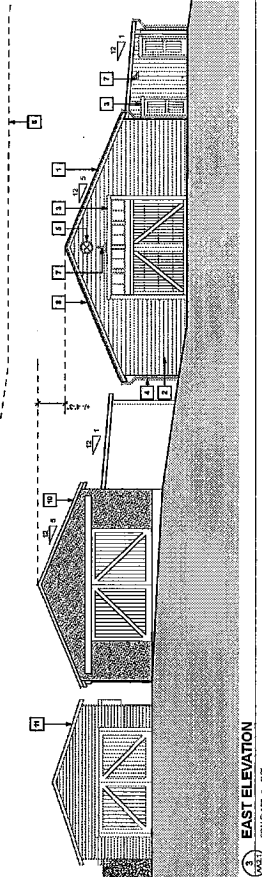
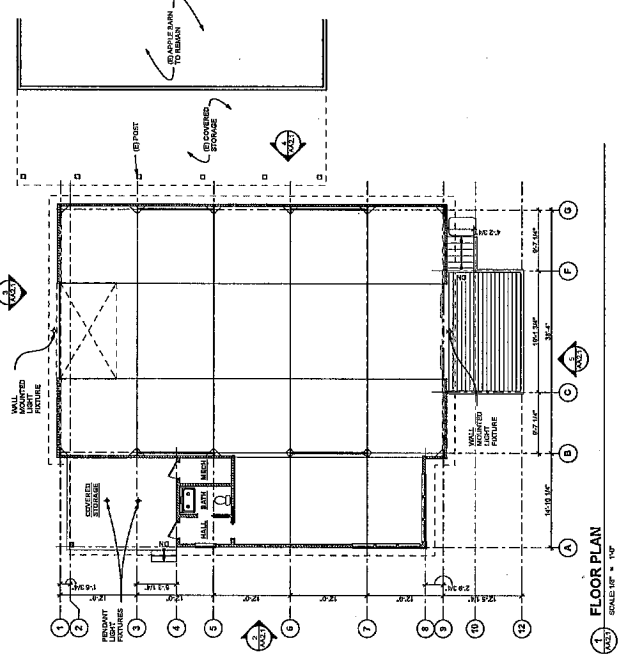




**Walker Worne**  
 Architects  
 358 Folsom Street  
 San Francisco, California 94111  
 415.318.8900 | info@wwa.com  
 415.318.8909 | website

JELICH RANCH REMODEL

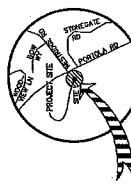
APN: 076-330-030  
 683 PORTOLA ROAD



- KEY NOTES - EXT. ELEVATIONS & BUILDING SECTIONS:**
- 1 GALVANIZED CORRUGATED ROOF
  - 2 WOOD SIDING
  - 3 WOOD DOORS & WINDOWS
  - 4 GALVANIZED GUTTER AND DOWNSPOUT
  - 5 EXPOSED FINISH
  - 6 LINE OF 2x6" MAXIMUM ROOF HEIGHT
  - 7 NEW LIGHT FIXTURE
  - 8 ROOF MOUNTED SOLAR PANELS
  - 9 WOOD DECK
  - 10 (B) APPLE BARN TO REMAIN
  - 11 (B) GARAGE & PROJECT ROOM TO REMAIN
  - 12 (B) ORCHARD TREES TO REMAIN
  - 13 BOARD FORMED CONCRETE BASE



**LEA & BRAZE ENGINEERING, INC.**  
 2145 MAIN STREET  
 PORTOLA VALLEY, CA 94556  
 (925) 892-8118  
 WWW.LEABRAZE.COM



**VICINITY MAP**  
 N.E.

**OWNER'S INFORMATION**

OWNER:  
 JELICH RANCH  
 683 PORTOLA VALLEY ROAD  
 PORTOLA VALLEY, CA 94556

**REFERENCES**

1. THE GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO THE GEOTECHNICAL SURVEY BY LEA & BRAZE, INC. DATED: OCTOBER 14, 2008.  
 2. SEE ANY CITY PLUMBER ARCHITECTS DRAWINGS.

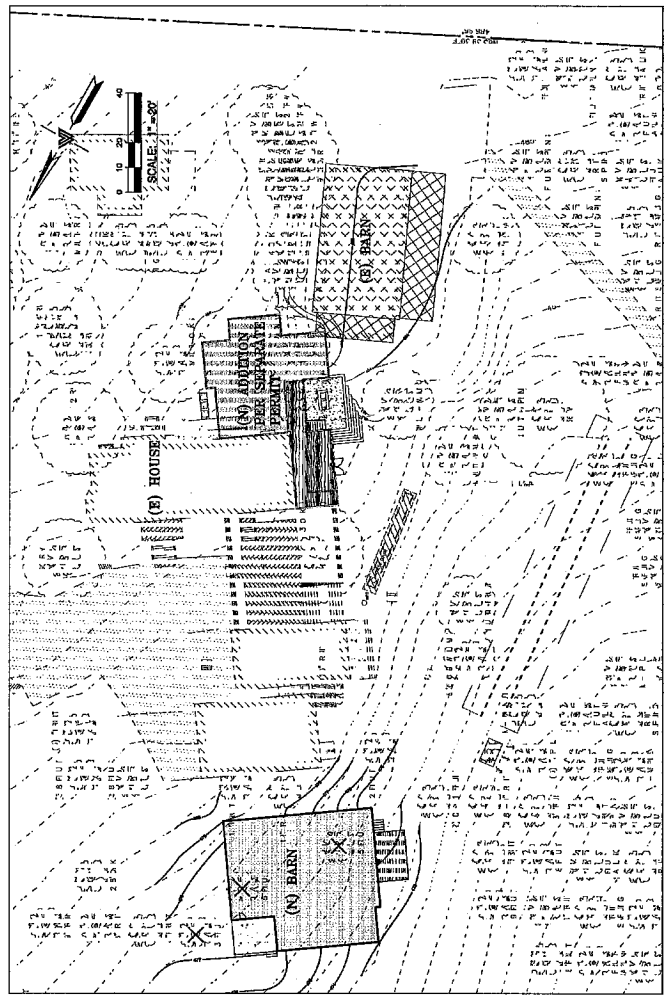
**REFERENCES**

1. GEOTECHNICAL REPORT BY BAGO ENGINEERS CONSULTING, INC. DATED: OCTOBER 14, 2008.  
 2. GEOTECHNICAL REPORT BY BAGO ENGINEERS CONSULTING, INC. DATED: OCTOBER 14, 2008.

