



**TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, November 10, 2014
Special Field Meeting (time and place as listed herein)
7:30 PM – Regular ASCC Meeting
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028**

SPECIAL ASCC FIELD MEETING*

4:00 p.m. 40 Antonio Court Field meeting for preliminary review of plans for residential development and site development permit X9H-681 for this 4.48 acre property. (ASCC review to continue at Regular Meeting)

7:30 PM – REGULAR 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. New Business:
 - a. Preliminary Architectural Review for a New Residence, Detached Garage, Guest House, Pool, and Site Development Permit X9H-681, 40 Antonio Court, Lands of Melton, File #: 44-2014 (Staff: D. Pedro)
 - b. Architectural Review for Residential Addition and Remodel, 125 Fawn Lane, Lands of Huffman, File #: 45-2014 (Staff: C. Borck)
 - c. Architectural Review for Garage Storage Addition/Remodel, 191 Ramos Road, Lands of Mumford, File # 42-2014 (Staff: C. Borck)
 5. Commission and Staff Reports:
 6. Approval of Minutes: October 27, 2014
 7. Adjournment:
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*For more information on the projects to be considered by the ASCC at the Special Field and Regular meetings, as well as the scope of reviews and actions tentatively anticipated, please contact Carol Borck in the Planning Department at Portola Valley Town Hall, 650-851-1700 ex. 211. Further, the start times for other than the first Special Field meeting are tentative and dependent on the actual time needed for the preceding Special Field meeting.

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

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

ASSISTANCE FOR PERSONS WITH DISABILITIES

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

PUBLIC HEARINGS

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

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

Date: November 7, 2014

Carol Borck
Assistant Planner



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC
FROM: Debbie Pedro, Planning Director
Carol Borck, Assistant Planner
DATE: November 10, 2014
RE: Agenda for November 10, 2014 ASCC Meeting

NOTICE: A special ASCC field meeting has been scheduled for Monday, November 10, 2014 at 4:00 p.m. at 40 Antonio Court for preliminary consideration of plans for residential development of a 4.48 acre Woodside Priory subdivision parcel.

The following comments provide an overview of the items on the November 10th agenda.

4a. PRELIMINARY ARCHITECTURAL REVIEW AND SITE DEVELOPMENT PERMIT FOR A NEW RESIDENCE, SECOND UNIT, POOL HOUSE, AND SWIMMING POOL, 40 ANTONIO COURT, LANDS OF MELTON, FILE #: 44-2014

This is a preliminary review of a proposed new residential development on a 4.48 acre vacant Woodside Priory subdivision property. The enclosed report provides the background and analysis of this request for a 5,123 square foot single story contemporary style residence with a detached garage, guest house, pool house, and swimming pool on the property. Proposed grading totals 820 cubic yards which includes 580 cubic yards of cut and 240 cubic yards of fill. An additional 280 cubic yards of cut within the building footprint of the house does not count towards the grading threshold of 1,000 cubic yards that triggers Planning Commission review of the project.

To date, staff has received written comments from two neighbors expressing concerns regarding the height, size, and visibility of the proposed structures as well as the proposed gate/fence at the entrance to the property. The neighbor letters are included in the attached staff report.

This preliminary review will begin with a site meeting that is scheduled to take place at 4:00 p.m. on Monday, November 10, 2014. Story poles have been installed to facilitate the field evaluation.

4b. ARCHITECTURAL REVIEW FOR RESIDENTIAL ADDITION AND REMODEL, 125 FAWN LANE, LANDS OF HUFFMAN, FILE #: 45-2014

The enclosed staff report provides the background and review of the proposed residential addition and remodel. The area of the addition is currently uninhabitable

storage area within an attic, and the project will convert this space into habitable area. The footprint and maximum height of the house will not change. Additionally, the master bedroom will undergo remodeling that includes raising the ceiling height and altering the roof line above to a flat roof form.

The existing floor area concentration in the main structures is 86% of the maximum floor area permitted for the site. The proposed addition would bring the floor area concentration to approximately 89.3%. While the existing floor area exceeds the 85%, any further increase is only possible subject to the ASCC making specific findings as evaluated in the report (PVMC Section 18.48.020). If the ASCC can make the required findings to allow the higher floor area concentration in the main structure and acts to approve the architectural review application, recommended conditions that could be part of that approval are included in the staff report.

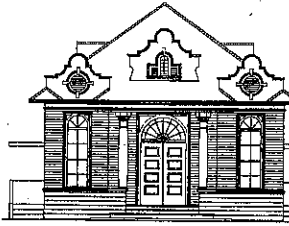
4c. ARCHITECTURAL REVIEW FOR GARAGE ADDITION, 191 RAMOSO ROAD, LANDS OF MUMFORD, FILE #: 42-2014

The enclosed staff report provides the background and evaluation of this request for approval of plans for an addition to an existing garage. The property is currently in compliance with all parking regulations, and the addition would serve as additional storage. The project meets all setback, floor area, and height limits and has been approved by the Westridge HOA. If the ASCC acts to approve the architectural review application, recommended conditions that could be part of that approval are included in the staff report.

encl./attach.

Approved by: Debbie Pedro, Planning Director

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



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Debbie Pedro, Planning Director

DATE: November 10, 2014

RE: Preliminary Architectural Review and Site Development Permit for a New Residence, Second Unit, Pool House, and Swimming Pool, File # 44-2014, APN: 079-220-010, 40 Antonio Court, Lands of Melton

BACKGROUND

The 4.48 acre vacant property is accessed off of a 60' ingress egress easement at the end of the Antonio Court cul de sac. The parcel was one of three lots created with the Woodside Priory subdivision (73-PM, December 7, 2000). The site has gently inclined to moderately steep slopes that average 13.6%. A 20' public utility easement extends from the southwest corner to just north of the driveway access along the front of the property. Surrounding uses includes one and two story homes on abutting lots to the north and east, an undeveloped single family residential parcel to the south, and 4.56 acres of open space area to the west which is part of the Priory facilities.

A previous owner of the property had received approvals from the ASCC and Planning Commission in 2009 and 2010 to construct a 5,344 sq. ft. new residence with a 1,448 sq. ft. basement and a 750 sq. ft. second unit on the property. The project was never constructed and the permits have since expired.

The current owner is proposing to build a 5,123 sq. ft. single story contemporary style residence with a detached garage, guest house, pool house, and swimming pool. 820 cubic yards of grading is proposed which includes 580 cubic yards of cut and 240 cubic yards of fill. An additional 280 cubic yards of cut will occur within the building footprint at the western portion of the house. This excavation does not count towards the grading threshold of 1,000 cubic yards that triggers Planning Commission review of the project.

The proposal is further described in the set of architectural, civil, and landscape plans received on September 26, 2014. (Attachment 10) In addition to the plans, the project submittal includes the information listed below:

- Color and Materials Board which includes a weathered barnwood siding sample, wood siding color, window and door frame color, metal roof color and plaster/hardscape colors. The board will be available at the meeting.
- Completed "Build-It-Green Green Point Rated Project Checklist" with a target of 103 points.
- Completed Outdoor Water Use Efficiency Checklist.

CODE REQUIREMENTS

As required by sections 18.64.010.1 and 15.12.100.B of the Zoning and Site Development Codes, this application for a new residence has been forwarded to the ASCC for review. In addition to the Municipal Code, the Design Guidelines, as well as the provisions set forth in the Woodside Priory Planned Unit Development Statement are used to evaluate the project. (Attachment 2)

DISCUSSION

The following comments are offered for ASCC consideration:

Project Design and Exterior Materials. The owner is proposing to build a 5,123 sq. ft. single story contemporary style residence with a detached garage, guest house, pool house, and swimming pool. The proposed architecture for the house is a barn inspired design in an L-shape that sits against the north and west sides of a knoll near the center of the property. The bedroom wing and 2 car garage along the front of the house steps down with the slope and is set about 4.5 to 5' lower which helps break up the horizontal mass of the building directly behind.

An approximately 600 sq. ft. outdoor room at the east end of the main house connects to an open courtyard which leads to the 738 sq. ft. detached guest house/second unit. The roof and north wall of the main house extends over the outdoor room to provide privacy and screening of the area from neighbor's views. However, this resulted in increase in massing and added visual presence of the building, especially when viewed from the north or front of the property.

The architect has shared with staff that prior to submitting the formal application to the Town, the project has been modified a number of times to address concerns of the neighbors. The applicant will provide additional information at the site meeting on their design approach and the various changes that have been made to the project to date.

The currently proposed exterior material and finishes include:

- Weathered barnwood siding that will be used throughout most of the exterior.
- Painted exterior plaster walls at the south elevation of the guest house and pool house, east elevation of the attached and detached garages, and west elevation of the house outside of bedroom #1.
- Painted standing seam metal roof, fascia panels, and windows & door frames in a dark gray color.
- Board form concrete foundation and retaining wall.

Floor Area (FA), Impervious Surface Area (IS). The maximum allowable FA for the site is 7,161 sq. ft.. The total proposed floor area of the project is 6,883 sq. ft. and includes a 596 sq. ft. detached garage, a 738 sq. ft. second unit and a 426 sq. ft. pool house. The proposed floor area of the main house with the attached garage is 5,123 sq. ft. which is under the 85% floor area limit (6,087 sq. ft.).

The maximum allowable impervious surface (IS) area is 12,093 sq. ft. The proposed IS shown on the plans is 12,0762 sq. ft. The bulk of the IS area is for the driveway, parking court, covered patios, walkways and swimming pool areas.

Height and yard setback limits. The Priory PUD statement calls for single story development which limits the building height to 18 feet and the maximum building height to 24 feet. The proposed single story home has a maximum vertical height of 16'8" and maximum overall height of 24', in compliance with the PUD height limits. Compliance with required yard setbacks is demonstrated on plan Sheet A1.1. All structures are located within the primary building envelope.

Parking. Required parking in the R-E/1A zoning district is 2 covered spaces and 2 guest spaces plus 1 addition guest space for the second unit. The applicant is proposing 4 covered spaces in the garages. The additional guest parking space can be accommodated in the auto court between the garages but should be called out on the site plan.

Grading. The original plans submitted by the applicant includes 1,030 cubic yards of grading. The plans have since been revised to reduce the amount of grading to 820 cubic yards which includes 580 cubic yards of cut and 240 cubic yards of fill. 210 cubic yards of fill originally proposed at the western portion of the house under the bedrooms and attached garage have been removed and the area is proposed to be crawl space. The earthwork outside of the building footprint is primarily for the swimming pool, patios, and driveway. Revised plans reflecting the changes prepared by civil engineer Lea and Braze were received on November 7, 2014.

The Priory PUD states that "Residential development of Lot 1 shall preserve the basic topographic form, including the knoll top, of the site. Grading and structures may extend into the knoll, but the basic form shall be preserved and development shall not be sited on top of the knoll." The applicant has designed a project that wraps the house around the north and west sides of the knoll. The main house extends into the knoll, cutting up to 4' for a retaining wall at the north edge. The detached garage and guest house to the east are pulled away from the knoll and at an elevation that is 3'-4' lower. When viewed from the east and south, the natural land form of the site including the knoll is preserved and maintained. However, on the north and west sides, the knoll would not be visible as the house would be approximately 11' higher than the top of the knoll.

Landscaping. Three medium size coast live oaks located to the east of the detached garage will be preserved. The applicant has provided a tree survey report prepared by Urban Tree Management, Inc. that evaluated the conditions of the subject trees. (Attachment 1) According to the arborist, the trees are in good health and tree protection recommendations have been provided to minimize the risk of damage by the propose construction.

A landscape site plan Sheet L1.0 shows a conceptual landscape design which includes new oak trees planted along the north and east side of the house for screening and fruit trees near the northern corner of the property. The remainder of the site would be reseeded with native

grass and wildflowers. Depending on the discussions and comments at the preliminary meeting, the landscape design might have to be refined or modified to mitigate neighbor's view concerns.

Lighting. Proposed exterior lighting includes 47 recessed step lights and 16 path lights around the buildings. Specifications for the fixtures are called out on the lighting plan Sheet L1.2. 39 of the same recessed step lights will be used on the exterior walls of the building. The Priory PUD statement calls for using the minimum amount of light necessary to achieve essential illumination. Efforts should be made to reduce the number of proposed exterior lights. For example, the lights at the rear of the detached garage and in some of the planter areas are not required by the building code.

Fences and Entry Gate. The applicant is proposing a 4' tall x 14' wide vehicular gate with two 4' tall x 10' wide wood rail fences flanking the sides of the driveway. In addition, two downshielded path lights are proposed in front of the gate next to the backup/turnaround area at the driveway. According to the applicant's architect, the purpose of the gate is to mark the entrance to the property and deter future trespassers. There is an existing trail located at the eastern boundary of the property which continues along the rear of the Antonio Court properties and connect to Sausal Drive. Since there is no demarcation of property boundaries, users of the trail would often cut through the subject property to access Antonio Court via the private driveway over the ingress egress easement.

According to Priory PUD statement, "the visibility and obtrusiveness of entryways shall be minimized" and use of gates and entry structures are generally discouraged. However, minor entry structures or gates located a minimum of 40 feet from the front property line and a maximum height of 4 feet may be permitted, subject to ASCC approval. Since the intent of the entry gate/fence feature is to identify the property entrance and direct trail users away from the property, it is recommended that the applicant consider whether any alternative design solutions are available to achieve this goal.

In addition to the entry gate and fence, a 4 foot tall post and wire fence is also proposed around the side and rear of the house within the primary building envelope, in conformance with the PUD guidelines.

Sustainability Aspects of Project. The project architect has provided the enclosed Build-It-Green checklist targeting 103 points for the project. The Town's Green Building Ordinance is currently not in effect due to the adoption of the Cal Green Code 2013 that superseded it as of January 1, 2014. Staff will be working with the Town Council in the future to determine if a new green building ordinance should be developed, and in the meantime, staff is requesting that all ASCC applications include a completed Build-It-Green checklist.

COMMITTEE REVIEW

Fire Marshal. The fire marshal has reviewed the proposal and provided recommended standard conditions of approval for the project. (Attachment 4)

Town Geologist. The Town geologist has no geologic or geotechnical objections to the general concept for the residential layout and design and recommends approval of the proposed plans with conditions. (Attachment 5)

Public Works. The public works director has reviewed the grading, drainage, and erosion control plan for the project and provided standard conditions for site development permit approval. (Attachment 6)

Conservation Committee. The committee's preliminary comments were generally positive. However, it noted the extensive impervious driveway and questioned the need for a symbolic gate in the front yard setback. (Attachment 7)

Trails Committee. The project was referred to the Trails Committee but comments have not been provided. As mentioned earlier in this report, there is an existing trail located at the eastern boundary of the property which continues along the rear of the Antonio Court properties and connect to Sausal Drive.

NEIGHBOR COMMENTS

The adjacent neighbors at 30 and 35 Antonio Court have submitted letters expressing their concerns regarding the visibility and design of the proposed home and accessory structures. (Attachments 8 and 9) The neighbors at 35 Antonio Court (Lands of Lacerte and Chung) have a direct view of the proposed house, detached garage, and guest house from their master bedroom and a partial view of the house and garage from their living room. The neighbors at 30 Antonio (Lands of Murray) have a view of the subject property from their dining room and master bedroom. Both neighbors have made suggestions to lower the house, modify the roof design, and/or relocate the house to the other side of the knoll to minimize the impact to the site and adjacent neighbors. While the new home will be visible from the neighboring properties, their views of the western hillside will not be substantially obstructed. The ASCC should discuss these concerns and suggest any design modifications that may be appropriate to mitigate the view impacts to neighbors.

In addition, the Town received an email from Tim Molak of Woodside Priory School supporting the project. (Attachment 10)

CONCLUSION

Staff recommends that the ASCC conduct the preliminary review of this project with a site meeting and then continue the review to the regular meeting. Key discussion issues for this project includes conformance of the project with the objectives of the Design Guidelines and the Priory PUD statement related to preservation of the general land form and vegetative character of the parcel, cutting development into the site, and the design of a low house profile that does not dominate the site.

The ASCC should then offer comments and directions to the applicant and architect to make any plan adjustments or clarifications before the ASCC considers final action on the application at the next available regular ASCC meeting.

ATTACHMENTS

1. Vicinity Map
2. Priory PUD
3. Tree Survey Report by Urban Tree Management, Inc. dated September 4, 2014
4. Comments from Fire Marshal dated October 29, 2014
5. Comments from Town Geologist dated October 24, 2014
6. Comments from Public Works Director dated October 29, 2014

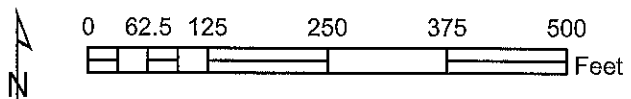
7. Preliminary comments from Conservation Committee dated October 28, 2014
8. Letter from Robin and Firouzeh Murray at 30 Antonio Court dated November 5, 2014
9. Letter from Rene Lecerte and Joyce Chung at 35 Antonio Court dated November 7, 2014
10. Email from Priory School, 302 Portola Road dated November 7, 2014
11. Project plans received on September 26, 2014.

cc: Ted Sayre, Town Geologist
Town Council Liaison
Applicant



Vicinity Map

New Residence, Melton



APN 079-220-010, 40 Antonio Court
November 2014

WOODSIDE PRIORY

Town of Portola Valley

PLANNED UNIT DEVELOPMENT STATEMENT

For Lots 1 through 3
of
Proposed 3-Lot Subdivision

June, 2000

*Modified for conformity with Conditions of Approval 1999-391 and Mitigation Monitoring Plan as amended
November 10, 1999*

I. DEFINITIONS

II. DEVELOPMENT REQUIREMENTS

- A. Intent
- B. General Description of the Development
- C. Access
- D. Open Space Easements and Trails
- E. Zoning and Site Development Standards
 - 1. - Building setbacks/Envelopes
 - 2. - Floor Areas and Impervious Surface Limits
 - 3. - Building Heights
 - 4. - Gates/Entryways
 - 5. - Fences and Site Walls
 - 6. - Exterior Lighting
- F. Architectural and Site Development Criteria

1. -Siting of Buildings
- G. Landscape and Planting
- H. Geology Provisions
- I. Hydrology Provisions
- J. Fire Management Provisions
 1. Driveways
 2. Turnarounds
 3. Construction
 4. Residential Water Supply
 5. Water Hose Access
 6. Smoking and Fireworks Prohibition
 7. Defensible Space
 8. Firewood Storage
 9. Fuel Modification Guidelines in Grassy Areas
 10. Schedule of Actions
- K. Utilities
- L. Construction Schedule
- M. Environmental Impact and Mitigation Monitoring
- N. Enforcement

I. DEFINITIONS

Lot

Any numbered lot of land shown upon the Vesting Tentative Map and to be used for single family dwelling units and accessory uses. All lots are subject to the proposed conditions, covenants and restrictions.