**REFERENCES**

THE CONTRACTOR SHALL REFER TO THE ABOVE CITED SURVEY AND PLAN AND SHALL VERIFY WITH EXISTING AND PROPOSED TIES ACCORDING TO TIES.

**ASCC PLAN**  
**JELICH RANCH - BARN**  
**683 PORTOLA ROAD**  
**PORTOLA VALLEY, CALIFORNIA**

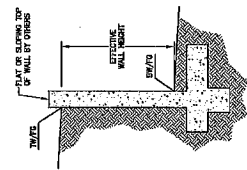


**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	PARALLEL RETAINING WALL
---	---	BOUNDARY LINE
---	---	TOPTLINE
---	---	STOCK GRADE LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY CUTTER
---	---	CAUTION SIGN
---	---	WATER SIGN
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DOWNHILL/SLOPE
---	---	BENCHMARK
---	---	CONTOURS
---	---	PIPE TO BE REMOVED

**RETAINING WALL NOTES**

- TYPE OF WALL NOT ACTUAL TOP OF WALL MATERIAL. R/W'S REPRESENTS EXISTING AND PROPOSED WALL FOOTING. EXISTING WALLS SHOWN TO INCLUDE UNFINISHED GRADES ONLY.
- DIMENSIONS SHOWN IN BRACKETS SHOW AS [ ] DENOTE THE EXISTING WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT MAY VARY DUE TO GRADE VARIATION.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, PREPARATION, AND FINISHES.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL DRAWINGS FOR FINISHES, COLORS, TILES, SCHEDULES, MATERIALS ETC. PROVIDE CIPS OR THE WALLS. USE OF SECOND FLOOR MATERIALS IS NECESSARY. SET INTO DRAINAGE SYSTEM INCLUDING WEAPONS TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE QUANTAL (UNLESS OTHERWISE INDICATED BY NOTES) AS SHOWN & INDICATED BY DIMENSIONS. QUANTALS TO BE PROVIDED TO FACE OF WALL FOR CIP.



**ESTIMATED EARTHWORK QUANTITIES**

ITEM	WITH BELONG FOOTING	TOTAL QUANT. (CUBIC YARDS)	UNIT
RETAINING WALL	200	40	CY
CONCRETE FOOTING	170	68	CY
CONCRETE WEAPON	170	68	CY
GRAVEL WEAPON	170	68	CY

**ABBREVIATIONS**

AS	AGGREGATE BASE	LF	LINEAR FEET
ADD	ACCESSIBLE	MB	MINUTE BARS
AD	ADJUSTABLE	MM	MILLIMETER
BA	BOTTOM OF CURVE	MO	MONTH
BL	BOTTOM OF GRADE	MR	MINUTE REBAR
BO	BOTTOM OF W/P/PSH	NO	NUMBER
CA	CONCRETE	OT	OUTLET
CB	CORNER AND CUTTER	PT	POINT
CC	CORNER	RD	ROAD
CD	CORNER AND CUTTER	RF	RADIUS
CE	CORNER	RH	RADIUS HEAD
CF	CORNER AND CUTTER	RIP	RIP
CG	CORNER	RT	RIGHT TURN
CH	CHAMFER	SA	SHOULDER
CI	CORNER AND CUTTER	SB	SHOULDER BARS
CJ	CORNER AND CUTTER	SC	SHOULDER CURBS
CK	CORNER AND CUTTER	SD	SHOULDER DRAIN
CL	CORNER AND CUTTER	SE	SHOULDER EDGE
CM	CORNER AND CUTTER	SF	SHOULDER FINISH
CN	CORNER AND CUTTER	SH	SHOULDER
CO	CORNER AND CUTTER	SI	SHOULDER
CP	CORNER AND CUTTER	SK	SHOULDER
CQ	CORNER AND CUTTER	SL	SHOULDER
CR	CORNER AND CUTTER	SM	SHOULDER
CS	CORNER AND CUTTER	SN	SHOULDER
CT	CORNER AND CUTTER	SO	SHOULDER
CU	CORNER AND CUTTER	SP	SHOULDER
CV	CORNER AND CUTTER	SQ	SHOULDER
CW	CORNER AND CUTTER	SR	SHOULDER
CX	CORNER AND CUTTER	SS	SHOULDER
CY	CORNER AND CUTTER	ST	SHOULDER
CA	CORNER AND CUTTER	SV	SHOULDER
CB	CORNER AND CUTTER	SW	SHOULDER
CC	CORNER AND CUTTER	SX	SHOULDER
CD	CORNER AND CUTTER	SY	SHOULDER
CE	CORNER AND CUTTER	SZ	SHOULDER
CF	CORNER AND CUTTER	TA	SHOULDER
CG	CORNER AND CUTTER	TB	SHOULDER
CH	CORNER AND CUTTER	TC	SHOULDER
CI	CORNER AND CUTTER	TD	SHOULDER
CJ	CORNER AND CUTTER	TE	SHOULDER
CK	CORNER AND CUTTER	TF	SHOULDER
CL	CORNER AND CUTTER	TG	SHOULDER
CM	CORNER AND CUTTER	TH	SHOULDER
CN	CORNER AND CUTTER	TI	SHOULDER
CO	CORNER AND CUTTER	TJ	SHOULDER
CP	CORNER AND CUTTER	TK	SHOULDER
CQ	CORNER AND CUTTER	TL	SHOULDER
CR	CORNER AND CUTTER	TM	SHOULDER
CS	CORNER AND CUTTER	TN	SHOULDER
CT	CORNER AND CUTTER	TO	SHOULDER
CU	CORNER AND CUTTER	TP	SHOULDER
CV	CORNER AND CUTTER	TQ	SHOULDER
CW	CORNER AND CUTTER	TR	SHOULDER
CX	CORNER AND CUTTER	TS	SHOULDER
CY	CORNER AND CUTTER	TT	SHOULDER
CA	CORNER AND CUTTER	TU	SHOULDER
CB	CORNER AND CUTTER	TV	SHOULDER
CC	CORNER AND CUTTER	TW	SHOULDER
CD	CORNER AND CUTTER	TX	SHOULDER
CE	CORNER AND CUTTER	TY	SHOULDER
CF	CORNER AND CUTTER	TZ	SHOULDER
CG	CORNER AND CUTTER	UA	SHOULDER
CH	CORNER AND CUTTER	UB	SHOULDER
CI	CORNER AND CUTTER	UC	SHOULDER
CJ	CORNER AND CUTTER	UD	SHOULDER