Subdivision Unit

A unit of land for which a final subdivision map is to be filed.

ASCC

Architectural and Site Control Commission of the Town of Portola Valley.

II. DEVELOPMENT REQUIREMENTS

A. Intent

The goal of the Woodside Priory is to create a small residential subdivision on a portion of the Priory's undeveloped land that is in keeping with the Town's General Plan, ordinances, and design guidelines. The purpose for this project is to create an endowment fund for the school so that future generations will have the opportunity to participate in the excellent educational programs the school has to offer.

It is the Priory's intent through this subdivision to provide building sites that are designed to blend with the natural terrain, preserve open space, and minimize disruption to the ecological character of the land. This Planned Unit Development (PUD) statement sets forth regulations and restrictions to guide site development so that the Priory's and the Town's goals and objectives are carried out by future owners who will actually improve the subdivision and develop the residential lots. The project has been designed so that the Priory, in concert with future homeowners, will maintain or assure maintenance of the private driveways, any common private utilities, and open space easements through appropriate maintenance agreements. There will not be a homeowner's association.

The project and site plan have been designed to be sensitive to the natural site conditions, the surrounding neighborhood, and the Town's goals. The project minimizes rather than maximizes allowed densities, developed areas, and floor areas for future dwellings. It provides, where necessary, for landscaping that is in keeping with the natural surroundings, yet still provides screening from the off-site view.

B. General Description of the Development

The Woodside Priory owns approximately 63.6 acres of land located in the Town of Portola Valley. On just under 40 acres, the Priory operates a private co-educational school for grades 6 through 12. This project affects 21.96 acres of hillside lands on the northeast side of the main school campus, on existing Parcel "C". The parcel will be reconfigured so that approximately 14 acres are separated from the Priory for sale and private residential development and use. These 14 acres have been designated on the Portola Valley general plan for residential use, and have not been part of the lands regulated by the existing Priory private school conditional use permit. (Town file X7D-30) Further, the lands are bordered on three sides by existing low density residential development that is similar in character to the proposed residential uses. The remainder of the 21.96 acres will be retained by the Priory and regulated under the provisions of use permit X7D-30 which is to be amended to accommodate land use changes resulting from the proposed project.

The Vesting Tentative Map, dated Revised 10/22/99 prepared by Brian Kangas Foulk, shows the proposed division of land. Lots 1-3 will be the residential parcels and range in size from 4.48 gross acres to 5.82 gross acres. Single family, market rate residential development and use of these parcels will be regulated under provisions set forth in the PUD statement. As part of the conditions of approval and pursuant to agreements with the Town there can be no further subdivision of Lots 1, 2, 3.

Also shown on the 10/22/00 proposed Vesting Tentative Map is proposed Parcel "A", containing 7.47 acres. Parcel "A" will remain under the control of the Priory. The easterly 4.56 acres of Parcel "A" will be designated as permanent open space. The remainder of the parcel will continue to be utilized by the Priory. It currently contains existing structures ancillary to the Priory's main campus buildings. Conditional Use Permit X7D-30 will be amended to provide for regulation of the use of Parcel "A" in conformity with the provisions of the Town's general plan and zoning and subdivision ordinances, and the understandings set forth in this PUD statement.

Parcel "A" will remain part of the Priory school facilities. A portion of the parcel, along the west side of the proposed subdivision, will be encumbered with an open space easement. The location of the proposed open space easement is shown on the Vesting Tentative Map. Within the open space area only open space uses will be permitted. The Town will be a party to the open space easement agreement and will establish the limits for uses within the easement. The easement may include native plantings, roadway grading and provisions for slope maintenance, open fencing, trails, and other open space uses as discussed in this PUD statement and approved by the Town Council. Access through the easement will not be permitted except for maintenance purposes.

C. Access

The existing 21.96-acre area has two points of possible access. One is the Veronica Place right-of-way (which presently exists as an undeveloped dedicated right-of-way). The right-of-way connects to Nathhorst Avenue and projects into the Priory property approximately 524 feet from the edge of the Priory's southern property line. The other access is an existing 60-foot wide ingress-egress easement that projects from the end of Antonio Court to the edge of the Priory property line on the east side of the site.

The upper portion of the existing Veronica Place public right-of-way is proposed to be abandoned and the new private driveway constructed within the lower portion of the existing right of way per the Vesting Tentative Map. This driveway will serve lots 2 and 3. The driveway off Antonio Road will be installed within the existing easement area (60-foot wide) to serve lot 1. The 60-foot easement may be modified pursuant to Conditions of the Tentative Parcel Map and will continue to be for access and utility purposes for lot 1.

D. Open Space Easements and Trails

Parcel "A", containing 7.47 acres, is proposed to be retained by the Priory and the use of this parcel will be controlled by the Priory's Use Permit.¹ There are no plans for development of this parcel. In order to preclude any future development on Parcel A that would access from the new private road, the Priory will grant to the Town an open space easement adjacent to the roadway on the western side as shown on the Vesting Tentative Map, dated 10/22/00. The Priory will be responsible for maintenance of this easement area.

There will also be open space easement across the eastern 150 feet of proposed Lot 3 in order to preserve the existing wetland area. This area contains the lowest point of the project and is proposed to be left in its natural state. These easements will be kept free of structures through implementation of the Conditions, Covenants, and Restrictions (CC&R's) and will be maintained by the individual lot owners. Preservation of the area as a wetland will be incorporated into the CC&R's for Lot 3.

The Priory will provide connections to existing trails as shown on the proposed Vesting Tentative Map. A trail is proposed to be constructed and an easement granted to the Town along the north property line of proposed Lots 2 and 3 to connect with the trail that traverses the rear lot lines of the adjacent Antonio Court properties. This trail will pass through

¹ The Priory use permit X7D-30 was amended by Planning Commission resolution 1999-389 to include these provisions relative to proposed Parcel A.

the proposed Parcel "A" open space easement and connect to the existing trail along the rear of the properties on Applewood Lane crossing the driveway in the Veronica Place right-of-way. Another trail will follow the proposed driveway down to the Nathhorst Avenue cul-de-sac. All trail easements will be dedicated to the Town.

E. Zoning and Site Development Standards

Provisions of the Town of Portola Valley Zoning Ordinance as it exists on the date of approval of this PUD apply to this development except as follows:

1. Building Setbacks/Envelopes

- A. Primary building envelopes, intended to contain the main residence, garage, and accessory structures are shown on the proposed Vesting Tentative Map, Plan of Development, Sheet 2, dated 10/22/99.
- B. Secondary building envelopes, intended to contain only accessory structures, are shown on the proposed Vesting Tentative Map, Plan of Development, Sheet 2, dated 10/22/99. Accessory structures include swimming pools, cabanas and similar recreational buildings, workshops, stables, corrals, tennis courts and guest houses.
- C. Horse corrals shall be prohibited unless it can be shown to the ASCC that they will be small and located where they will not be widely visible from neighboring houses.
- D. Open space easements, intended to exclude all buildings and accessory structures, are shown on the Vesting Tentative Map.

2. Floor Areas and Impervious Surface Limits

The following Maximum Floor Area of all buildings, Maximum Floor Area of houses and Maximum Impervious Surface Area for each parcel are based on the Town of Portola Valley Zoning Ordinance Provisions, as of November 1999. Any future changes to the zoning ordinance floor area limits shall apply to the lots in this infill subdivision just as they would to any other parcels in the vicinity of the subdivision, i.e., a lot developer/owner will have to conform with ordinance limits in effect at the time of building permit application.

TABLE 1

FLOOR AREA AND IMPERVIOUS SURFACE LIMITS

<i>Parcel No.</i>	<i>Base Net Area (Ac)</i>	<i>Avg. Slope (%)</i>	<i>APA (Ac)</i>	<i>AMFA (SF.)</i>	<i>AMFA @ 85%</i>	<i>AMFA one Story</i>	<i>AMFA 1 Story @ 85%</i>	<i>Max. IS (SF.)</i>
1	4.48	13.6	4.17	6,820	5,797	7,161	6,087	12,093
2	4.62	14.6	4.28	6,845	5,818	7,187	6,109	12,157
3	5.82	18.4	5.82	7,059	6,000	7,412	6,301	12,729
<i>Averages</i>	4.97	15.55	4.76	6,908	5,872	7,253	6,166	12,326

APA = Adjusted Parcel Area

AMFA = Adjusted Maximum Floor Area

AMFA @ 85% = The maximum floor area for single largest building, which is 85% of AMFA. The single largest building shall include any structures attached or detached, necessary to provide zoning ordinance required covered parking.

AMFA 1 Story = Includes the 5% floor area bonus allowed for one-story houses and can only be applied when the building height does not exceed 18 feet.

3. Building Heights

The project proposes that building height not exceed 18 feet as measured in accordance with the requirements of the zoning ordinance. Where the buildings are designed to blend with naturally sloping topography and utilize stepped foundations, the maximum building height will not exceed 24 feet as measured from the lowest to the highest point of the structure. (Refer to section 18.54.020 of the zoning code.) These limits could be exceeded if approved by the ASCC, in which case the maximum heights of 28/34 feet would be permitted per ordinance.

4. Gates/Entryways

The design for drive entryways to individual parcels shall be simple and provide for a harmonious transition from the roadway to the private residential drive in keeping with the natural flow of the land. Further, entryways shall be developed according to the provisions set forth below.

- a. The visibility and obtrusiveness of entryways shall be minimized, and entry structures are generally discouraged. However, subject to ASCC approval, minor entry structures or gates may be permitted when set back from the front property line a minimum of 40 feet and designed according to the architectural criteria set forth in this PUD statement. These structures, and their appurtenances, shall not exceed a maximum height of 4 feet.

Colors and materials for such structures should blend with natural settings of the site.

- b. Use of gates is discouraged. However, if desired and found appropriate by the ASCC given specific site conditions, gates should be of simple unobtrusive design, i.e. a low open style that helps maintain the rural character desired for the Woodside Priory subdivision.

5. Fences and Site Walls

Fences and walls shall be used minimally and shall only be permitted according to the provisions set forth below.

- a. The ASCC shall approve the locations and materials for all fencing and walls within the subdivision property. At its option, the ASCC may delegate review responsibility to staff.
- b. Fences shall be located within a primary building envelope (BE) except as necessary for horse keeping activities approved by the ASCC. Fences shall be open in style, unless otherwise permitted by #c. below, and designed to maintain the rural character of the Subdivision.
- c. Solid fences and walls may only be used within the building envelope. However, such fencing or walls shall not be used to define BE lines and long runs of solid fences or walls shall not be permitted. Solid fences or walls may only be used in relatively short runs to provide privacy for outdoor areas, when such privacy cannot be easily achieved with siting of structures and/or landscaping. When solid fences or walls are permitted, appropriate landscaping shall be installed to minimize impacts on views from off-site.
- d. Fences may not exceed 4 feet in height in front yards, and fences and walls can be no higher than 6 feet when located in side or rear yards.
- e. Fences and walls shall be constructed of materials and colors that blend with natural site conditions and harmonize with other development on the site.
- f. Fencing of uncoated chain link with metal posts and rails shall not be allowed except on a temporary basis during construction activities. Other metal fencing, when in a dark color, may be used when approved by the ASCC.

- g. Site walls and retaining walls shall be constructed of, or surfaced with stone, wood or other indigenous materials that harmonize with the adjacent landscape.

6. Exterior Lighting

In order to maintain the rural character of the PUD community, a *minimal* approach is to be taken to outside illumination of any use, site or structures within the subdivision. Excessive lighting on an individual site, (and/or the impact of cumulative lighting on adjoining sites) is discouraged. All exterior lighting shall be confined to the BE, except that lighting may extend beyond the BE when it is demonstrated to the satisfaction of the ASCC that the lighting is necessary for safety. The following principles and standards shall be employed in the planning and the use of exterior lighting, and all outside lighting shall be subject to ASCC approval.

- a. Use only the minimum amount of lighting necessary to achieve essential illumination. The primary objective of exterior lighting is to provide safety for pedestrians and other non-vehicular uses around the primary building on the site, and such lighting should be directional or confined to the specific area of concern. Lighting of front entries, main access doors, frequently used stairs, etc., may be appropriate, but are to be determined on a case by case basis.
- b. Natural site conditions and location are to be taken into account in development of any plans for exterior lighting of a structure and/or property. Sites that have little tree cover, that are very open and easily accessed, should have less need for lighting than more secluded sites with heavy tree cover and difficult points of access. Further, in the development of all lighting plans, consideration is to be given to maintaining the rural unlit character of the environment, and to using natural lighting (e.g., moonlight), lighting by vehicles entering a property, and illumination passing through windows from inside a building.
- c. Exterior lighting is to be located as close to building entries and access ways as possible.
- d. Lighting for purely decorative purposes is not allowed. For example, up lighting of trees, lighting around or within landscaped areas, accent lighting of architectural features, is not allowed. Lighting of the perimeter of parking and similar areas is discouraged; however, if landscape lighting is found necessary, for example, to light paths to a pool or deck, or provide some light around such a feature that is used at night, low level, recessed type lights may be used. Use of strip light

type systems, such as multi-bulb light strips, will not be allowed.

- e. Lighting for night use of game courts (i.e. tennis, paddle tennis, basketball, etc.) is prohibited (Portola Valley Town Ord. 18.36.040b.). Such lighting is considered to be in direct conflict with the minimal approach to lighting desired by the town. Any lighting within or around such features is to be only lighting that is necessary for safety. Such lighting that would flood large portions of the court surface is inappropriate.
- f. Lighting controls should be selected and adjusted to light areas only at the times lighting is essential. It is preferable to have lights manually controlled or on timers rather than controlled by photocells or motion detectors. Motion detectors can be triggered by animals, passing cars, etc. Such situations disturb both the natural conditions in the area and nearby residents. Individual control of lighting by the property owner is preferred.
- g. All light fixtures should be selected for their ability to focus light on the feature (i.e. step, path, entry) to be lighted and to have minimum light spillage. Fixtures that are designed to light large areas generally are considered unacceptable. Use of conventional unshaded or non-recessed spot light or flood light bulbs at 75 watts or greater are to be avoided.
- h. The source of light in any fixture, i.e. light bulb or other source of indirect illumination, shall not be visible off-site. Exceptions in which the bulb itself may be visible from off-site are nonreflector bulbs of no greater than 75 watts incandescent light if frosted or otherwise diffused, or no greater than 25 watts incandescent light if clear (Portola Valley Town Ord. 18.36.040.8b.). (The term incandescent light as used herein refers to the light 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 light if frosted or otherwise diffused, or no greater than 25 watts incandescent 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 Ordinance 18.40.050.
- k. Lighting shall be made part of the ASCC architectural review process for each new residence.

F. Architectural and Site Development Criteria

Architectural and site plans will be submitted with each building permit and will be subject to the review and approval of the ASCC.

Specific area and site design criteria shall conform with the Portola Valley Town Design Guidelines and reflect the following:

In the siting and installation of all horse keeping facilities (e.g., stables, corrals, pastures, etc) due consideration shall be given to control of runoff so as to ensure that water quality is protected to standards set by the Portola Valley Town Engineer.

1. Siting of Buildings

The intent of these criteria is to encourage all structures to reflect changes in site elevations, and to discourage structures that attempt to dominate the site or to enlarge their appearance. Siting of structures shall be responsive to:

- a. Sun, weather, and view orientation.
- b. Proximity of neighbors, both existing and future.
- c. Slope and nature of site terrain.
- d. Compatibility of built form with site conditions. To the extent possible roof forms shall be in harmony with the natural landforms of the site. In particular, plans for residential development of Lot 1 shall preserve the basic topographic form, including the knoll top, of the site. Grading and structures may extend into the knoll, but the basic form shall be preserved and development shall not be sited on top of the knoll.

The parcels in the subdivision shall be subject to the October 27, 1999 Town Council adopted amendments to the Zoning Ordinance relative to restrictions on the basement area that can qualify for exemption from the floor area limits and any future modifications of these basement provisions.

G. Landscape and Planting

The landscape plan, sheet 2, dated 15 April 1996, shall be revised prior to Final Map approval and will reflect the 3-lot subdivision. The plan has been developed under the guidance of the Design Guidelines of the Town of Portola Valley. The plan will be implemented in two phases.

The first phase will be installed along with the subdivision improvements

by the developer. This phase will include the landscaping along the roadway and perimeter of the project. It will not include any landscaping proposed within the building envelopes in order to allow maximum flexibility for individual lot site plans. The developer will be responsible for maintenance of the landscaping planted in this phase until the individual lots are developed.

The second phase will be installed on individual lots as they are developed. All landscape plans are subject to review and approval by the ASCC of the Town. Following implementation of the second phase for all lots, the maintenance of the landscaping will be assumed by the individual lot owners and the Priory, each being responsible for the portion lying within their own property.

On the plan, particular consideration is given to:

1. Preservation of the visual character of the subdivision lands and compatibility with adjoining properties.
2. Emphasizing open grass area over shrubs and trees; providing privacy with neighboring properties and between future homes; and preventing erosion in graded areas.
3. Selection of species which suit the topography and microclimatic conditions of the site.
4. Landscaping shall provide screening of structures but not block distant views available to neighboring homes. This shall be accomplished through careful selection and placement of plant species.

Three major plant species are used:

Native Oak Grouping - Placed on the southern nodes as accent and long-term amenity for this area.

Low Native Shrubs - Placed on the southern slope to soften the view of slope along the access road and to eliminate obstacles to the distant view from home sites near the access road.

Native Grass and Native Wild Flower - Placed over any disturbed area requiring erosion control.

H. Geology Provisions

1. Applicants for home site development shall provide numerical seismic ground motion parameters for the site with consideration of local ground response variations due to topographic and geologic variability. These calculations will be used by project engineers to

develop specifications for house design so that the project will withstand the anticipated ground acceleration. House designs shall include specific measures which protect the structure against the anticipated ground acceleration.

2. All areas containing fill soils shall be engineered to prevent significant ground settlement.

I. Hydrology Provisions

1. Install "Fossil Filters" at each catch basin inlet and at each curb inlet. This containment-absorbing trough apparatus is used in new water drainage inlets to collect pollutants and debris and chemicals while letting drainage water through. The trough holds a removable and replaceable absorbent filter in a filter cartridge. Maintenance shall be the responsibility of the homeowners if they are on the lots.
2. The Town shall have the right but not the obligation to perform maintenance of the storm drain systems if necessary and charge the homeowners through a lien proceeding.

J. Fire Management Provisions

The plans shall include those provisions needed at the time of subdivision improvements and individual lot construction. A plan for implementation for the following provisions shall be prepared to the satisfaction of the Fire Marshal.