**NOTE:**  
 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO FACE UNLESS OTHERWISE INDICATED.  
 3. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO FACE UNLESS OTHERWISE INDICATED.  
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 10. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO FACE UNLESS OTHERWISE INDICATED.

**SHRIMP BENCHMARK**  
 SURVEY CONTROL  
 SET  
 ELEVATION: 4817.9

**SEASIDE BENCHMARK**  
 SURVEY CONTROL  
 SET  
 ELEVATION: 4817.9

**SHRIMP BENCHMARK**  
 SURVEY CONTROL  
 SET  
 ELEVATION: 4817.9

**SEASIDE BENCHMARK**  
 SURVEY CONTROL  
 SET  
 ELEVATION: 4817.9

**SEASIDE BENCHMARK**  
 SURVEY CONTROL  
 SET  
 ELEVATION: 4817.9

**SEASIDE BENCHMARK**  
 SURVEY CONTROL  
 SET  
 ELEVATION: 4817.9



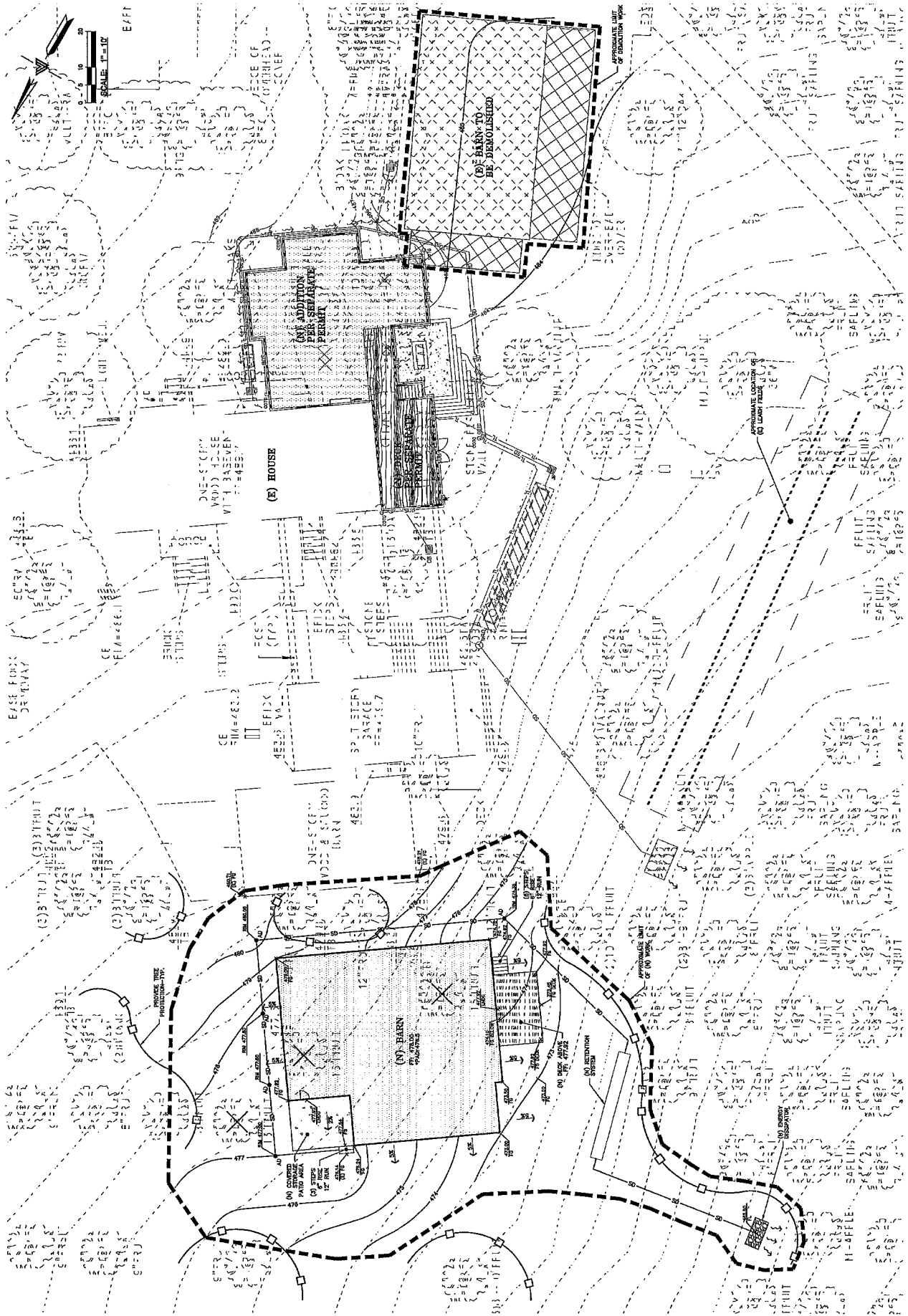
LEA & BRAZE ENGINEERING, INC.  
 1445 MARKET STREET  
 SACRAMENTO, CALIFORNIA 95811  
 (916) 444-2200  
 WWW.LEABRAZE.COM