1. **Driveways.** Driveways for single-family detached homes will have a minimum width of 12 feet. The driveway width for a driveway serving two lots shall be in conformity with the Site Development Ordinance, which includes a 12-foot width for a common driveway serving two parcels. Driveways over 350 feet in length will have turnouts as required by the site development ordinance to the satisfaction of the Fire Marshal.

Additionally, driveways will not exceed 20% in slope. Any driveway that exceeds 15% slope will be surfaced in rough brushed concrete and the concrete shall be colored to blend with the surrounding terrain and vegetation. All driveway designs shall be subject to the approval of the Woodside Fire Protection District (WFPD).

2. **Turnarounds.** All dwellings will have adequate turn-around or back-around areas to accommodate fire trucks at the end of the driveway, at standards set by the WFPD.
3. **Construction.** All residences will be constructed in conformance with the following criteria:

- a. UL approved Class "A" roofing.
- b. Exterior wall finishes shall be non-combustible. However, combustible finishes may be used if the underlying wall construction is a one-hour rated assembly.
- c. Decks, balconies, porches, and exterior stairs shall not structurally penetrate exterior walls and shall be constructed in compliance with one of the following:
 1. Construction shall be of non-combustible materials;
 2. Combustible structures shall be completely clad with materials as required for a one-hour assembly;
 3. Construction shall be a heavy timber as described in Section 605 and Chapter 23 of the Uniform Building Code, 1994 edition, and modified to allow the following timber sizes:
 - a. 6 inch nominal minimum dimension columns
 - b. 6 inch by 8 inch nominal minimum dimension horizontal supports
 - c. 2 inch nominal minimum dimension spaced decking
 4. Construction may be of combustible materials if enclosed from grade to a minimum of 12" above the surface of decks, balconies, porches, and exterior stairs with a solid wall constructed as required for one-hour assembly standards.
- d. Roof overhangs shall be constructed in compliance with one of the following:
 1. Fire-resistive materials on underside as required in one-hour construction with a non-combustible surface and non-combustible edge covering;
 2. "Heavy timber" construction; or
 3. Other non-combustible construction with the approval of the Building Department and WFPD.
- e. Roof/Attic ventilation in frieze blocking, roof overhang soffits, gable vents, and similar opening below the roof are not permitted if less than 20 ft. above grade, unless protected by an automatic fire damper device and approved by the Building Department and WFPD.
- f. Garden structures such as freestanding gazebos, hot tubs or

maintaining the ground, roofs, decking or balconies free of dead leaves, needles or other plant debris.

- c. Remove all branches within 10 ft. of any chimney or stovepipe including chimneys on adjacent properties.
 - d. Chipped materials can remain on the site provided the chipped mulch layer is no greater than 2 inches in depth.
8. **Firewood Storage.** Firewood will be stored a minimum of 30 feet away from structures.
9. **Fuel Modification Guidelines in Grassy Areas.** Annual grass should be mowed (or grazed) to a height of 4 inches each year before June 15, or other date required by the WFPD, where it is located within 10 ft. of any road, emergency access, or driveway.

10. **Schedule of Actions**

- a. All required clearing and grass cutting would be completed before June 15th each year. Mowing would begin as soon as grass begins to turn brown. Actual timing, however, would be subject to the requirements of the WFPD based on conditions of the specific fire season.
- b. All grass cuttings and clippings are to be removed from homeowners' and open space property the day they are cut. No clippings would be permitted to remain in unsupervised nuisance piles, unless so approved by the WFPD.
- c. All brush piles and tree clipping piles would be removed from homeowner and open space property within one week of cutting unless a different removal and/or treatment schedule is approved by the WFPD.
- d. During construction, any combustible vegetation that is cleared needs to be removed from the site within 72 hours to eliminate any fire hazards, unless otherwise approved by the WFPD.
- e. Initial fuel modification treatments should be complete before construction begins.
- f. Pursuant to the authority of the conditional use permit and project CC&R's the following items shall be done annually prior to June 15th, or other WFPD required schedule, to the satisfaction of the WFPD:

- 1. All combustible vegetation removed along roadways,

- driveways, access roads, and trails;
- 2. Clearance around structures;
- 3. Emergency access road maintenance.

K. Utilities. All utilities shall be installed in accordance with provisions and conditions of the approved Vesting Tentative Subdivision Map and the final subdivision improvement plans to the satisfaction of the Town and the utility provider. All utility lines shall be placed underground, including telephone and cable television lines. Further, cable television lines shall be installed with subdivision improvements and extended to all building sites.

L. Construction Schedule and Staging. Upon approval of the Vesting Tentative Map, and prior to expiration of the Map approval, the developers of the project will prepare a Final Subdivision Map and, when complete, file it in accordance with the provisions of town ordinances. Street improvements and trails are expected to be completed within six months after the start of construction. The construction schedule is subject to availability of financing, climatic conditions and general economic conditions. Standard construction procedures and fees will apply.

All vehicles or equipment parking associated with any construction on the PUD properties or subdivision improvements shall be on-site and not on public streets.

M. Environmental Impact and Mitigation Monitoring. Development of the site and PUD shall be in full compliance with the adopted final Environmental Impact Report and the approved Mitigation Monitoring Plan for the project to the satisfaction of the Portola Valley Town Council.

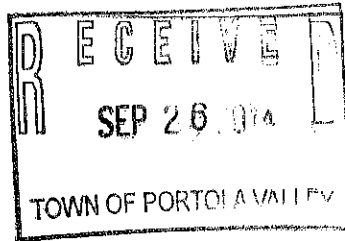
N. Enforcement. In order to ensure that the terms and conditions set forth in this PUD statement are carried out, the CC&R's shall contain all requirements affecting each homeowner and their individual responsibilities. This document shall be prepared to the satisfaction of the Town's Special Counsel and recorded with the final subdivision map.





September 4, 2014

Melton Residence
40 Antonio Ct
Portola Valley, CA 94028



To Whom It May Concern:

Assignment

It was our assignment to physically inspect and tag three trees and write a tree survey report. Reference materials included a topographic map of the area, provided by the architect.

Summary of Results

There were 3 trees surveyed for this report. The trees are all medium-sized Coast Live Oaks that have grown up naturally on the property. Based on Town of Portola Valley regulations, the trees are not protected.

Contents

This survey provides complete and detailed information about each tree surveyed. All trees are tagged and a numbered map showing the approximate locations of the trees is provided. All the trees surveyed were examined and then rated based on their individual health and structure according to the following table.

KEY	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	healthy	very stable
Fair	fair	routine maintenance needed
Fair/poor	declining	mitigation needed
Poor	dead or near dead	hazard

The complete list of trees and all relevant information, including their ratings, their "protected" status (Yes or No) and recommendations for their care can be found in the data table that accompanies this report.

Methods

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

General Issues and Recommendations

Tree Structure

Proper and routine pruning is essential to maintaining trees that are structurally safe. Structural pruning to reduce the number of poorly attached leaders is an industry best practice. These trees have grown up naturally and were not pruned for structure. Tree #2 has four leaders from just above ground level and Tree #3 is leaning. As these trees are not large, structural pruning is recommended to begin to correct these issues if the trees are to be retained. Tree #1 has multiple leaders also, but because these are well above ground level, routine pruning can direct growth. For all trees, needed structural corrections or interventions are recommended in the notes section in the accompanying data sheet.

Tree Health

All three trees appear to be in good health. Root collar excavation (RCE) is recommended for all three of the trees if they will be retained. Root collar excavation is the practice of excavating a small area around a tree to clear soil and refuse around the buttress roots. This can be done with a hand shovel and will prevent wet material from sitting on the tree above root level, thus helping to discourage trunk rot and fungal disease. We saw no evidence of two deadly fungal diseases that affect these trees: Sudden Oak Death (SOD) and Oak Root Fungus (ORF). Many native oaks in Central California and in and around Woodside have succumbed to these diseases and best management practices are encouraged. Basic techniques to safeguard oaks and other trees include using bubblers or drip systems that do not directly spray trunks (dry trunks discourage fungal growth); and clearing bays from areas near oaks (they are carriers of SOD). Coast Live Oaks are particularly vulnerable to SOD, so planting of SOD-resistant species is encouraged when planning for additional trees. Information on choosing and managing oaks in known SOD areas can be found at the California Oak Mortality Task Force website at <http://www.suddenoakdeath.org/diagnosis-and-management/best-management-practices/>. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oak trees. A publication detailing plants compatible with California native oaks can be obtained from the California Oak Foundation at <http://www.californiaoaks.org/ExtAssets/CompatiblePlantsUnder&AroundOaks.pdf>.

Risks to Trees by Construction

Besides the above-mentioned health and structure related issues, trees to be retained at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree/Root Zone Protection Fencing be used as required under Town of Woodside requirements and as outlined in this report.

Protection Recommendations

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

1. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
2. A Certified Arborist should supervise any excavation activities within the tree protection zone of these trees.
3. The area under the drip line of trees to be retained should be thoroughly irrigated to a soil depth of 28" every 3-4 weeks during the dry months.

Utility Installation

If new utility lines are to be installed, they should be routed along the edge of the paved surfaces that are farthest from trees. Any roots exposed during these construction activities that are larger than 2 inches in diameter should be cleanly cut at the edge of the excavation trench and covered with burlap and kept moist until the roots can be covered again with soil. Typically wetting the burlap in the morning and the end of the workday is sufficient. A Certified Arborist must pre-approve the cutting of roots greater than 2" in diameter.

General Tree Protection Plan

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

- a. Consist of chain link fencing having a minimum height of 6 feet.

- b. Be mounted on steel posts driven approximately 2 feet into the soil.
- c. Fencing posts must be located a maximum of 10 feet on center.
- d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
- e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a certified arborist.

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

Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Arborist-approved trenching inside the drip lines of significant trees should be done by hand. Alternative methods of installation may be suggested.

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

Appropriate tree wells should be constructed around trees to protect against fill. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.

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

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

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

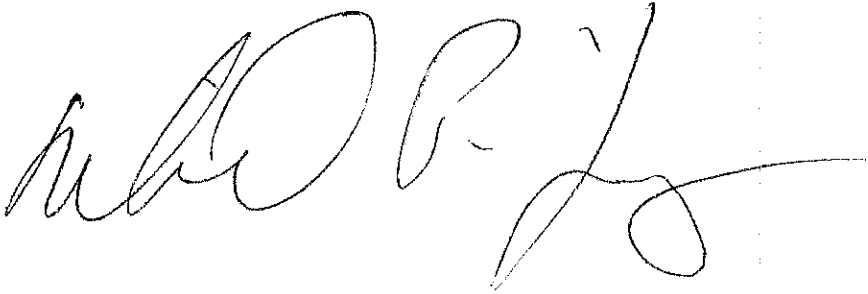
Repair of existing, or future landscape irrigation trenches must be a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

Repair of existing, or any future, landscape irrigation trenches must be designed to avoid water striking the trunks of trees, especially oak trees.

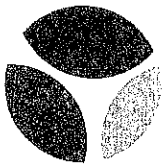
Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

A handwritten signature in black ink, appearing to read "M P Young & Allie Strand". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael P. Young & Allie Strand



ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to this arborist is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. This arborist can neither guarantee nor be responsible for accuracy of information provided by others.
3. This arborist shall not be required to give testimony or to attend court by reason of the information provided by this arborist unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this arborist.
6. This report and the values expressed herein represent the opinion of this arborist, and this arborist's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. This arborist cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. This arborist cannot take responsibility for any root defects which could only have been discovered by such an inspection.

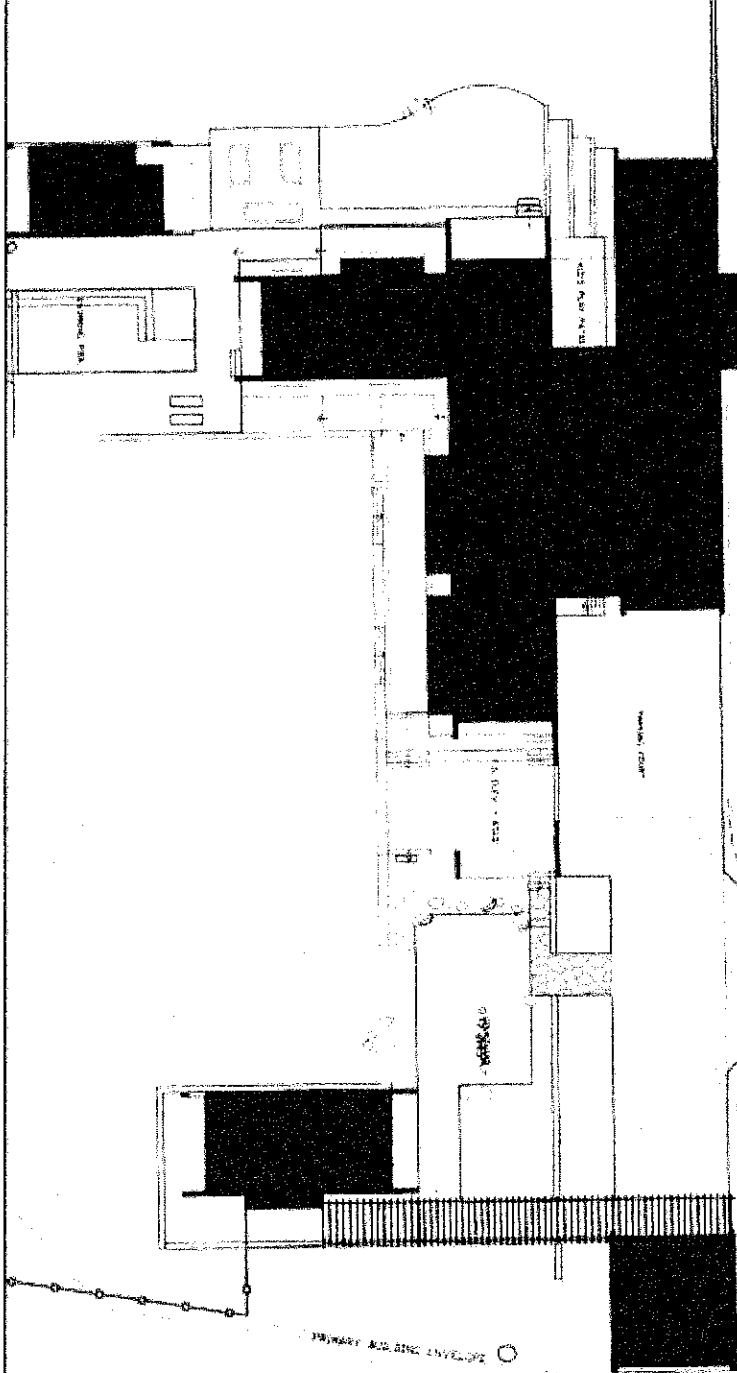
ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.



PRIMARY BUILDING ENVELOPE

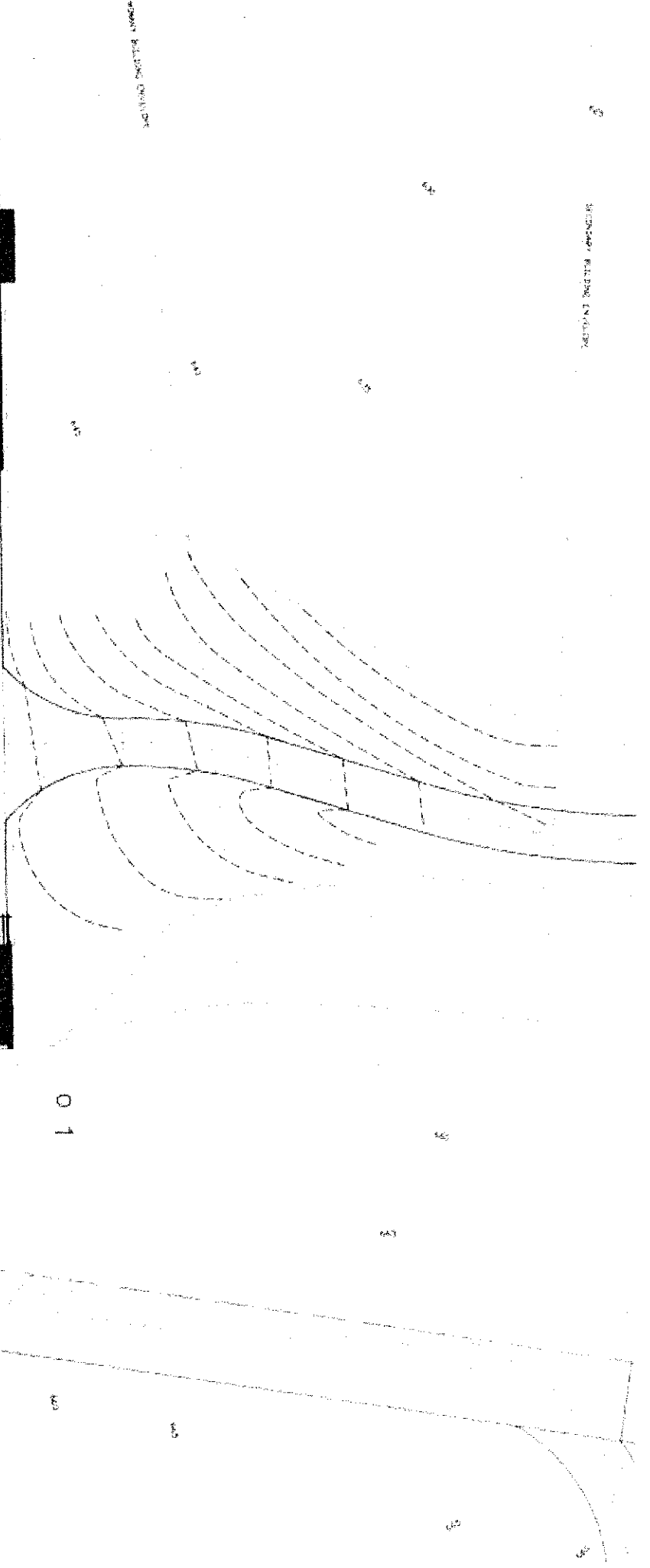
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02

01

SECONDARY BUILDING ENVELOPE

PROPERTY LINE
WALKING PATH



PROPERTY BUILDING ENVELOPE

SECONDARY BUILDING ENVELOPE

TREE EVALUATION		DATE					
		September 4, 2014					
	NAME	Melton					
	ADDRESS	40 Antonio Ct, Portola Valley 94028					
TREE NO.	SPECIES	DIAMETER	WIDTH/HEIGHT	HEALTH	STRUCTURE	PROTECTED TREE? **	NOTES
1	Coast Live Oak	9	16/18	G	FP	NO	Rec RCE
2	Coast Live Oak	4, 4.5, 5	16/15	G	FP	NO	4 leaders @ 1', rec structural pruning, RCE
3	Coast Live Oak	8	12/12	G	F	NO	leaning, rec structural pruning, RCE
KEY	health	structure					
good	excellent/vigorous	flawless					
fair/good	healthy	very stable					
fair	fair	routine maintenance needed					
fair/poor	declining	mitigation needed					
poor	dead or near dead	hazard					

RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
 Structural pruning - removal of selected non-dominant leaders in order to balance the tree

** The Town of Portola Valley protects various species of trees. Coast Live Oaks are protected only if over 1.5" diameter at breast height.

HEALTH	STRUCTURE
good	excellent/vigorous
fair/good	healthy
fair	fair
fair/poor	declining
poor	dead or near dead
flawless	very stable
routine maintenance needed	mitigation needed
hazard	

Common Name
Coast Live Oak

Latin Name
Quercus agrifolia

WOODSIDE FIRE PROTECTION

Attachment 4

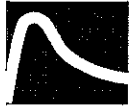
Prevention Division

4091 Jefferson Ave, Redwood City CA 94062 ~ www.woodsidefire.org ~ Fire Marshal DENISE LEECH 650-051-0200

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

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION: 40 Antonio Ct.		Jurisdiction: PV	
Owner/Architect/Project Manager: Melton		Permit#: X9H-681	
PROJECT DESCRIPTION: New House			
Fees Paid: <input type="checkbox"/> \$YES <input checked="" type="checkbox"/> See Fee Comments Date:			
Fee Comments: Invoice \$60.00 10/29/14 (plan review fee)			
BUILDING PLAN CHECK COMMENTS/CONDITIONS: 1. Must comply to PV Ordinance 15.04.020E for ignition resistant construction & materials; (All wood siding must be listed on Calif State Fire Marshal website as tested & approved ignition resistant materials. Foundation, attic, gable, soffit and eave vents must be Brandguard or Vulcan type. Windows to be tempered and roof to be class A. 2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background. 3. Approved spark arrestor on all chimneys including outside fireplace. 4. Install Smoke and CO detectors per code. 5. NFPA 13D Fire Sprinkler System to be installed in Main house, Guest house and pool 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. Driveway will require a turnout over 350' and a FD Truck turn around if over 150'. (www.woodsidefire.org) 9. Fire Hydrant needs to be confirmed at the very end of Antonio. Hydrant needs to be within 500' of the front door measured, on a driveable roadway. 10. Gate- if electric gate is installed a FD knox keyswitch will be required			
Reviewed by: M. Hird		Date: 10/29/14	
<input type="checkbox"/> Resubmit		<input checked="" 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:			



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

October 24, 2014
V5404

TO: CheyAnne Brown
Planning Assistant
TOWN OF PORTOLA VALLEY
765 Portola Road
Portola Valley, California 94028

SUBJECT: **Geologic and Geotechnical Peer Review**
RE: Melton, Proposed New Residence
40 Antonio Court
Site Development Permit #X9H-681

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

- Geotechnical Investigation (report), prepared by Romig Engineers, Inc., dated August 29, 2014;
- Architectural Plans, including: Site, Floor, and Accessory Structure Plans, Sections, and Renderings (11 sheets, various scales), prepared by Shift Group, Inc., dated September 26, 2014;
- Civil Plans, including: Site Plan, Grading and Drainage Plan, Erosion Control Plan, Details, and Notes (11 sheets, various scales), prepared by Lea and Braze Engineering Inc., dated September 26, 2014;
- Landscape Architecture Plans, including Site and Lighting Plans, and Elevations (6 sheets, 8- and 20-scale), prepared by J. L. Janecki, dated September 26, 2014; and
- Topographic Survey (1 sheet, 30-scale), prepared by Lea and Braze Engineering, Inc., dated August 25, 2014.

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

Northern California Office
330 Village Lane
Los Gatos, CA 95030-7218
(408) 354-5542 • Fax (408) 354-1852

Central California Office
6417 Dogtown Road
San Andreas, CA 95249-9640
(209) 736-4252 • Fax (209) 736-1212

Southern California Office
550 St. Charles Drive, Suite 108
Thousand Oaks, CA 93012-8074
(805) 497-7999 • Fax (805) 497-7933

www.cottonshires.com

DISCUSSION

The applicant proposes to construct a new residence on the existing 4.5-acre undeveloped lot. We understand that the residential development is to include an approximate 5,100 square-foot, one-story residence, swimming pool, detached pool house, detached and attached garages, and detached guest house. Proposed grading for the residential development is to include 1,100 cubic yards of cut, 450 cubic yards of fill, and 660 cubic yards of off-haul. The proposed development is to include a subsurface storm water retention system. The residential development will connect to the existing sanitary sewer system in Antonio Court.

SITE CONDITIONS

The subject property is generally characterized by a broad upland ridge with gently inclined to moderately steep (4- to 10-degree inclinations), natural hillside topography. The proposed residence is to be located on the north and east sides of an upland knoll, with gently to moderately inclined slopes radiating from the knoll. Drainage in the vicinity of the proposed development includes uncontrolled surface flow directed radially from the knoll. East-directed surface flow from the residential area is directed to a northwest-trending swale at the far northern corner of the property.

According to the Town Geologic Map, the site is underlain, at depth, by greenstone bedrock materials of the Franciscan Complex. These bedrock materials are locally overlain by potentially expansive silty clay (colluvium and residual soil materials). According to the Town Ground Movement Potential Map, the proposed residential site is located within a mapped "Sbr" zone, which is defined as: *"level ground to moderately steep slopes underlain by bedrock within approximately three feet of the ground surface or less; relatively thin soil mantle may be subject to shallow landsliding, settlement, and soil creep"*. The northern portion of the site near the drainage swale is mapped as a "Ps" zone, which is defined as *"unstable, unconsolidated materials, commonly less than 10 feet in thickness, on gentle to moderately steep slopes, subject to shallow landsliding, slumping, settlement, and soil creep."* The proposed driveway extends across a mapped "sun" zone, which is defined as *"unconsolidated granular materials (alluvium, slope wash, and thick soil) on level ground and gentle slopes, subject to settlement and soil creep, liquefaction possible at valley floor sites during strong earthquakes."*

The active San Andreas fault is mapped approximately 3,000 feet southwest of the subject property.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed residential development is potentially constrained by expansive surficial soil materials, and the susceptibility of the site to very strong/violent seismic ground shaking. The Project Geotechnical Consultant performed an investigation of the site and provided geotechnical design recommendations that, in general, appear appropriate for the identified site constraints. These recommendations include founding residential footings and retaining walls on pier and grade beam foundation systems with minimum 16-inch diameter piers embedded a minimum of 8 feet into competent bedrock materials. In addition, recommendations have been provided to account for expansive surficial soil materials. We do not have geologic or geotechnical objections to the general concept for the residential layout and design, and thus, we **recommend approval of the Site Development Permit application**. Prior to approval of **Building Permits**, we recommend that the following items be provided:

1. **Development Plans** – Project structural plans submitted for building permits should incorporate the recommendations of the Project Geotechnical Consultant.
2. **Geotechnical Plan Review** – The Project Geotechnical Consultant should review all geotechnical aspects of the development plans (i.e., site preparation and grading, site drainage improvements and design parameters for foundations and retaining walls) to ensure that their recommendations have been properly incorporated.

The Development Plans and Geotechnical Plan Review should be submitted to the Town for review and approval by the Town Geotechnical Consultant prior to the issuance of the building permit.

3. **Geotechnical Construction Inspection** – The geotechnical consultant should inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections should include, but not 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. These inspections should be performed in general conformance with the Town construction inspection guidelines, titled: *Requirements for Geotechnical Construction Inspection and Testing*.

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

LIMITATIONS

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

Respectfully submitted,

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



John M. Wallace
Principal Engineering Geologist
CEG 1923



Patrick O. Shires
Senior Principal Geotechnical Engineer
GE 770

JMW:POS:st

COTTON, SHIRES AND ASSOCIATES, INC.



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Carol Borek, Assistant Planner
FROM: Howard Young, Public Works Director
DATE: 10/29/2014
RE: 40 Antonio Court- Melton Residence

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 or engineer 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, listed, resubmitted.

Preliminary Conservation Committee Comments

40 Antonio court

October 28, 2014

House appearance

The house is 6883 square feet, 278 less than the maximum allowable lot coverage. We appreciate that it is one story, presenting a low profile on the hill.

Lighting

The lights are appropriately shielded to prevent light pollution.

Impermeable Surfaces

Impermeable surfaces should be kept to a minimum. This plan has an extensive impervious driveway. Consideration should be given to having some large portion of this laid on a pervious base.

Landscape Plan/ Plants List:

We appreciate and encourage areas left open and native. The grassy meadow and native plants specified are ideal for this site.

We appreciate limited amount of turf.

We recommend to confirm with the nursery that the carex is really the species they provide. We see nurseries sell completely different, invasive plants under this name.

Deer will harvest most of your fruit trees for you.

Fencing

We appreciate that the fencing is low and rustic and does not extend to the property lines.

We question the need for a symbolic gate.

DISTURBED AREAS

Areas disturbed or left bare by construction are likely to be repopulated by invasive weeds, especially Dittrichia, broom, and grasses. Please carefully monitor these areas in the first few years and remove any invasives or your carefully designed landscaping will be overrun and much more expensive to maintain over the years.

SUSTAINABILITY

Portola Valley is a semi-arid, Mediterranean climate which experiences frequent episodic years of drought. It is important to be mindful of our limited water supplies when planning the landscape.

This sloped site is advantageous for a greywater system. We encourage applicants to not just pre-plumb, but fully install a greywater irrigation system. We also recommend installing a rainwater harvesting system.

This open site is excellent for solar. The expansive roof could provide sufficient solar for both water heating and electricity generation.

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

Robin & Firouzeh Murray
30 Antonio Court
Portola Valley, CA 94028

November 5, 2014

Dear ASCC Members,

Re: 40 Antonio Court Development

My wife and I are the property owners and residents of 30 Antonio Court and are extremely concerned about the proposed development at 40 Antonio Court. This has only been exacerbated by the recently erected story poles. We would like to raise our concerns and at the same time, make some suggestions with the aim of allowing the owners of both 30 and 40 Antonio Court to enjoy their properties.

Our main concern is that the proposed development is located on a hilltop surrounded by open meadow. The structure is large, highly visible and seems in conflict with the "Ridgelines/Hilltops" section of the Portola Valley Design Guidelines, which states that buildings should avoid ridgelines and hilltops in order to minimize visibility. It also does not appear to follow the "View Preservation" section of the guidelines which cites structures should minimize adverse visual impacts when viewed from off the site.

Not only will the home be prominently situated on the hilltop and significantly above the ridgeline, but it will be about 15 feet higher than our home. We worry that our private and scenic views of the meadow and coastal hills will be replaced by views of the back of our neighbor's house. We have included two photographs from within our house which are examples of the impact of the development on our view.

Another issue is the house design itself. The story poles indicate that the building will be elongated in the northwest-southeast direction (parallel to our rear property line) and across the high point of the terrain. It appears that the main gabled roof will be continuous and about 120 feet long. This long, linear design seems completely at odds with the hilltop terrain. Rather than integrating the design with the natural context and perhaps stepping building forms to conform to the topography, the long, linear form(s) will contrast with the terrain and create a more prominent appearance. Again, this approach seems to conflict with the Portola Valley Design Guidelines, which states that buildings should integrate with the natural context. From our property the long, continuous roof line will block a wide section of our coastal views. This is further exacerbated by the decision to adopt an A-frame instead of a flat roof.

We recognize that the openness of the site and terrain of 40 Antonio Court make it challenging from a design point of view. However, the high visibility of the site makes it even more important that the Portola Valley General Plan and Design Guidelines are followed. We strongly believe the proposed design has missed the intent of the Town's guidelines. This was not the case with the previously approved plans for the property.

When we were considering buying our property in 2010, we obviously knew that development would take place at 40 Antonio Court and we reviewed the Planned Unit Development Statement for the lot that was published by the Town in June 2000. We took comfort from the Statement's contents regarding the siting of buildings and in particular the Town's intent "to discourage structures that attempt to dominate the site" and that the "development shall not be sited on top of the knoll." The proposed development appears, at a minimum, not to be consistent with the spirit of the Statement.

We took further comfort from the fact that the design that the then owner (Larsen) had already approved by the ASCC, was both consistent with the Statement's guidelines and spirit, and was sympathetic to the lot and the neighboring properties. In particular, the development was:

- situated primarily on the other side of the knoll
- oriented in a way to minimize the mass of property facing the neighbors
- dug into the hill
- designed with a flat green roof

All of these design features were not only consistent with the "View Preservation" and "Ridgeline/Hilltops" section of the Portola Valley Design Guidelines, but they also allowed the (then) property owners of 40 Antonio and all their neighbors, to enjoy their views from all of their properties. In our mind, that proposed development would have been welcomed.

We have expressed our concerns to the current property owner and have made several suggestions regarding the location and design of the development. We believe these changes would allow the owners to achieve their design aims while at the same time addressing our concerns. These suggestions have not been adopted by the owners.

We want to be good neighbors. We also want the owners to enjoy their property – it is beautiful piece of land. However we believe that there are many alternative designs and locations that will achieve both their aims and ours. We would welcome an open dialogue that could move the process forward in a constructive manner. In an attempt to be constructive, the following are several suggestions which we believe would significantly improve the development.

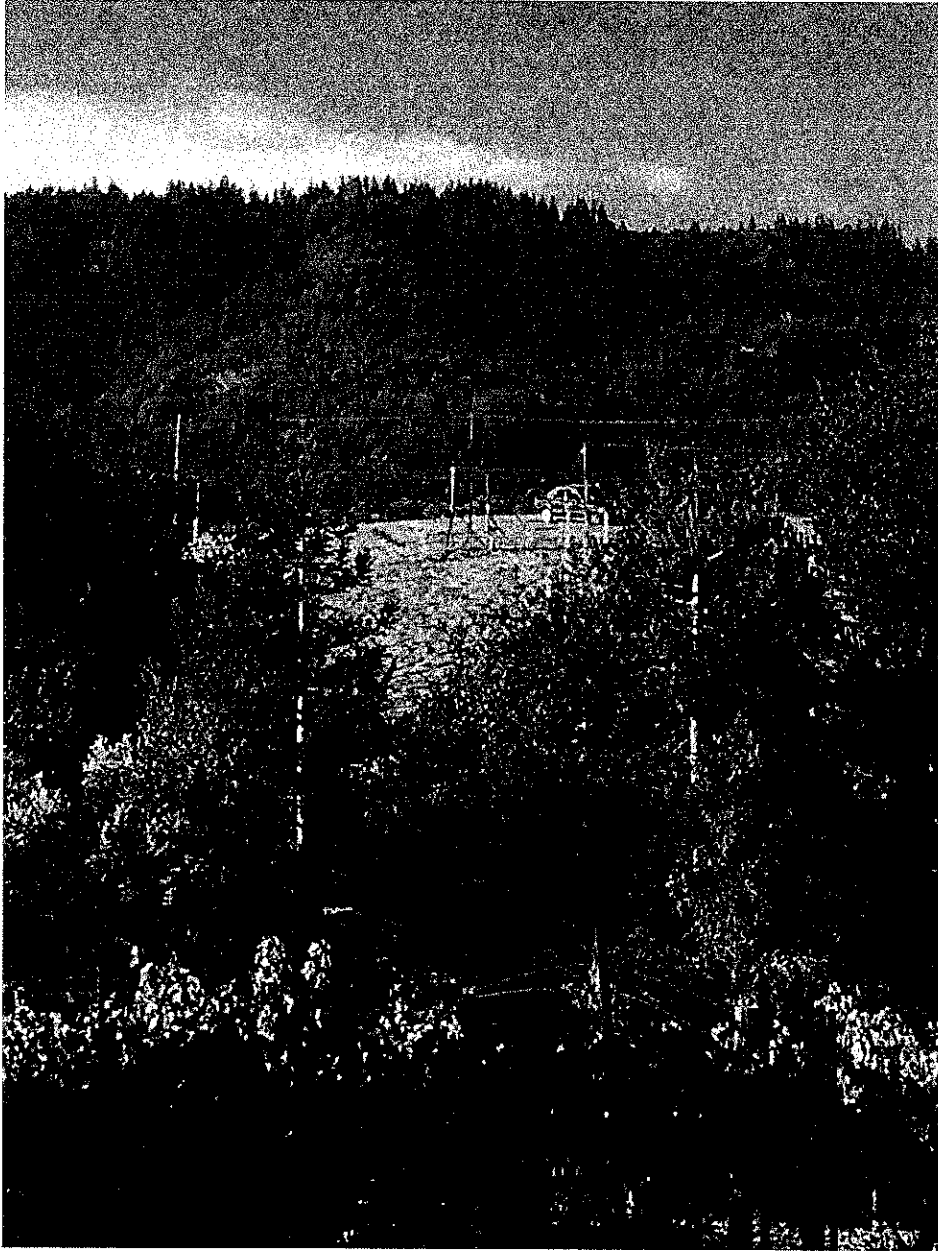
- Move the primary building towards Portola Road on the other side of the knoll – this would be consistent with the plans approved by the ASCC for the previous owner (Bob Larsen)
- Move the primary building off the top of the knoll so that it does not dominate the site.
- Dig down deeper than currently planned (e.g. another 10 feet) into the knoll so as to lower the roofline. This was again approved by the ASCC for the previous owner. The dug earth could also be used as a berm to screen the house.
- Change the architecture of the roof from an A frame to a flat roof. This would lower the roof line significantly and is consistent with the previously approved Larsen plan.
- Reduce the length of the house that is parallel to our property line. One of the reasons the structure appears so large is the length of the main building.
- Re-orient the house so that the longest length is perpendicular to Portola Road rather than parallel as currently envisioned. This is again along the lines of the previously approved Larsen plan.

There are just a few suggestions that we hope will mitigate our concerns, yet also allow the owners of 40 Antonio to enjoy their new house.