JELICH RANCH - BARN  
 683 PORTOLA ROAD  
 PORTOLA VALLEY, CALIFORNIA  
 APR. 09 - 2009

ASCC  
 GRADING & DRAINAGE  
 PLAN

PROJECT NO.	
DRAWN BY	RB
CHECKED BY	
DATE	04-09-09
SCALE	1" = 10'
SHEET NO.	10
TOTAL SHEETS	10

0-20  
 2 OF 3 SHEETS





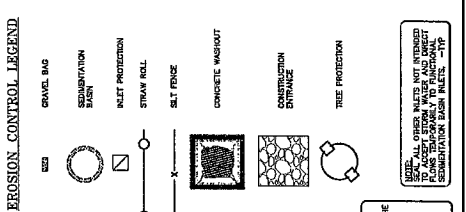
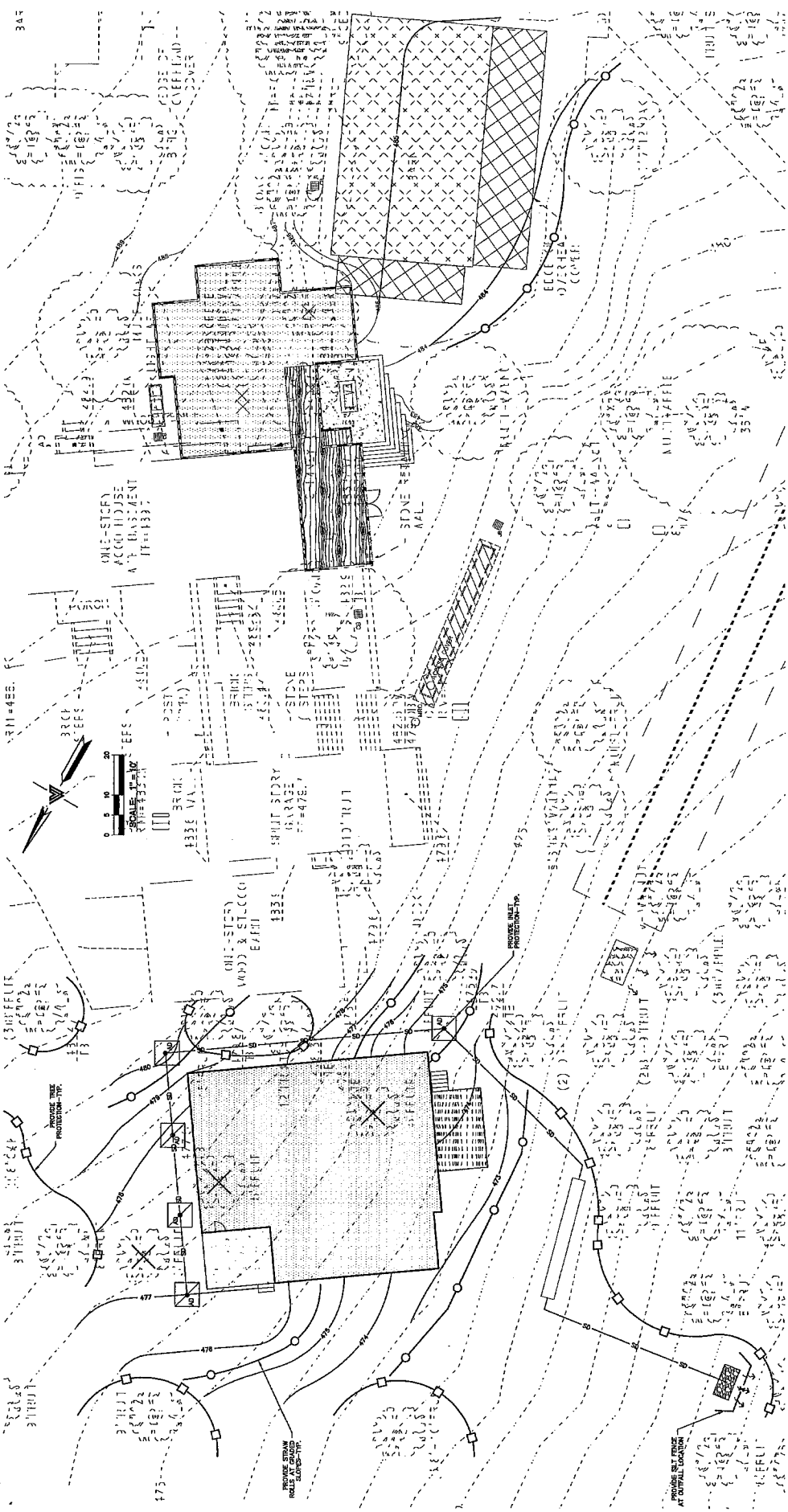
LEA & BRAZE ENGINEERING, INC.  
 CIVIL ENGINEERS - LAND SURVEYORS  
 2555 HUNTINGTON DRIVE SUITE 200  
 HUNTINGTON BEACH, CA 92648  
 (714) 835-1333  
 (714) 835-1335  
 WWW.LEABRAZE.COM

JELICH RANCH - BARN  
 683 PORTOLA ROAD  
 PORTOLA VALLEY, CALIFORNIA  
 SAN MATEO COUNTY  
 APR. 02-03-00

EROSION CONTROL PLAN  
 ASSC

DATE	1-14-00
BY	SS
REVISIONS	
NO.	
DATE	
BY	
NO.	
DATE	
BY	
NO.	
DATE	
BY	
NO.	