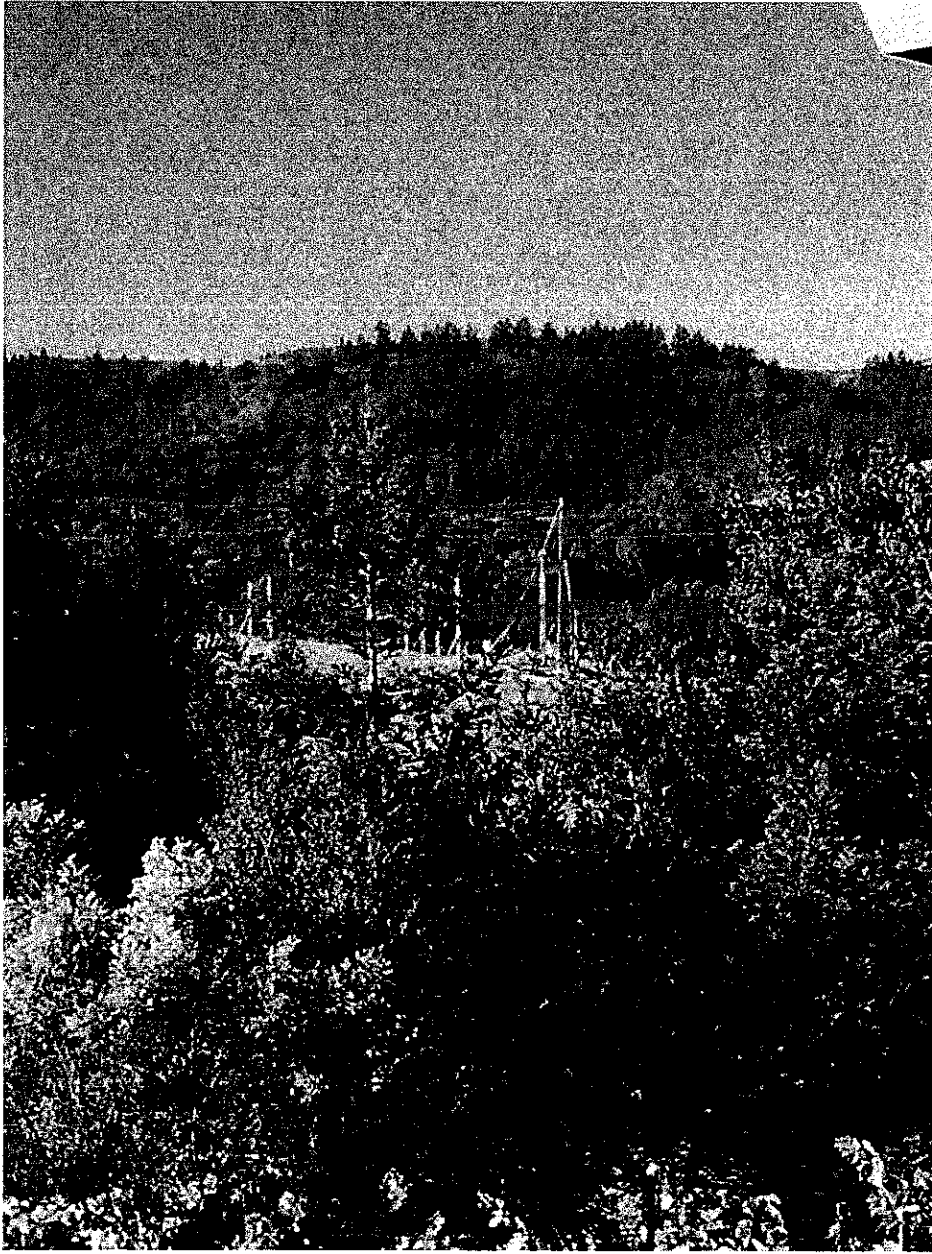
We hope you understand our comments and will help steer the 40 Antonio Court design in a beneficial direction for both ourselves and the property owners.

Sincerely,

Robin and Firouzeh Murray



View from Master Bedroom window



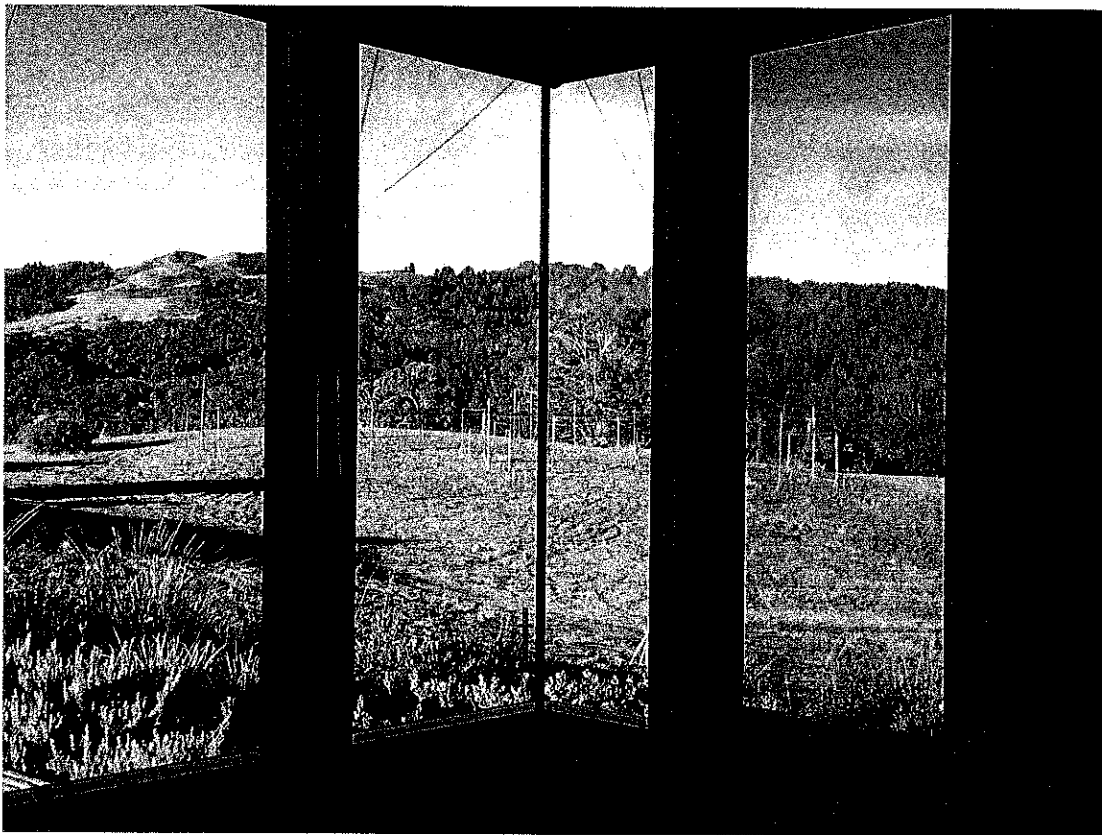
View from Dining Room

November 7, 2014

Dear ASCC Members:

We reside at 35 Antonio Court and share a driveway with the lot at 40 Antonio Court through an easement on our property. We have previewed the proposed plan for development and have some serious concerns.

The main house is situated near the top of the knoll, substantially exceeds the height of the top of the knoll and extends across most of the top of the ridgeline. This placement seems inconsistent with the PV Design Guidelines regarding View Preservation ("Do not locate structures in visually prominent locations") and Ridgelines/Hilltops ("Keep rooflines of structures below the height of the existing tree canopy"). The mass of the main structure dominates the view of the hilltop on which it is situated and is impossible to screen.

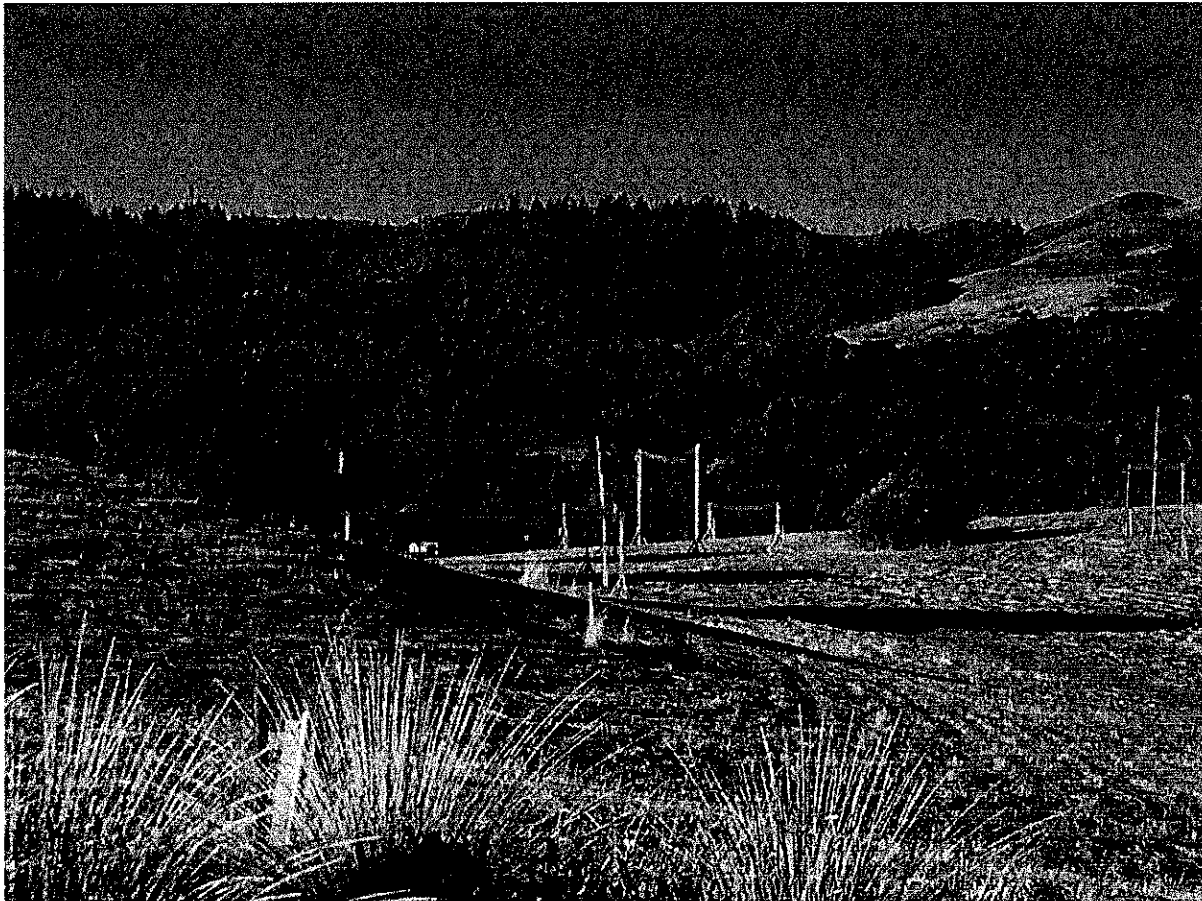


While we realize there are some challenges with designing a structure that both optimizes views and minimizes impact on neighboring homes, we feel there are several possible improvements that could be made. In fact, we felt the design of the previous owner Bob Larson, which was approved by the ASCC, met the PV Design Guidelines and satisfied both the owner and neighbors. His house was situated on the opposite

side of the knoll, was at a lower elevation (by digging down), was oriented towards windy hill (vs. across the lot) and had a green roof. These approaches are all possibilities to consider in improving the proposed plan. In addition, the roofline appears to be inordinately higher than necessary due to the "A" design that was adopted. A flat or lesser-angled roof might be a better design for this site.

The main structure also appears larger from our view because of the continuation of the "A" roof and wall over a covered patio area. From our perspective, this increases the apparent size of the house. Relocating this patio area closer to the pool, opening up the wall or flattening the roof would help to minimize the apparent mass of the house.

We were also surprised by the addition of 3 accessory buildings on the property, adding to the visual impact of the development. The additional garage and guesthouse structures also employ an "A" roof design. The impact of these structures could be lessened by digging down and modifying the roof design to be flatter.



Finally, we are very concerned about the presence of a standalone gate. The gate is situated very close to our master bedroom and our children's bedrooms, in which our windows are often open. The proximity creates concern about noise (from intercom, vehicles and opening and closing), exhaust from idling vehicles and lights that would be

very disruptive to us. Moreover, the visual impact also takes away from the natural beauty of the area. Because the property is expansive and not enclosed, the gate does not appear to secure the property in any way. If the concern is walkers and hikers encroaching on the property, we would be willing to consider measures to discourage pedestrians from entering the driveway at the entrance.



We appreciate the opportunity to provide input into the process. We believe there is a solution that could work well on the property for both the owners and the neighbors. Thank you for your consideration.

Sincerely,

Rene Lacerte and Joyce Chung
35 Antonio Court, Portola Valley
650-851-8602

Debbie Pedro

From: Tim Molak <TMolak@prioryca.org>
Sent: Friday, November 07, 2014 12:02 PM
To: Debbie Pedro
Subject: ASCC meeting Melton home

Hi Debbie –

Brian and Emily met with Father Martin and I a couple of months ago and reviewed their house plans – we are in agreement with their plans and look forward to having them as neighbors of the Priory. If we can be of any further help or support let me know.

Sincerely,

Tim

Head Of School

PRIORY

Our values are timeless,
Our community is real,
Our vision is far reaching.

302 Portola Road
Portola Valley, CA 94028
Direct: (650) 851-6117
Fax: (650) 851-2839
tmolak@prioryca.org
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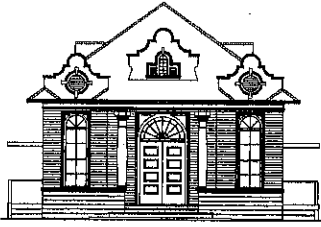
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MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: November 10, 2014

RE: Architectural Review for Residential Addition and Remodeling, File #: 45-2014, 125 Fawn Lane, Lands of Huffman

RECOMMENDATION

Staff recommends that the ASCC review the proposed plans, consider comments in this staff report and any additional comments which may be offered at the meeting, and approve the proposed addition and remodeling subject to the conditions listed in the staff report and any other conditions which may be necessary based on the ASCC's review.

BACKGROUND

This proposal is for the approval of plans for a 205 square foot music room addition and remodel of an existing residence on a 2-acre property located at 125 Fawn Lane. Although the parcel has frontage on the north side of Fawn Lane, driveway access is by way of a panhandle/easement connection to Golden Hills Drive (see attached vicinity map). The lot was created as part of the Oak Hills No. 1 subdivision (Tract 738, January 1956) and is within the Oak Hills Homeowner's Association (HOA).

The site currently contains a partial two-story ranch style residence, a detached carport, and a swimming pool. These improvements are generally located in the central portion of the parcel. Much of the southern area of the property is moderately sloped and populated by native oaks. The existing home was built under permit #5314 in 1964 and remodeled under permit #11500 in 2004. The existing floor area concentration in the main structures is 86% of the maximum floor area permitted for the site. The proposed addition would bring the floor area concentration to approximately 89.3%. While the existing floor area exceeds the 85%, any further increase is only possible subject to the ASCC making specific findings as evaluated in this report (PVMC Section 18.48.020). Otherwise, typically, a 205 square foot addition would not be subject to ASCC review and approval and would be handled at the staff level.

The project is shown on the following enclosed plans, unless otherwise noted, prepared by architect Janet Chuang, dated 2/28/14:

- Sheet A-0, Project Data/Site Plan
- Sheet A-1, Existing Floor Plans
- Sheet A-2, Proposed Floor Plans (includes exterior lighting)
- Sheet A-3, Proposed Floor Plans and Section
- Sheet A-4, Existing and Proposed Exterior Elevations

In addition to the plans, the project submittal includes the information listed below:

- Exterior lighting cut sheet, received 10/6/14
- Email from Bill Clancey, Oak Hills HOA, received 10/6/14
- Build-It-Green Checklist, received 10/6/14
- Colors/Materials Board (to be available at ASCC meeting), received 10/6/14

The following comments are offered to assist the ASCC review and act on the application.

DISCUSSION

The scope of the proposed project includes converting an existing attic area into a 205 square foot music room and remodeling and increasing the ceiling height of the master bedroom. The existing attic, located above the main living area, is accessed by stairs and currently serves as storage space. The proposal involves modifying the stairs to a spiral staircase and remodeling the area into 205 square feet of habitable space to be used as a music room. The modifications to the attic will not increase the roof ridge height. Exterior alterations to this area only include replacing the existing door and window that open up to the existing balcony with French doors and adding four skylights in the existing roof.

Remodeling of the master bedroom will include raising the ceiling height to ten feet, altering the roof line above to a flat roof form, and adding a fireplace. Sheet A-4 illustrates this minor roof alteration as seen from the front and rear elevations. The maximum height of the structure will remain the same. The master bedroom remodel will also include a new 248 square foot deck at the rear elevation and the installation of glass doors with clerestory windows above them. The new deck will be located near an existing oak, and a tree protection plan will need to be submitted with the building permit.

The master bedroom is located at the eastern end of the home and is relatively well-screened from off-site views by existing oaks and the adjacent hillside. The proposed alterations will be minimally visible to the nearest neighbor upslope at 312 Golden Hills Drive.

Compliance with floor area, impervious surface, height, and setback standards

The project proposes a floor area of 5,855 square feet concentrated in the main structures (residence with 400 sf in the detached carport) which is 89.3% of the allowed floor area for the property. The ASCC will therefore need to make the findings discussed below in order to grant approval of this proposal. The total floor area for the property would be 5,905 square feet, which is under the maximum floor area limit of 6,557 square feet. The existing impervious

surface is 6,534 square feet and under the 10,435 square feet limit. There will be no impervious surface changes with the project.

The structure complies with 28- and 34-foot height limits stipulated in Section 18.48.010 of the PVMC for the R-E/1A zoning district. The proposed maximum height of the house is approximately 31 feet and will remain unchanged.

The parcel is located within the Oak Hills Homeowner's association and is subject to 50-foot setbacks from all property lines. The existing home and proposed deck fully comply with all setbacks. The HOA has approved the proposed project as noted in the attached email, received 10/6/14.

Findings for main building floor area in excess of the 85% limit. In order to grant the request to allow 89.3% of the total floor area to be in the main buildings, the ASCC must make the four findings required under Section 18.48.020.A-D of the Zoning Ordinance as listed:

- A. *Any one of the following:*
 - 1. *The larger building will result in a superior design for the property in terms of grading, tree removal and use of the property than would be possible without the requested increase.*
 - 2. *The larger building is appropriate because steep slopes, areas of unstable geology or areas subject to flooding so limit development of the property that in order to develop a reasonable plan for the property it is necessary to concentrate more than eighty-five percent of the floor area in a single building.*
 - 3. *The larger building is appropriate because the reduction in permitted floor area caused by steep slopes, unstable geology and/or areas subject to flooding so reduces the floor area permitted for any single building that in order to develop a reasonable plan for the property it is necessary to concentrate more than eighty-five percent of the floor area in a single building.*
- B. *The building will not impact significant views enjoyed by neighboring properties to any greater extent than would a design for the project without the increased floor area.*
- C. *The building will not in any substantial way negatively affect neighboring properties to any greater extent than would a design for the project without the increased floor area.*
- D. *The building will be in keeping with the character and quality of the neighborhood.*

The ASCC needs to determine that the proposed project design is superior to one that would involve potentially constructing a detached building in the rear yard. In this case, the existing main structures have a floor area concentration of 86%. The proposed addition converts existing non-habitable space into habitable floor area without increasing the building height or footprint. The proposed modifications create minimal impact on the property and neighboring properties. It does not impact significant views and is in keeping with the character and quality of the neighborhood. A detached structure would likely require grading, increase site disturbance, and have greater potential for visual impacts. Therefore, it appears that finding B through D and sub-finding A.1 can be made.