3 OF 3 SHEETS  
 ER-1



**EROSION CONTROL LEGEND**

GRAVEL BAG  
 SEDIMENTATION BASIN  
 SILT FENCE  
 STRAW ROLL  
 CONCRETE WASHOUT  
 CONSTRUCTION ENTRANCE  
 TREE PROTECTION

NOTE: PROTECTIVE FENCES SHALL BE MAINTAINED IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REPAIRED IMMEDIATELY UPON DAMAGE. FENCES SHALL BE REPAIRED IMMEDIATELY UPON DAMAGE. FENCES SHALL BE REPAIRED IMMEDIATELY UPON DAMAGE.

**PURPOSE:**  
 THE PURPOSE OF THIS PLAN IS TO PREVENT EROSION OF GRAVEL AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND ADJACENT NEIGHBORING AREAS. FIELDS, PASTURES, OR ANY OTHER AREA WHERE EROSION OCCURS SHALL BE IMMEDIATELY REPAIRED. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS.

**PERIODIC MAINTENANCE:**  
 1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:  
 A. DAMAGES CAUSED BY SILT, DEBRIS OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.  
 B. SEDIMENT TRAPS, BOWNS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRED AS NEEDED.  
 C. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.  
 D. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.  
 E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.  
 F. RILLS AND GULLIES MUST BE REPAIRED.  
 G. GRAVEL BAG MAT PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG. BAGS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE RILL.  
 H. REPAIRS ARE TO BE MADE IMMEDIATELY.  
 I. CONSTRUCTION ENTRANCE SHALL BE REPAIRED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.  
 J. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION.

**REFERENCES:**  
 1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL.  
 2. NATIONAL MANUAL FOR CONSTRUCTION EROSION CONTROL.

**EROSION CONTROL MEASURES:**  
 1. THE EROSION CONTROL PLAN FOR THIS SITE IS TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ADJACENT NEIGHBORING AREAS. FIELDS, PASTURES, OR ANY OTHER AREA WHERE EROSION OCCURS SHALL BE IMMEDIATELY REPAIRED. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS.

2. THE EROSION CONTROL PLAN FOR THIS SITE IS TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ADJACENT NEIGHBORING AREAS. FIELDS, PASTURES, OR ANY OTHER AREA WHERE EROSION OCCURS SHALL BE IMMEDIATELY REPAIRED. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS.

3. THE EROSION CONTROL PLAN FOR THIS SITE IS TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ADJACENT NEIGHBORING AREAS. FIELDS, PASTURES, OR ANY OTHER AREA WHERE EROSION OCCURS SHALL BE IMMEDIATELY REPAIRED. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS.

4. THE EROSION CONTROL PLAN FOR THIS SITE IS TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ADJACENT NEIGHBORING AREAS. FIELDS, PASTURES, OR ANY OTHER AREA WHERE EROSION OCCURS SHALL BE IMMEDIATELY REPAIRED. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS.

5. THE EROSION CONTROL PLAN FOR THIS SITE IS TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ADJACENT NEIGHBORING AREAS. FIELDS, PASTURES, OR ANY OTHER AREA WHERE EROSION OCCURS SHALL BE IMMEDIATELY REPAIRED. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS.

6. THE EROSION CONTROL PLAN FOR THIS SITE IS TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ADJACENT NEIGHBORING AREAS. FIELDS, PASTURES, OR ANY OTHER AREA WHERE EROSION OCCURS SHALL BE IMMEDIATELY REPAIRED. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS.

7. THE EROSION CONTROL PLAN FOR THIS SITE IS TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ADJACENT NEIGHBORING AREAS. FIELDS, PASTURES, OR ANY OTHER AREA WHERE EROSION OCCURS SHALL BE IMMEDIATELY REPAIRED. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS.

8. THE EROSION CONTROL PLAN FOR THIS SITE IS TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ADJACENT NEIGHBORING AREAS. FIELDS, PASTURES, OR ANY OTHER AREA WHERE EROSION OCCURS SHALL BE IMMEDIATELY REPAIRED. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS.

**EROSION CONTROL NOTES:**  
 1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.  
 2. THE INTENTION OF THIS PLAN IS FOR WEATHER EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REPAIRED IMMEDIATELY UPON DAMAGE. FENCES SHALL BE REPAIRED IMMEDIATELY UPON DAMAGE. FENCES SHALL BE REPAIRED IMMEDIATELY UPON DAMAGE.  
 3. THE EROSION CONTROL PLAN FOR THIS SITE IS TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ADJACENT NEIGHBORING AREAS. FIELDS, PASTURES, OR ANY OTHER AREA WHERE EROSION OCCURS SHALL BE IMMEDIATELY REPAIRED. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS.  
 4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.  
 5. DURING THE RAINY SEASON, ALL WASH AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED THROUGHOUT THE RAINY SEASON, ON FROM OCTOBER 15TH THROUGH APRIL 15TH, WHEREVER IS LOCATED.  
 6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.  
 7. THE EROSION CONTROL PLAN FOR THIS SITE IS TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ADJACENT NEIGHBORING AREAS. FIELDS, PASTURES, OR ANY OTHER AREA WHERE EROSION OCCURS SHALL BE IMMEDIATELY REPAIRED. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA WATER QUALITY CONTROL ACT AND THE CALIFORNIA WATER QUALITY CONTROL REGULATIONS.  
 8. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.  
 9. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH THROUGH APRIL 15TH, WHEREVER IS LOCATED.  
 10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.  
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH RAIN EVENT.  
 12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTIONS'S ENGINEERING DEPARTMENT OR LOCAL AGENCIES.  
 13. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHEREVER IS LOCATED.  
 14. ALL EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH, WHEREVER IS LOCATED.  
 15. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15TH THRU APRIL 15TH, WHEREVER IS LOCATED.

## DRAFT UNAPPROVED MINUTES

**Architectural and Site Control Commission**  
**Regular Evening Meeting, 765 Portola Road, Portola Valley, California**

**May 12, 2014**

Chair Koch 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, Koch, Ross

Absent: Harrell

Planning Commission Liaison: Alex VonFeldt

Town Council Liaison: Jeff Aalfs

Town Staff: Town Planning Consultant Vlastic, Interim Town Planner Kristiansson,  
Assistant Planner Borck

### Oral Communications

Oral communications were requested, but none were offered.

### Continued Architectural Review for New Residence with Detached Guest House, and Site Development Permit X9H-674, 120 Cervantes Road, Gillett

Kristiansson presented the May 8, 2014 staff report and explained that the plans had been revised to show a change to the footprint of the building as discussed at the April 28 field meeting to move the bedroom wing further away from the oak trees east of the proposed house. In order to make this change without affecting the size of the rooms, the amount of floor area in the house would increase and would exceed the 85% limit. As a result, the ASCC would need to make the findings to allow floor area concentration in order to approve the project.

Kristiansson noted that other changes to the project plans included minor modifications to the building elevations, preparation of a conceptual landscape plan, relocation of the perimeter fences along both Westridge Drive and Cervantes Road, and addition of three skylights over the hallway of the bedroom wing of the house. She reported that the project architect had not yet been able to schedule a meeting with the Westridge Architectural Supervising Committee to discuss their concerns.

ASCC members considered the staff report and the following project plans:

Architectural Plans, prepared by CJW Architecture unless otherwise noted

Sheet T-0.1, Title Sheet, dated 5/2/14

Sheet T-0.2, Build It Green, dated 1/7/14

Sheet SU-1, Boundary and Topographic Survey, dated March 2013, prepared by BGT  
Land Surveying

Sheet A-1.1, Site Plan, dated 5/2/14

Sheet A-1.2, Site Light Fixtures, dated 5/2/14

Sheet A-1.3, Site Plan – Construction Staging, dated 5/2/14

Sheet L-1, Landscape Plan, dated 5/2/14

Sheet A-2.1, Residence Floor Plans, dated 5/2/14

Sheet A-2.2, Accessory Building Plans, dated 5/2/14



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Sheet A-3.1, Exterior Elevations, dated 5/2/14

Civil Plans, prepared by Flo-Rite Engineers, dated 3/27/14 & received 5/9/14

C-0 Title Sheet

C-1 Grading Plan

The following additional materials were also considered:

- Outdoor water use efficiency checklist, dated January 20, 2014, prepared by Kevin Schwarckopf
- Interim Geotechnical Assessment, dated March 27, 2014, prepared by JF consulting, Inc.
- Tree Report, dated March 28, 2014, prepared by Ralph Osterling Consultants, Inc.
- Colors and materials board, from CJW Architecture

Project architect Carter Warr was present to discuss the project and answer questions. He said that he had scheduled a meeting with the Westridge Committee for Thursday afternoon but was looking for ASCC approval tonight. He also said that the applicant does not object to the recommended conditions of approval.

In response to questions from Commissioners, Mr. Warr provided the following information:

- they could provide the decorative planting plan for approval earlier, perhaps prior to rough framing inspection;
- the driveway material was changed to asphalt and permeable asphalt to allow the children to ride their bikes on the driveway more easily;
- all of the interior fencing on the property would be removed as part of the project;
- the native grasses will be planted as seed, not sod, and would have no permanent irrigation;
- the oak saplings located near the pool that are noted on the plans for on-site relocation would be moved with the assistance of an arborist and would be brought up to help fill in along the Cervantes Road frontage; and
- all of the non-natives along Cervantes Road will be removed as part of the project.

Public comments were requested but none were offered.

Commissioners discussed the project in general and the possibility of a gravel or partly gravel driveway in particular. Mr. Warr offered that they could see whether some adjustments could be made to the driveway materials and could bring that back to a designated member with the detailed landscaping plan.

Ross moved, and Breen seconded, to approve the project with the following conditions:

1. Prior to the release of any building permits, the details for the temporary occupancy of the existing house during construction shall be specified to planning staff, including length of time and when in the construction timeline the demolition and conversions from house to guest house will take place, and guarantees shall be provided to the satisfaction of the Town Attorney. The timeline and guarantees shall specify that the new main house may not be occupied until the existing house is vacated and the demolition and conversion process initiated to the satisfaction of planning staff.
2. The project shall comply with all conditions established by the Public Works Director, Town Geologist, and Fire Marshal as referred to in the April 25, 2014 staff report, as well as any revised or additional conditions needed to accommodate the modified footprint of the house.

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3. The grading plans and volumes of cut and fill, as calculated pursuant to the Town's site development ordinance, shall be verified to the satisfaction of town staff prior to the issuance of any permits. If there are significant changes, additional ASCC review could be required, or if the grading volumes were over 1,000 cubic yards, Planning Commission approval would be required for the site development permit prior to the issuance of any permits for the project.
4. Path lights along the paths to the barn shall be switched separately from the other path lights on the property and shall include manual on switching as well as an off-timer to ensure the lights are not left on for extensive periods of time.
5. A detailed plan for the decorative landscaping areas shall be submitted and approved by a designated member of the ASCC and staff prior to the rough framing inspection.
6. The amount of exterior lighting proposed for the lower level of the two-story portion at the rear of the house shall be clarified and confirmed to be consistent with Town standards, to the satisfaction of planning staff prior to issuance of a building permit.
7. A tree protection plan shall be prepared by the project arborist and submitted to the town prior to building permit issuance, and the construction staging plan shall be modified as necessary to incorporate the recommendations of the plan.
8. The construction staging plan shall be modified as necessary to ensure safety on the property throughout construction, to the satisfaction of the Public Works Director, the Deputy Building Official, planning staff, and the Woodside Fire Protection District. A revised staging plan shall be provided for Phase 2 of the project and approved by each of these parties prior to issuance of a demolition permit for the existing house.
9. The driveway access to Westridge Drive shall meet all CalTrans standards, and the entrance on Westridge Drive should be located as far from Cervantes Road as is feasible, which may require removal of existing oak trees in the right of way, to the satisfaction of the Public Works Director. In addition, if the CalWater property is abandoned and returned to this property, the driveway shall be re-aligned to be even further from Cervantes Road. The project architect and the applicant shall pursue this with CalWater and shall report to staff on the status of interaction with CalWater with the building permit submittal.
10. No permanent irrigation shall be installed for the areas shown on the approved plans for native grass.
11. If the project is modified as a result of the review by the Westridge Architectural Supervising Committee, minor modifications may be approved by a designated ASCC member. Review and approval of the full ASCC shall be required for more significant modifications, as determined by staff or the designated ASCC member,