Exterior materials and finishes, exterior lighting, and landscaping

The existing house siding is a light yellow that will be restuccoed a medium taupe color, and the existing black trim will remain. The proposed finish treatments for the project meet Town reflectivity guidelines and include:

- Siding in "Shenandoah Taupe" with LRV of approximately 34%
- Trim in black
- Trex decking in gray
- Metal guardrail posts in gunmetal gray
- Top rail of guardrail in black

The proposed material for the new flat roof over the master bedroom has not been specified and will need to be with the building permit submittal.

The proposed exterior lighting for the project is shown on Sheet A-2, and the fixture cut sheet is attached. A total of five 6-watt, black LED sconce fixtures are proposed at the master bedroom deck areas on the east and south sides of the house. No other exterior or landscape lighting is proposed, and no new planting is proposed with the project. As mentioned above, the proposal does include four new skylights over the new music room, and there is a solar tube proposed at the master bedroom closet. Proposed interior lighting in the new music room should be downward directed, and no lights should be placed within the skylights.

"Sustainability" aspects of project

The project architect has provided the enclosed Build-It-Green checklist targeting 29 points for the project, whereas, 25 points would be required under the Town's previous Green Building Ordinance. The Town's Green Building Ordinance is currently not in effect due to the adoption of the Cal Green Code 2013 that superseded it as of January 1, 2014. Staff will be working with the Town Council in the future to determine if a new green building ordinance should be developed, and in the meantime, staff is requesting that all ASCC applications include a completed Build-It-Green checklist.

CONCLUSION

Prior to acting on this request, ASCC members should visit the site and consider the above comments and any new information that is presented at the November 10th ASCC meeting

Attachments

1. Recommended Conditions of Approval
2. Vicinity Map
3. Exterior lighting cut sheet, received 10/6/14
4. Email from Bill Clancey, Oak Hills HOA, received 10/6/14
5. Build-It-Green Checklist, received 10/6/14
6. Architectural plans, received 10/6/14

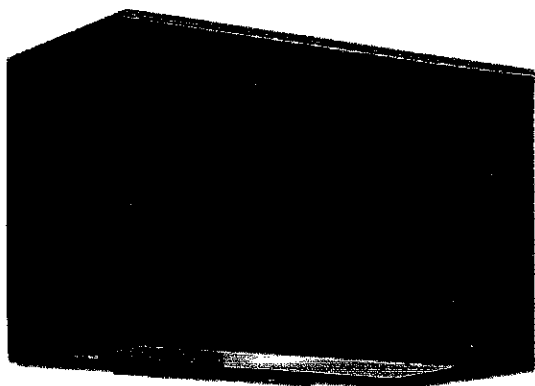
Report approved by: Debbie Pedro, Planning Director

ASCC Agenda for November 10, 2014
Architectural Review for Addition/Remodel, 125 Fawn Lane

Recommended Conditions of Approval for an Addition and Remodel
125 Fawn Lane, Lands of Huffman, File #45-2014

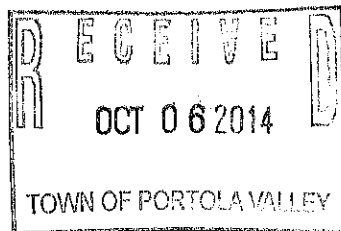
The following conditions are recommended if the ASCC finds it can act to approve the project:

1. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director or the ASCC, depending on the scope of the changes.
2. The material for the new flat roof over the master bedroom shall be specified to the satisfaction of Planning staff prior to building permit issuance.
3. A detailed construction staging and tree protection plan shall be submitted to the satisfaction of Planning staff prior to building permit issuance.
4. Outdoor lighting is approved as shown on the lighting plans. Any additional outdoor lighting requires approval by the Planning Department prior to installation.



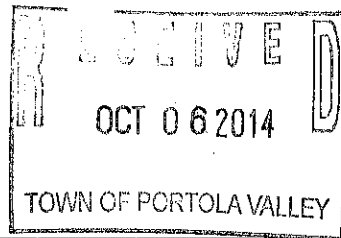
ATLANTIS 1646SK-LED	
SATIN BLACK	

WIDTH:	9.0"
HEIGHT:	6.0"
WEIGHT:	3.0 LBS
MATERIAL:	EXTRUDED ALUMINUM
GLASS:	ETCHED GLASS LENS
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	4.5"
SOCKET:	1-5.50W COL-35 *INCLUDED
DARK SKY:	YES
LED INFO:	
LUMENS:	250
COLOR TEMP:	2700k
CRI:	90
LED WATTAGE:	6w
INCANDESCENT EQUIVALENCY:	35w
DIMMABLE:	YES
NOTES:	PATENT: US AND FOREIGN PATENTS PENDING THIS FIXTURE WILL CAST LIGHT DOWN.
EXTENSION:	4.3"
TTO:	2.8"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665164657



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

*life*AGLOW®



Attachment 4

Janet Chuang <jsc<

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HOA review for Huffman Residence at 125 Fawn Lane

William J. Clancey <wjclancey@mac.com>

Thu, Oct 2, 2014 at 12:36 PM

To: Janet Chuang <jscarchitecture@gmail.com>

Cc: Virginia Huffman <virginiahuffman@gmail.com>, Dennis DeBroeck <DDebroeck@fenwick.com>

Dear Janet,

Thank you for the additional information. You could forward this email thread to the Planning Department, by which I am confirming that there are no apparent issues related to Oak Hills HOA charter.

Bill

On Oct 2, 2014, at 12:26 PM, Janet Chuang <jscarchitecture@gmail.com> wrote:

Dear Bill,

Thank you for your response.

The new bedroom deck being considered will be approximately 72'-0" from the side property line, 120' from the front property line and 148' from the rear property line. All other work will be within the existing footprint of the structure and more than 50' from property lines.

No changes in landscaping is being considered at this time. And, as the property is fully screened on all sides, it is doubtful any of the new work will be visible off property. I am actually having difficulty getting a clear photo of the existing structure to show the ASCC.

Do you know if we will need a formal letter of HOA approval (or at least lack of concerns) to submit to the Planning Department for our ASCC application, or if this email correspondence will suffice?

Best regards,

Janet S Chuang
JSC Architecture
phone & fax: (650) 364-5048
email: jscarchitecture@gmail.com

On Thu, Oct 2, 2014 at 12:07 PM, William J. Clancey <wjclancey@mac.com> wrote:

Dear Janet,

The Oak Hills HOA formal concern would be any construction within our association's 50' side yard setback requirement. Does any part of the construction including the bedroom deck extend into the setback area? If so, you could send me and Dennis DeBroeck (co-chair) plans by email if that is convenient or we could stop by to review.

Secondarily, the Oak Hills HOA advises informally regarding effects on neighbors, particularly visible changes to buildings and/or landscaping. In this regard, we would simply advise as a courtesy communicating your plans so neighbors are aware of the nature and extent of the work.

Best regards,

Bill

On Sep 30, 2014, at 11:10 AM, Janet Chuang <jscarchitecture@gmail.com> wrote:

Dear Mr. Clancey,

My name is Janet Chuang; I am the Architect for Virginia and Scott Huffman at 125 Fawn Lane, Portola Valley. I was given your contact information for the Oak Hills Homeowners' Association by the Town.

We are about to submit an ASCC application and would like to submit it to the Oak Hills Homeowners' Association for their approval first. Please advise me on how to do so and what to submit. I have the drawings and materials board required for the ASCC application prepared and can email them as pdfs, have them posted in a dropbox, or have hardcopies made and delivered.

To summarize the project:

1. The reason this project has to go through ASCC approval is because we are converting existing attic space into living space. We will be going over 85% AMFA, to 89% AMFA. This new living space will not increase the footprint or volume of the existing structure, being under the existing roof. New roof windows and French door will show on the exterior toward the rear.
2. This project includes remodeling the existing master suite within the existing footprint of the structure. This remodel will show in the raised roof over the master bedroom to the rear. A little of this raised roof peaks out to the front at the far end of the structure (difficult to see in perspective as it will be behind the front roof ridgeline).
3. As part of the master suite remodel, we are adding a 235 s.f. deck to the rear of the master bedroom. This is the only part of the project that increases the footprint of the existing structure. We are under AMIS by several thousand s.f.
4. We are also including some exterior cosmetic maintenance repairs:
 - The existing rafter tails are rotted; so we will be cutting off the rotted ends and installing a deep fascia.
 - The house will be repainted. The Owner has selected a body color with reflectivity < 40% per Town guidelines. The trim and eaves will be repainted black as existing.
 - The Owner has selected a new Trex decking color that better suites the new house color for the new Master Deck and existing Side Deck. The rest of the existing Trex decking will be painted to match the new.
 - The existing deck guardrails will be replaced to match the new at the Master Deck. They will also be raised to +42" per present codes.

We are not increasing any of the existing overall heights of the structure, which is within the Town guidelines of 28' for vertical wall height and 34' for overall height. This project does not include any landscaping.

Feel free to call or email me with any questions. Thank you for your assistance.

Best regards,

GreenPoint Rated Existing Home Checklist



A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

This checklist is used to track projects seeking a Whole House or Elements Label using the GreenPoint Rated Existing Home Rating System. The minimum requirements for each label are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage of presence of the measure in the home. The measure or practice must be found in at least 10% of the home to earn points.

Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the yellow "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated Existing Home Rating Manual, available at www.builditgreen.org/greenpointrated

Enter Label: Whole House
Points Achieved: TOWN OF PORTOLA VALLEY 29

0	5	20	3	5	5	6	9	8	8
Community	Energy	IAQ/Health	Resources	Water					

GreenPoint Rated Existing Home Checklist version 2.1

Huffman Residence: 125 Fawn Lane

AA. COMMUNITY

No	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Possible Points						
		2				
1		2			2	
No					1--9	
3. Pedestrian and Bicycle Access/ Alternative Transportation						
a. Site has Pedestrian Access Within 1/2 Mile of neighborhood services:						
TIER 1: 1) Day Care 2) Community Center 3) Public Park						
4) Drug Store 5) Restaurant 6) School						
7) Library 8) Farmer's Market 9) After School Programs						
10) Convenience Store Where Meat & Produce are Sold						
TIER 2: 1) Bank 2) Place of Worship 3) Laundry/Cleaners						
4) Hardware 5) Theater/Entertainment 6) Fitness/Gym						
7) Post Office 8) Senior Care Facility 9) Medical/Dental						
10) Hair Care 11) Commercial Office of Major Employer 12) Full Supermarket						
No		1				
No		1				
No		1				
No		1				
b. Access to A Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/2 Mile						
c. At Least Two of the Following Traffic-Calming Strategies Installed within 1/4 mile:						
Designated Bicycle Lanes are Present on Roadways;						
Ten-Foot Vehicle Travel Lanes;						
Street Crossings Closest to Site are Located Less Than 300 Feet Apart;						
Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands						
4. Safety & Social Gathering						
Yes	1	1				
No		1				
No		1				
5. Diverse Households						
Yes	1	1				
No		1				
No		1				
No		1				
Total Points Available in Community = 26						
		2				

A. SITE

No	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Possible Points						
Yes	2	1				1
2. Divert Construction and Demolition Waste						
a. Divert All Cardboard, Concrete, Asphalt and Metals (Required for both Whole House and Elements, if Applicable)						
Yes	Y				R	
b. Divert 25% C&D Waste Excluding All Cardboard, Concrete, Asphalt and Metals						
Yes	2				2	
No				2		
Total Points Available in Site = 6						
		4				

B. FOUNDATION

Possible Points						
------------------------	--	--	--	--	--	--

Huffman Residence: 125 Fawn Lane		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag						
No	a. Minimum 20% Flyash and/or Slag Content					1	
No	b. Minimum 30% Flyash and/or Slag Content					1	
No	2. Moisture Source Verification and Correction (Required for Whole House)	N			R	R	
	3. Retrofit Crawl Space to Control Moisture						
No	a. Control Ground Moisture with Vapor Barrier				2		
No	b. Foundation Drainage System					2	
No	4. Pest Inspection and Correction					1	
	5. Design and Build Structural Pest Controls						
No	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers					1	
No	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation					1	
No	6. Radon Testing and Correction or Radon Resistant Construction				1		
Total Points Available in Foundation = 10							
C. LANDSCAPE			Possible Points				
Yes	Is the landscape area <15% of the total site area? (only 3 points available in this section for projects with <15% landscape area)						
	1. Resource-Efficient Landscapes						
No	a. No Invasive Species Listed by Cal-IPC Are Planted						1
No	b. No Plant Species Require Shearing					1	
No	c. 50% of Plants Are California Natives or Mediterranean Climate Species						3
No	2. Fire-Safe Landscaping Techniques		1				
	3. Minimal Turf Areas						
No	a. Turf Not Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide						2
No	b. Turf is <25% of Landscaped Area						2
No	c. Turf is <10% of Landscaped Area or eliminated						2
No	4. Shade Trees Planted		1	1			1
No	5. Plants Grouped by Water Needs (Hydrozoning)						2
	6. High-Efficiency Irrigation Systems Installed						
No	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers						2
No	b. System Has Smart Controllers						3
No	7. Compost and Recycle Garden Trimmings on Site						1
No	8. Mulch in All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement						2
No	9. Use Environmentally Preferable Materials for Non-Plant Landscape Elements and Fencing					1	
Yes	10. Light Pollution Reduced by Shielding Fixtures and Directing Light Downward	1	1				
	11. Rain Water Harvesting System (1 point for ≤ 350 gallons, 2 points for > 350 gallons)						
No	a. Cistern(s) is Less Than 750 Gallons						1
No	b. Cistern(s) is 750 to 2,500 Gallons						1
No	c. Cistern(s) is Greater Than 2,500 Gallons						1
No	12. Soil Amended with Compost					1	1
Total Points Available in Landscape = 32		1					

Huffman Residence: 125 Fawn Lane

Points Achieved		Community	Energy	IAQ/Health	Resources	Water
D. STRUCTURAL FRAME & BUILDING ENVELOPE		Possible Points				
1. Optimal Value Engineering						
No	a. Place Rafters & Studs at 24-Inch On Center Framing				1	
No	b. Size Door & Window Headers for Load				1	
No	c. Use Only Jack & Cripple Studs Required for Load				1	
2. Use Engineered Lumber						
No	a. Engineered Beams & Headers				1	
No	b. Insulated Headers		1			
No	c. Engineered Lumber for Floors				1	
No	d. Engineered Lumber for Roof Rafters				1	
No	e. Engineered or Finger-Jointed Studs for Vertical Applications				1	
No	f. Oriented Strand Board for Subfloor				1	
No	g. Oriented Strand Board Wall and Roof Sheathing				1	
3. FSC Certified Wood						
No	a. Dimensional Lumber, Studs, and Timber				4	
No	b. Panel Products				2	
4. Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stick Frame Assembly)						
No	a. Floors		2		2	
No	b. Walls		2		2	
No	c. Roofs		2		2	
5. Reduce Pollution Entering the Home from the Garage						
No	a. Tightly Seal the Air Barrier between Garage and Living Area			1		
Yes	b. Install Garage Exhaust Fan OR Have a Detached Garage	1		1		
No	6. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)		1			
7. Overhangs and Gutters						
≥90%	a. Minimum 18-Inch Overhangs and Gutters	1			1	
≥90%	b. Minimum 24-Inch Overhangs and Gutters	1	1			
8. Retrofit/ Upgrade Structure for Lateral Load Reinforcement for Wind or Seismic						
Yes	a. Partial Lateral Load Reinforcement Upgrades/ Retrofits	1			1	
No	b. Lateral Load Reinforcement Upgrades/ Retrofits for Entire home				2	
No	9. Sound Exterior Assemblies (Required for Whole House)	N			R	
Total Points Available in Structural Frame & Building Envelope = 36		4				
E. EXTERIOR FINISH		Possible Points				
≥90%	1. Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking	2			2	
No	2. Rain Screen Wall System Installed				2	
75%	3. Durable & Noncombustible Cladding Materials	0.75			1	
≥90%	4. Durable & Fire-Resistant Roofing Materials or Assembly	2			2	
Total Points Available in Exterior Finish = 7		4.75				
F. INSULATION		Possible Points				
1. Install Insulation with 30% Post-Consumer Recycled Content						
No	a. Walls and Floors				1	
No	b. Ceilings				1	
2. Install Insulation that is Low-Emitting (Certified CA Residential Section 01350)						
No	a. Walls and Floors			1		
No	b. Ceilings			1		
No	3. Inspect Quality of Insulation Installation before Applying Drywall		1			
Total Points Available in Insulation = 5						