### **Architectural Review for Residential Additions, Detached Guest Unit, and Stables, 185 Shawnee Pass, Raiche**

Borck presented the May 12, 2014 staff report on this proposal for approval of plans for a 1,040 sf residential addition/remodel, detached guest house, and stables on the subject 1-acre Arrowhead Meadows subdivision property. She advised that the proposal was in compliance with all setbacks, height, and floor area regulations, as well as the provisions of the horsekeeping ordinance. She stated that the project architect informed her that he had discussed the siting of the guest house and stables with the Town's former Stable Inspector, who determined that the 40 foot setback separation requirement applied only to the main

## DRAFT UNAPPROVED MINUTES

residence and the stables and that the current Stable Inspector is in agreement with that determination. Therefore, no further adjusting to the site plan would be necessary in this regard. Borck stated that the proposed trim color for the accessory structures was not in compliance with Town guidelines and that a new, conforming trim color should be provided for review by a designated ASCC member. She also shared an email from Ms. Linda Hall, 165 Shawnee Pass, which raised concern over the condition of the existing fencing along their common parcel line.

ASCC members considered the staff report and the following project plans prepared by Jason Kaldis:

Sheet 1, Site Plan  
Sheet 2, Main Floor Plan  
Sheet 3, Guest House and Horse Stable Floor Plans  
Sheet 4, Exterior Elevations  
Sheet 5, Guest House and Stable Exterior Elevations  
Sheet 6, Impervious Surfaces and FAR Calculation Diagrams  
Sheet 1 of 2, Topographic Survey, by L. Wade Hammond  
Sheet 2 of 2, Topographic Survey, by L. Wade Hammond

Also considered were the following application materials:

- Transmittal Letter from project architect, Jason Kaldis, dated 3/14/14
- Outdoor Water Efficiency Checklist, dated 3/14/14
- Completed Build It Green Checklist, received 3/17/14 with 133 points proposed
- Colors/Materials Images. Photographs show the existing residence and proposed light fixtures. The additions and detached structures are proposed to match existing colors and materials. Existing stucco siding is a medium beige, trim and windows are a cream color, and the composition shingle roof is a gray tone

Andre Raiche, applicant, and Jason Kaldis, project architect, were present to discuss the project with ASCC members. Mr. Kaldis addressed the email from Ms. Hall and advised that the horse corral area is off-set from the property line. Mr. Raiche informed the commission that he would continue to work with the neighbor on the fencing concerns. Mr. Kaldis also noted that he did not yet have an alternate trim color to propose and stated that with a three-color scheme, in his experience, a darker trim color would actually highlight the window, door and other trim features more.

Clark asked for clarification on the neighbor's concern over the existing property line fencing. Borck advised that it was a concern over needed repairs and separation between her dogs and Mr. Raiche's horses.

Public comments were requested, but none were offered.

ASCC members briefly discussed the project and were generally supportive of the design and siting. Commissioners encouraged the applicant to remove pines from the rear yard and thin out dying trees in the front yard. Vlasic suggested that the Commission recommend that the applicant discuss potential tree removal with neighbors without tree removal being a condition of project approval.

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Following discussion, Clark moved, seconded by Ross and passed (4-0) to approve the project with the following conditions to be met prior to building permit issuance:

1. A color sample of proposed windows and trim for the accessory structures shall be submitted for review by a designated ASCC member. The proposed trim color shall meet the 50% LRV requirement.
2. The elevation plans shall be updated to the satisfaction of planning staff to indicate all colors and materials proposed on the structures.
3. Elevation details for the proposed corral and six-foot wood fencing shall be submitted to the satisfaction of a designated ASCC member.
4. A construction staging and tree protection plan shall be submitted to the satisfaction of Planning staff.
5. Elevation details for the A/C enclosure shall be submitted with the building permit to the satisfaction of Planning staff.
6. The exterior lighting plan shall be revised to show all exterior lighting as being only switch-controlled to the satisfaction of Planning staff.

Ross also recommended that the applicant communicate with the neighbors in regards to removal of the existing pines in the rear yard.

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*Prior to consideration of the following item, Commissioner Breen recused herself and left the dais because the applicants were former clients.*

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### **Preliminary Consideration of Variance X7E-136 and Review for House Addition, 20 Russell Avenue, Subramonian**

Kristiansson presented the May 8, 2014 staff report for preliminary review of this proposal for a 427 square foot addition to an existing 928 square foot house, plus a 161 square foot deck, on this 0.4 acre property in the Woodside Highlands. She noted that the house had been built in 1935, prior to Town incorporation or development of the Town's zoning regulations, and that much of the house was located within the front yard setback that is now required. As a result, even though the proposed addition would be at the rear of the house, a portion of it would be only 16 feet from the front property line, therefore within the 20' front setback, and a variance is needed.

She noted that the project complies with all town standards other than the front setback, and that the floor area of the house with the addition would be approximately 35% of the allowable floor area for the lot. She also said that the existing house would be painted the proposed medium and dark brown colors, which would bring it into conformity with the town's light reflectivity values standards.

Kristiansson then summarized the concern with screening that had been raised by the neighbors at 6 Leroy Avenue and said that the property owners and project architect were

## DRAFT UNAPPROVED MINUTES

working with these neighbors to resolve this issue. She also noted that the neighbors at 3 Tynan Way had expressed concern with the on-street parking in front of the existing gate which is located at the front of the property at 20 Russell Avenue, partly on the private right of way for Russell Avenue. She noted that the Town does not have a permit or any records on file relative to the gate.

The ASCC considered the staff report and the following plans prepared by F. John Richards, Architect and dated as shown below:

Sheet A1.01, Title Sheet, dated 3/24/14  
Sheet A1.02, Site Plan, dated 3/24/14  
Sheet A1.03, Floor Plans and Exterior Elevations, dated 3/24/14  
Sheet A1.04, Greenpoints, dated 3/24/14

The following additional materials were also considered:

- Outdoor water use efficiency checklist, John Richard, dated 3/18/14 (attached)
- Color board, dated 3/18/14 (not attached; will be available at the meeting)

Project architect John Richards and property owners Ramesh and Olga Subramonian were present to provide information and answer questions as needed. Mr. Richards noted that they had discussed screening with the neighbors but did not have a solution yet; the intent was to plant some vegetation that would be about 20' in height but not too shady. They were hoping to have a solution by the next ASCC meeting. Mr. Subramonian said that the gate had been there for a very long time and is visible in old pictures of the house. He noted that he had replaced the old iron gate that was there when he bought the property, but he could re-install the old gate if desired.

Mr. Richards then said that space on the site is limited for covered parking, particularly by the existing retaining walls and oak trees. He suggested that the on-street parking issue should be worked out in another forum.

Kristiansson confirmed for Commissioners that since the number of bedrooms is not increasing, the project is not required to add any on-site parking. In addition, the issue of the gate being located partially in the right-of-way is not within the Town's jurisdiction because Russell Avenue is a private road.

In response to a question, Mr. Richards said that the cable railing at the new deck and stairs would match the existing cable railing on the property.

Public comments were requested but none were offered.

Commissioners then discussed the project. They suggested that the applicant consider extending the parking area north of the house to provide more space for off-street parking. In addition, Commissioners noted that construction logistics may be difficult given the size and conditions of the lot, and it will be important for the Town to require a construction staging plan that includes provisions for construction worker parking. The ASCC did not state any objections to the proposed addition design, and noted that they could recommend that the Planning Commission approve the variance for the project.

Consideration of the project was then continued to the May 27 ASCC meeting.

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*Commissioner Breen returned to the dais.*  
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### **Referral from Town Planner of Request for Modifications to Existing Wireless Communication Facilities, Conditional Use Permit X7D-160, 945 Portola Road, AT&T Mobility**

Vlasic presented the May 9, 2014 staff report on this town planner referral. He explained the background on the matter and the provisions of the existing CUP as amended in 2010, all as discussed in the staff report. He described the current request as presented on the proposed four sheet AT&T plan set, revised through 3/27/14.

Vlasic advised that pursuant to condition 9 of the amended AT&T CUP, the town planner can approve physical changes to the facility if the town planner determines the changes to be minor and consistent with the general provisions of the permit. Vlasic clarified that pursuant to this condition, the town planner is seeking one or two ASCC members to assist the town planner, public works director and likely one or two members of the trails committee in working with AT&T representatives to define an acceptable approach for the subject minor addition of proposed ground based equipment. Vlasic further explained the history of interaction with AT&T to date on the project issues and, in particular, applicant responses to the concerns of the public works director as set forth in a May 6, 2014 email communication from AT&T Mobility agent Marianne Boring.

Ms. Boring was present and supported the approach recommended by staff. She discussed the possible options for equipment location as noted in the staff report and her May 6<sup>th</sup> email, and offered that perhaps before any working meeting, AT&T could provide a survey of the existing west side right of way boundary and fencing to determine if there is space for the new equipment along the western fence boundary.

Public comments were requested. In response to a question from town council liaison Aalfs, Ms. Boring noted that it might be possible to rent or lease some private west side land for the equipment if needed and if the landowner agreed to the lease. Vlasic clarified that some efforts had been made in the past relative to a leasing proposal, but these received a negative response from the landowner. No other public input was offered.

ASCC members briefly discussed the referral and concurred with the process outlined in the staff report, and with the understanding that before any meeting to consider options the AT&T right of way survey should be completed as offered by Ms. Boring. Thereafter, ASCC members agreed that commissioners Clark and Harrell should work with staff, trails committee representatives and the applicant to define an acceptable equipment plan.

Boring advised she would inform staff when the survey work was complete and ready for town consideration and a site meeting.

### **Commission and Staff Reports**

Koch noted that she had reviewed a minor fence realignment at 8 Buck Meadow, and Breen said she had looked at landscaping for several projects (3 Grove, 468 Westridge, and 1155 Westridge).

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Ross asked about fence opacity requirements, particularly in terms of a recent project at 274 Corte Madera Road. Vlastic noted that if the fence were set back at least 20 feet, there would be no transparency requirement. Kristiansson added that the fence/gate and setback requirements vary between zoning districts, and a table summarizing all of the fence/gate requirements is available at Town Hall and also on the Town's website.

Ross also asked about a posting he had noticed to PV Forum regarding landscape lighting and whether it would be appropriate for him to respond, or whether town staff would track and respond to comments. Kristiansson replied that Brandi deGarmeaux and Stacie Nerdahl monitor the PVForum and occasionally provide responses. If an ASCC member notes something that should be routed, the best approach would be to forward that posting to town staff, including planning staff.

Planning Commission Liaison Von Feldt informed the ASCC and staff that there are invasives along the C-1 trail which should be removed before they go to seed. Kristiansson said that she would inform the Public Works Director.

Planning Commission Liaison Von Feldt also noted that concerns have been raised about the willows in Sausal Creek at Town Center. She advised that three hydrologists have studied the creek and determined that the willows are essential for maintaining the proper functioning of the creek. The willows can, however, be pruned.

### **Minutes**

Ross moved, Breen seconded to approve the April 14, 2014 minutes as amended. The motion passed 3-0-1, Koch abstaining.

Breen moved, Ross seconded to approve the April 28, 2014 minutes as submitted. The motion passed 3-0-1, Clark abstaining.

### **Adjournment**

There being no further business, the meeting was adjourned at 8:57 p.m.