Huffman Residence: 125 Fawn Lane

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
G. PLUMBING			Possible Points				
1. Distribute Domestic Hot Water Efficiently							
≥50%	a. Insulate All Accessible Hot Water Pipes (prerequisite for 1b. and 1c.)	2		1			1
No	b. Locate Water Heater Within 12' Of All Water Fixtures, as measured in plan			1			1
No	c. Install On-Demand Circulation Control Pump			1			1
≥90%	2. High-Efficiency Toilets (Dual-Flush or ≤ 1.28 gpf)	2					2
3. Water Efficient Fixtures							
Yes	a. All Fixtures Meet Federal Energy Policy Act (Toilets: 1.6 gpf, Sinks: 2.2 gpm, Showers: 2.5 gpm) (Required For Whole House)	Y					R
≥90%	b. High-Efficiency Showerheads Use ≤ 2.0 gpm at 80 psi	3					3
≥90%	c. Bathroom Faucets Use ≤ 1.5 gpm	2		1			1
No	4. Plumbing Survey (No Plumbing Leaks) (Required for Whole House and Elements)	N					R
Total Points Available in Plumbing = 13		9					
H. HEATING, VENTILATION & AIR CONDITIONING			Possible Points				
1. General HVAC Equipment Verification and Correction							
No	a. Visual Survey of Installation of HVAC Equipment (Required for Whole House and Elements)	N		R			
No	b. Conduct Diagnostic Testing to Evaluate System			2			
No	c. Conduct Flow Hood Test and Assess Delivery of Air			1			
No	d. Air Conditioning Compressor Operates Properly and Refrigerant Charge is Optimal			1			
No	2. Design and Install HVAC System to ACCA Manuals J, D and S			4			
3. Sealed Combustion Units							
No	a. Furnaces				2		
No	b. Water heaters				2		
No	4. Zoned, Hydronic Radiant Heating			1	1		
No	5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants		1				
6. Effective Ductwork Installation							
No	a. New Ductwork and HVAC unit Installed Within Conditioned Space			1			
No	b. Duct Mastic Used on All Ducts, Joints and Seams			1			
No	c. Ductwork System is Pressure Relieved			1			
No	7. High Efficiency HVAC Filter (MERV 6+)				1		
No	8. No Fireplace OR Sealed Gas Fireplaces with Efficiency Rating ≥80% using CSA Standards				1		
9. Effective Exhaust Systems Installed in Bathrooms and Kitchens							
No	a. ENERGY STAR Bathroom Fans Vented to the Outside				1		
No	b. All Bathroom Fans are on Timer or Humidistat				1		
Yes	c. Kitchen Range Hood Vented to the Outside	1			1		
10. Mechanical Ventilation System for Cooling Installed							
No	a. ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms			1			
No	b. Whole House Fan			1			
11. Mechanical Ventilation for Fresh Air Installed							
No	a. Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6)				1		
No	b. Advanced Ventilation Practices (Continuous Operation, Some Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)				1		
No	c. Outdoor Air Ducted to Bedroom and Living Areas of Home			1	1		
12. Carbon Monoxide							
No	a. Carbon Monoxide Testing and Correction (Required for Whole House)	N			R		
Yes	b. Carbon Monoxide Alarm(s) Installed	1			1		
No	13. Combustion Safety Backdraft Test (Required for Whole House and Elements)	N			R		
Total Points Available in Heating, Ventilation and Air Conditioning = 30		2					
I. RENEWABLE ENERGY			Possible Points				
1. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind)							
Enter % total energy consumption offset, 1 point per 4% offset				25			
Total Points Available in Renewable Energy = 25							

Huffman Residence: 125 Fawn Lane

Points Achieved		Community	Energy	IAQ/Health	Resources	Water
J. BUILDING PERFORMANCE		Possible Points				
No	1. Energy Survey and Education (Required for Elements or Meet J3)	N	R			
	2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required) TIER 1: Practices in Tier 1 Are Worth Full Value (1 point) a) Attic Insulation up to or Exceeding Current Code b) Crawl Space Insulation up to or Exceeding Current Code c) Wall Insulation up to or Exceeding Current Code d) High Efficiency Furnace (90% AFUE Minimum) e) Seal Ducts and Duct Leakage is <15% f) 14 SEER, 11.5 EER Air Conditioning Unit (in climate zones 2,4,8-15) g) House Passes Blower Door Test With ≤0.5 ACH or a 50% Improvement TIER 2: Practices in Tier 2 Are Worth Half Value (0.5 points) h) High Efficiency Water Heater ≥.62EF i) Radiant Barrier in Attic j) Windows Upgraded to Current Code Requirements, Which are Typically Dual Pane k) Duct insulation to Code l) Programmable Thermostat m) 14 SEER, 11.5 EER Air Conditioning unit (in climate zones 1,3,5,6,7,16)		1 1 1 1 1 1			
TBD						
TBD						
TBD						
TBD						
TBD						
TBD						
TBD						
TBD						
TBD						
TBD						
	3. Meet Energy Budget for Home Based on Year (Based GreenPoint Rated Index, Includes Blower Door Test) (Required for Whole House, Available for Elements)		10+			
No	4. Design and Build Zero Energy Homes		5			
No	5. Comprehensive Utility Bill Analysis		1			
Total Points Available in Building Performance = 16+						
K. FINISHES		Possible Points				
Yes	1. Entryways Designed to Reduce Tracked In Contaminants	1		1		
	2. Low/No-VOC Paint a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs regardless of sheen) b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (flat))	0.1		1 2		
10%						
No						
10%	3. Coatings Meet SCAQMD Rule 1113 for Low VOCs	0.2		2		
10%	4. Low-VOC Caulks & Construction Adhesives (Meet SCAQMD Rule 1168)	0.2		2		
No	5. Recycled-Content Paint				1	
	6. Environmentally Preferable Materials for Interior Finish: A) FSC Certified Wood B) Reclaimed Materials C) Rapidly Renewable D) Recycled-Content E) Finger-Jointed or F) Local a. Cabinets b. Interior Trim c. Shelving d. Doors e. Countertops				1 1 1 1 1	
No						
No						
No						
No						
No						
Yes	7. For Newly Installed Products, Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (Required for Whole Building & Elements) (EPA IAP)	Y		R		
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates a. Doors b. Cabinets and Countertops c. Interior Trim and Shelving			1 2 1		
No						
No						
No						
No	9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb			3		
Total Points Available in Finishes = 21		1.5				
L. FLOORING		Possible Points				
No	1. Environmentally Preferable Flooring: A) FSC-Certified Wood B) Reclaimed or Refinished C) Rapidly Renewable D) Recycled-Content, E) Exposed Concrete F) Local Flooring Adhesives Must Have <70 gpl VOCs and sealer must meet SCAQMD Rule 1113.				4	
No	2. Thermal Mass Floors		1			
No	3. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirements			2		
Total Points Available in Flooring = 7						

Huffman Residence: 125 Fawn Lane

Points Achieved		Community	Energy	IAC/Health	Resources	Water
M. APPLIANCES AND LIGHTING		Possible Points				
No	1. ENERGY STAR Dishwasher (Must Meet Current Specifications) (Mutually Exclusive with J3)		1			1
	2. ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less					
No	a. Meets CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0)		1			2
No	b. Meets CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5)					2
	3. ENERGY STAR Refrigerator Installed					
No	a. ENERGY STAR Qualified & < 25 cu.ft.Capacity (Mutually Exclusive with J3)		1			
No	b. ENERGY STAR Qualified & < 20 cu.ft Capacity (Mutually Exclusive with J3)		1			
	4. Built-In Recycling & Composting Center					
No	a. Built-In Recycling Center				2	
No	b. Built-In Composting Center				1	
No	5. Electrical Survey (Required for Whole House)	N			R	
No	6. Verification of Entire Electrical System				2	
No	7. Energy Efficient Lighting		1			
No	8.Low- Mercury Lamps (Linear and Compact Fluorescent)				1	
No	9. Lighting Controls Installed		1			
Total Points Available In Appliances and Lighting = 13+						
N. OTHER		Possible Points				
Yes	1. Incorporate GreenPoint Checklist in Blueprints Or Distribute Checklist (Required for Whole House and Elements)	Y	R			
No	2. Develop Homeowner Manual of Green Features/Benefits		1			1
	3. Hazardous Waste Testing					
No	a. Lead Testing Interior, Exterior and Soil			1		
No	b. Asbestos Testing and Remediation			1		
No	4. Gas Shut Off Valve (motion/ non-motion)			1	1	
Total Points Available in Other = 6						
P. INNOVATIONS		Possible Points				
AA. Community: No Innovation Measures At This Time						
A. Site						
No	1. Cool Site		1			
B. Foundation: No Innovation Measures At This Time						
C. Landscaping						
No	1. Irrigation System Uses Recycled Wastewater					1
D. Structural Frame and Building Envelope						
1. Design, Build and Maintain Structural Pest and Rot Controls						
No	a. Locate All Wood (Siding, Trim, Structure) At Least 12 Inches Above Soil				1	
No	b. All Wood Framing 3 Feet from the Foundation Is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood			1		
No	2. Use Moisture Resistant Materials and Practices in Wet Areas of Kitchen, Bathrooms, Utility Rooms, and Basements			1		
3. Use FSC-Certified Engineered Lumber						
No	a. Engineered Beams and Headers				1	
No	b. Insulated Engineered Headers				1	
No	c. Wood I-Joists or Web Trusses for Floors				1	
No	d. Wood I-Joists for Roof Rafters				1	
No	e. Engineered or Finger-Jointed Studs for Vertical Applications				1	
No	f. Roof Trusses				1	
E. Exterior Finish						
No	1. Green Roofs (25% or Roof Area Minimum)		2	2		

Huffman Residence: 125 Fawn Lane		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
F. Insulation: No Innovation Measures At This Time							
G. Plumbing							
No	1. Graywater Pre-Plumbing (Includes Clothes Washer at Minimum)						1
No	2. Graywater System Operational (Includes Clothes Washer at Minimum)						2
No	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)						1
No	4. Composting or Waterless Toilet						1
No	5. Install Drain Water Heat-Recovery System			1			
H. Heating, Ventilation and Air Conditioning (HVAC)							
No	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7)				1		
I. Renewable Energy: No Innovation Measures At This Time							
J. Building Performance							
No	1. Test Total Supply Air Flow Rates			1			
No	2. Energy Budget Analysis (J3) Completed By CEPE			1			
K. Finishes: No Innovation Measures At This Time.							
L. Flooring: No Innovation Measures At This Time.							
M. Appliances: No Innovation Measures At This Time.							
N. Other							
No	1. Homebuilder's Management Staff Are Certified Green Building Professionals		1				
Yes	2. Comprehensive Owner's Manual and Homeowner Education Walkthroughs	1	1				
3. Additional Innovations: List innovative measures that meet green building objectives. Points will be assessed by Build It Green and the GreenPoint Rater.							
TBD	a. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	b. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	c. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	d. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	e. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	f. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	g. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	h. Describe Innovation Here and Enter Possible Points in Columns L-P						
Total Points Available in Innovation = 26+		1					
Summary							
Total Available Points		224+	25	83	46	76	47
Minimum Points Required (Whole House)		50		20	5	6	8
Minimum Points Required (Elements)		25		8	2	2	4
Total Points Achieved		29	5.0	3.0	4.5	8.8	8.0

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORD THEM IN THE FIELD BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
6. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES AND SHALL BE RESPONSIBLE FOR THE REMEDIATION OF ANY DAMAGE TO THE SITE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
12. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES AND SHALL BE RESPONSIBLE FOR THE REMEDIATION OF ANY DAMAGE TO THE SITE.

TABLE OF CONTENTS

GENERAL NOTES	1
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REVISION NOTES	3
LOCATION MAP	4
SITE PLAN	5

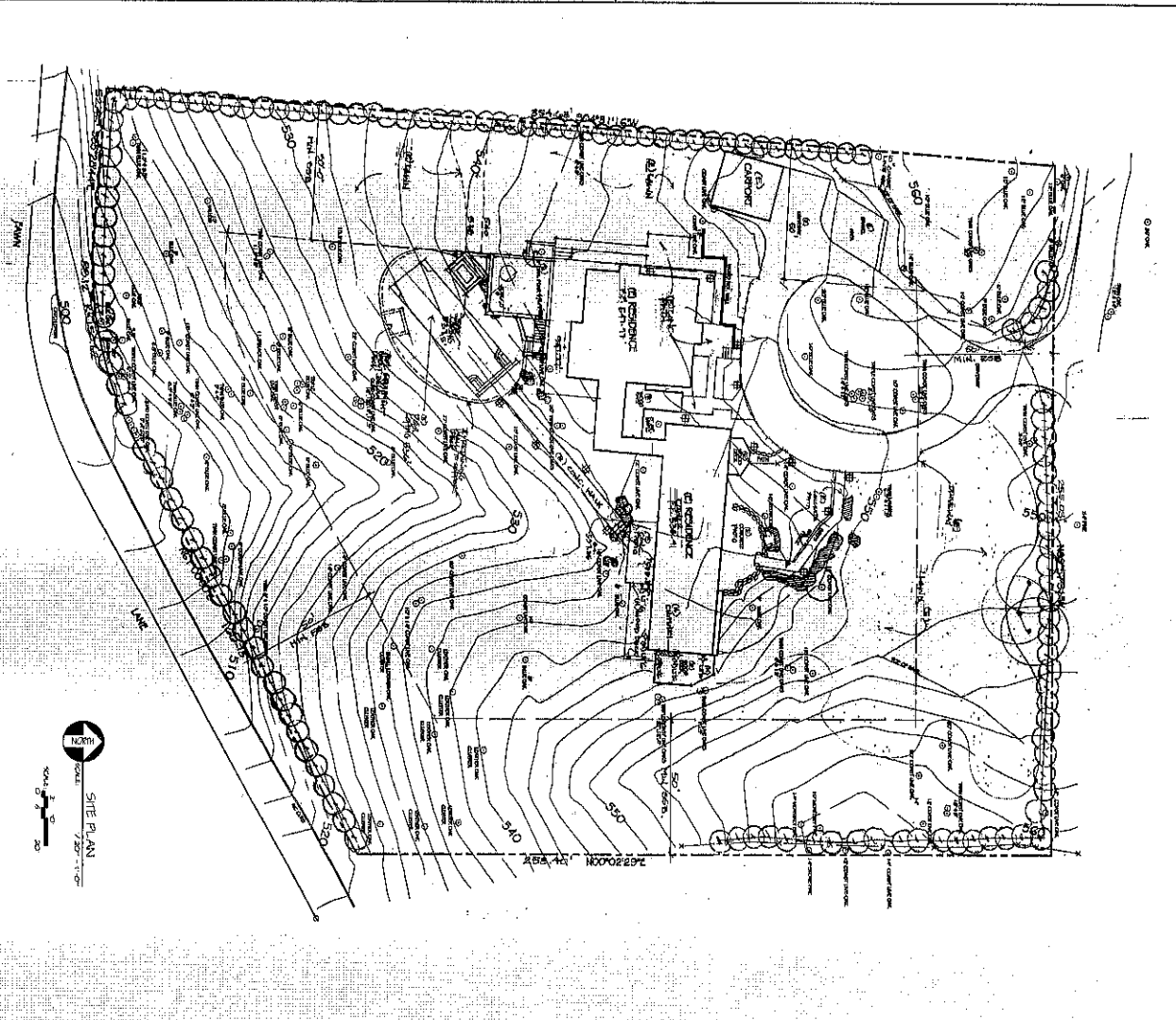
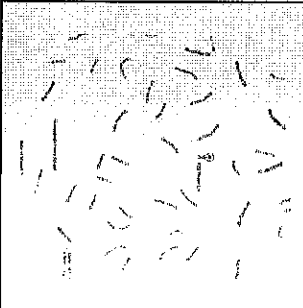
PROJECT DATA

OWNER: HUFFMAN RESIDENCE
 PROJECT: PROPOSED ADDITION & REMODEL TO THE HUFFMAN RESIDENCE
 LOCATION: 125 FAWN LANE, PORTOLA VALLEY, CA
 DATE: 08/20/2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO: 1 OF 1
 PROJECT NO: [Number]

REVISION NOTES

1. CORRECTED THE LOCATION MAP TO SHOW THE EXACT LOCATION OF THE PROJECT.
2. REVISED THE SITE PLAN TO SHOW THE EXACT LOCATION OF THE PROJECT.
3. REVISED THE GENERAL NOTES TO SHOW THE EXACT LOCATION OF THE PROJECT.
4. REVISED THE PROJECT DATA TO SHOW THE EXACT LOCATION OF THE PROJECT.
5. REVISED THE LOCATION MAP TO SHOW THE EXACT LOCATION OF THE PROJECT.
6. REVISED THE SITE PLAN TO SHOW THE EXACT LOCATION OF THE PROJECT.
7. REVISED THE GENERAL NOTES TO SHOW THE EXACT LOCATION OF THE PROJECT.
8. REVISED THE PROJECT DATA TO SHOW THE EXACT LOCATION OF THE PROJECT.
9. REVISED THE LOCATION MAP TO SHOW THE EXACT LOCATION OF THE PROJECT.
10. REVISED THE SITE PLAN TO SHOW THE EXACT LOCATION OF THE PROJECT.
11. REVISED THE GENERAL NOTES TO SHOW THE EXACT LOCATION OF THE PROJECT.
12. REVISED THE PROJECT DATA TO SHOW THE EXACT LOCATION OF THE PROJECT.

LOCATION MAP



PROPOSED ADDITION & REMODEL TO THE
HUFFMAN RESIDENCE
 125 FAWN LANE, PORTOLA VALLEY, CA

ARCHITECTURE
 2899 Divisadero Ave.
 Berkeley, CA 94705
 Phone: (415) 861-9400
 Fax: (415) 861-9401
 www.architecture.com

DATE: 08/20/2014
 SHEET: 1 OF 1
 PROJECT NO: [Number]

OWNERS: VIRGINIA AND SCOTT HUFFMAN

ADDRESS: 125 FAWN LANE
PORTOLA VALLEY, CA

A.P.N.#: 077-233-100
ZONE: R-E / 2a / SD-2a
GEOLOGIC ZONE: "SBR" and "PD"
FLOOD ZONE: ZONE "C"
LOT AREA: 87,599 S.F. (2.011 ACRES)

OCCUPANCY GROUP: R-3 / U-1
CONSTRUCTION TYPE: V-N
SPRINKLERS: NONE & NOT REQ'D

AVERAGE SLOPE: 16.0%
ADJUSTED PARCEL: 75,800 S.F. (1.740 ACRES)
ADJUSTED MAXIMUM FLOOR AREA (AMFA): 6,557 S.F.
85% OF AMFA: 5,573 S.F.
ADJUSTED MAXIMUM IMPERVIOUS AREA (AMIS): 10,435 S.F.

FLOOR AREA:

(E) LOWER (FIRST) FLOOR: 1,046 S.F.
(E) MAIN (SECOND) FLOOR: 4,196 S.F.
(E) DETACHED GARAGE: 450 S.F.

(E) TOTAL FLOOR AREA (LOWER + MAIN + 400 S.F.
FOR DETACHED GARAGE): 5,642 S.F.
(E) % AMFA: 86%

PROPOSED CONVERSION OF (E) ATTIC TO LIVING SPACE: 205 S.F.
PROPOSED (N) MASTER FIREPLACE: 8 S.F.
(N) TOTAL FLOOR AREA (LOWER + MAIN + 400 S.F.
FOR DETACHED GARAGE + CONVERTED ATTIC + (N) FP): 5,855 S.F.
(N) % AMFA: 89%

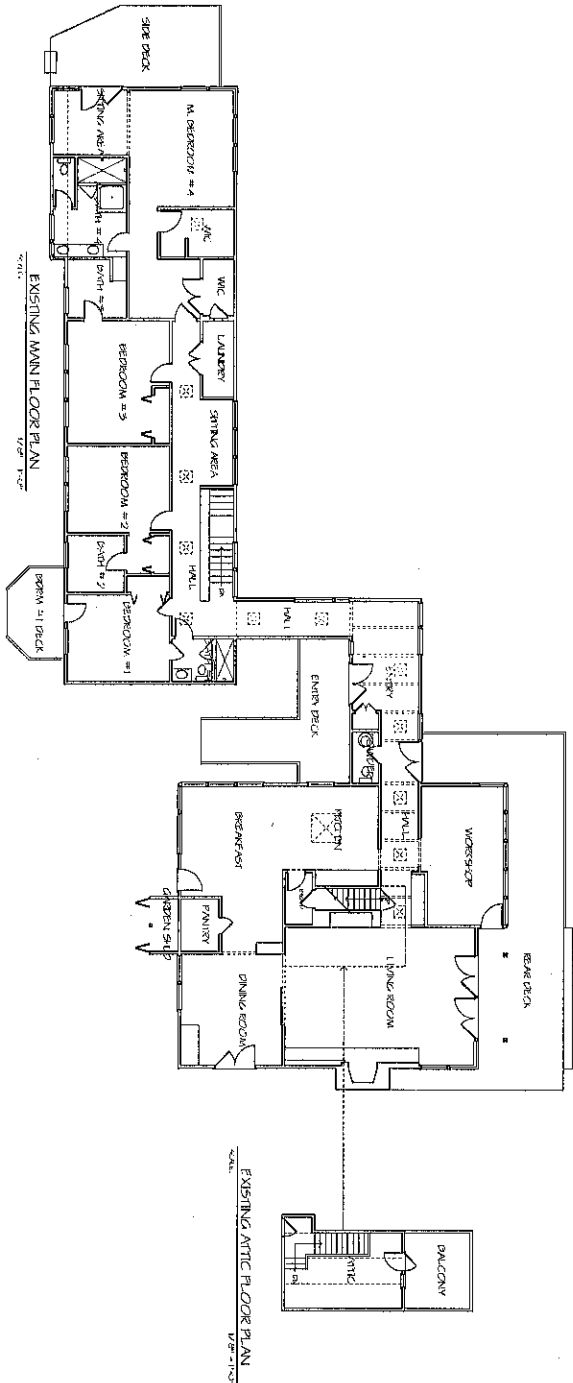
IMPERVIOUS AREA:

(E) DRIVEWAY: 2,560 S.F.*
(E) WALKS & PATIOS: 1,614 S.F.*
(E) POOL AND POOL PATIO: 2,360 S.F.*
(E) IMPERVIOUS SURFACES: 6,534 S.F.*

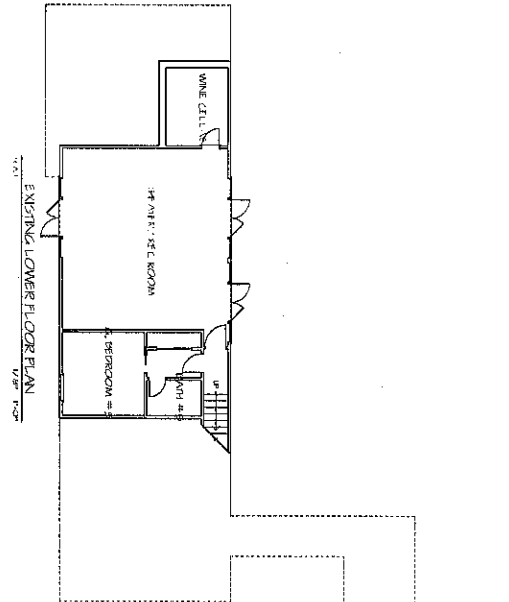
PROPOSED (N) TREX MASTER DECK: 235 S.F.
(DOES NOT COUNT TOWARD IMPERVIOUS AREA)
TOTAL IMPERVIOUS SURFACES REMAINS SAME: 6,534 S.F.

SCOPE OF WORK:

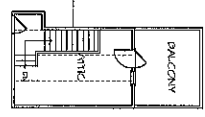
CONVERSION OF (E) 205 S.F. ATTIC TO LIVING SPACE, ADDING (N) 8 S.F.
FIREPLACE IN MASTER, REMODEL OF (E) 758 S.F. MASTER SUITE, INCLUDING
RAISING THE ROOF OVER THE BEDROOM AREA (375 S.F.); AND ADDING (N) 235
S.F. MASTER DECK.



EXISTING MAIN FLOOR PLAN
1/2" = 1'-0"



EXISTING LOWER FLOOR PLAN
1/2" = 1'-0"



EXISTING ATTIC FLOOR PLAN
1/2" = 1'-0"



A-1

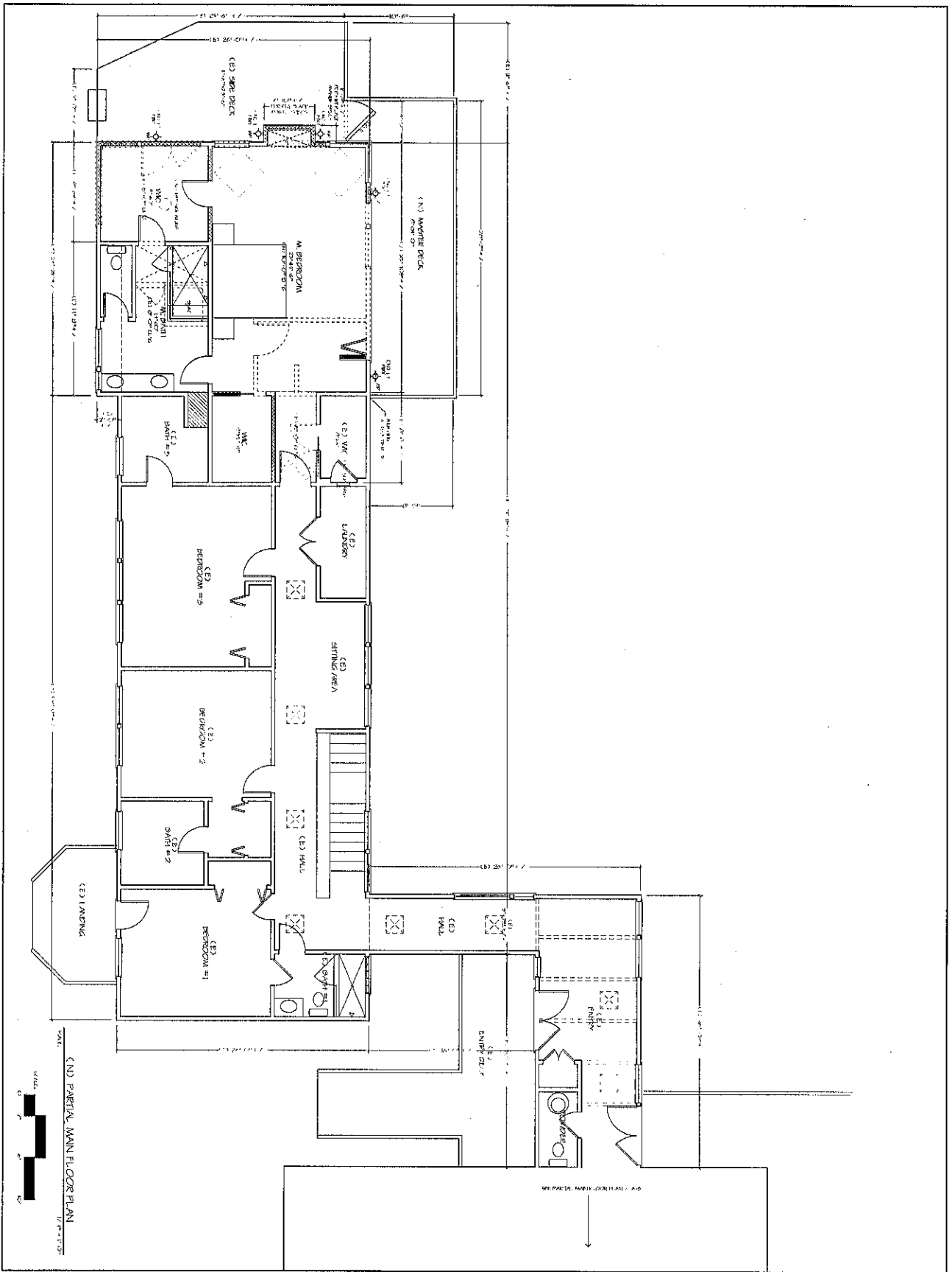
PROJECT	PROPOSED ADDITION & REMODEL TO THE HUFFMAN RESIDENCE
DATE	1/20/05
SCALE	AS SHOWN
DESIGNER	J. BROWN
PROJECT NO.	05-001
PROJECT NAME	HUFFMAN RESIDENCE

EXISTING FLOOR PLANS

PROPOSED ADDITION & REMODEL TO THE
HUFFMAN RESIDENCE
 126 FAWN LANE, PORTOLA VALLEY, CA

J. BROWN ARCHITECTS
 2700 S. HAYWARD AVE.
 SUITE 100
 SAN JOSE, CA 95128
 TEL: (415) 351-1000
 FAX: (415) 351-1001
 WWW: JBROWNARCHITECTS.COM

05-001



(N) PARTIAL MAIN FLOOR PLAN
DATE: 7-25-14
SCALE: 1/8" = 1'-0"

A-2

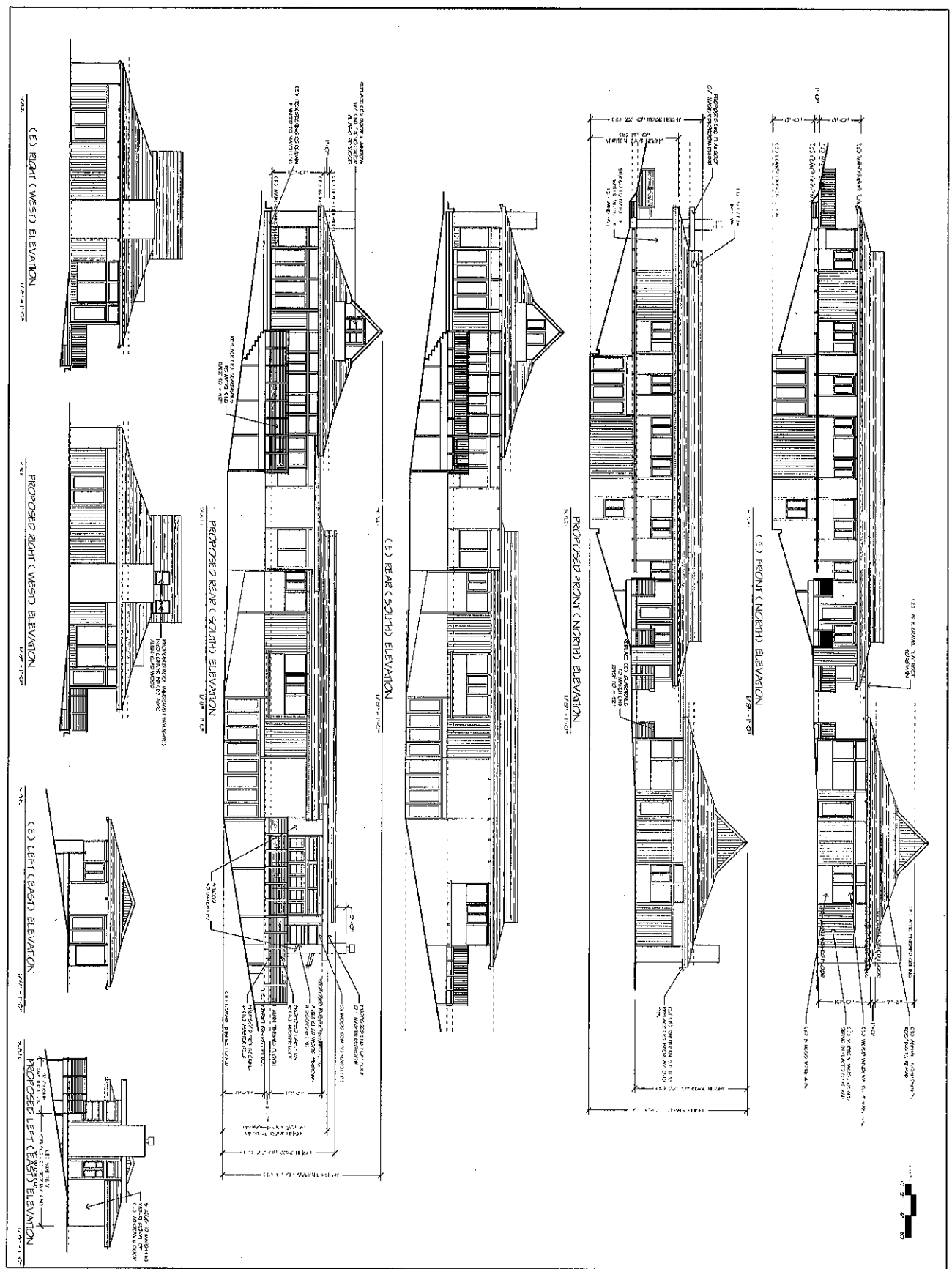
PROJECT:	PROPOSED ADDITION & REMODEL TO THE HUFFMAN RESIDENCE
CLIENT:	125 FAWN LANE, PORTOLA VALLEY, CA 94028
DATE:	7-25-14
SCALE:	1/8" = 1'-0"
DRAWN BY:	ARCHITECT
CHECKED BY:	ARCHITECT
DATE:	7-25-14

(N) PARTIAL MAIN FLOOR PLAN

PROPOSED ADDITION & REMODEL TO THE:
HUFFMAN RESIDENCE
125 FAWN LANE, PORTOLA VALLEY, CA



DATE: 7-25-14



PROPOSED ADDITION & REMODEL TO THE
HUFFMAN RESIDENCE
 127 FAWN LANE, PORTOLA VALLEY, CA

WEST VALLEY ARCHITECTS, INC.
 2555 Woodside Ave., Berkeley, CA, 94702
 Tel: 415-863-1000
 Fax: 415-863-1001
 www.westvalleyarchitects.com

ARCHITECT: WEST VALLEY ARCHITECTS, INC.
 DATE: 12/2011
 DRAWING NO.: A-4
 SHEET NO.: 1 OF 1

EXISTING ELEVATIONS
 PROPOSED ELEVATIONS

A-4



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: November 10, 2014

RE: Architectural Review for Garage Storage Addition/Remodel, File # 42-2014, 191 Ramoso, Lands of Mumford

RECOMMENDATION

Staff recommends that the ASCC review the proposed plans, consider the comments in this staff report and any additional comments which may be offered at the meeting, and approve the proposed garage storage addition subject to the conditions listed in the staff report and any other conditions which may be necessary based on the ASCC's review.

BACKGROUND

This proposal is for the approval of plans for a 1,471 square foot addition to an existing garage on the 2.6-acre property located at the end of Ramoso Road (see attached vicinity map). The lot was created as part of the Westridge No. 6 subdivision (Tract 739, April 1956).

The existing 655 square foot garage is located in the rear, northern portion of the property, and the addition would extend behind the existing two-car garage towards the rear property line. The hillside adjacent to the existing garage was cut, and the garage pad leveled, with the original construction. According to the applicant, the area of the proposed addition was graded relatively level by a previous owner of the property. There is a concrete retaining wall in place along approximately half of the cut hillside. Structural investigation has determined that the existing retaining wall will need to be removed and a new wall installed along the length of the hillside cut.

The project is shown on the following enclosed plans, unless otherwise noted, prepared by CJW Architecture, dated 8/29/14:

- Sheet T-0.1, Title Sheet
- Sheet T-0.2, BIG Checklist
- Sheet A-1.1, Site Plan
- Sheet A-1.3, Survey (from original house construction)

Sheet A-2.0, Demolition Plan
Sheet A-2.1, Floor Plans
Sheet A-2.2, Roof Plans
Sheet A-3.1, Exterior Elevations

In addition to the plans, the project submittal includes the information listed below:

- Colors/Materials Board (to be available at ASCC meeting), received 9/23/14

The following comments are offered to assist the ASCC review and act on the application.

DISCUSSION

The project site currently contains a single-story ranch-style residence, detached garage, and swimming pool. The existing 655 square foot garage provides the two required covered parking places for the property, and the site complies with guest parking regulations. The 1,471 square foot garage addition would provide additional storage for the applicant's collectible automobiles.

The addition will be constructed to match the architecture of the existing garage. Both a double and a triple width garage door will be installed, allowing up to five cars to be stored within the addition. A 28-foot long clerestory monitor feature will be constructed over a portion of the addition to provide natural lighting. The only other windows proposed for the addition are at the north elevation.

The existing pool is located very close to the proposed addition. The plans call for extending the existing pool decking to the north so that it connects to the northern end of the addition for access to the double bay (see Sheet A-1.1). The applicant has informed staff that he has previously driven his cars over the existing pool decking, and that the proposed design will provide adequate access for use of the addition. At the existing garage, a breezeway connects the structure to the main residence. The existing post supports will remain in place, and the citrus tree located within the patio will be removed. The applicant has determined that this will provide adequate clearance for his cars.

As noted above, the area of the proposed addition has been previously graded, and minimal additional grading will be required to accomplish the project.

Abundant screening vegetation is located on the uphill side of the proposed garage addition between the structure and the side property line. It appears that the proposed addition will be minimally visible from off-site and would not significantly impact views from neighboring properties. No new planting is proposed or appears necessary. A significant oak is located adjacent to the pool deck extension, and a construction staging and tree protection plan will need to be submitted with the building permit.

As noted above, the property is located within the Westridge subdivision, and the homeowner's association has reviewed and approved the proposed project.

Compliance with floor area, impervious surface, height, and setback standards

The total proposed floor area for the site is 5,233 square feet and well under the 7,335 square foot limit for the property. In order to provide access to the addition, the existing pool patio will be increased by approximately 380 square feet. The total proposed impervious surface for the site is 11,006 square feet and under the 12,529 square foot limit.

The proposed maximum height of the garage is approximately 18'-8" at the clerestory element and complies with the 28- and 34-foot height limits.

The proposed garage addition complies with all required setbacks.

Exterior materials and finishes and exterior lighting

The existing ranch-style house and garage have natural wood siding and gray metal windows. The garage addition will match the architecture, colors, and materials of the existing garage. The existing house has a tar and gravel roof that will be replaced with standing seam metal roofing to match the garage.

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

- Wood siding in natural stain
- Windows and trim in medium gray, LRV approximately 30%
- Standing seam metal roofing in "old zinc gray," LRV approximately 30%

The garage doors on the addition are proposed to be glass, and a cut sheet will need to be submitted for review with the building permit.

No new additional exterior lighting is proposed for the addition. One existing sconce located at the rear of the existing garage will be relocated to the person door on the addition as shown on Sheet A-1:1.

"Sustainability" aspects of project

The project architect has provided the enclosed Build-It-Green checklist targeting 40 points for the project, whereas, 25 points would be required under the Town's previous Green Building Ordinance. The Town's Green Building Ordinance is currently not in effect due to the adoption of the Cal Green Code 2013 that superseded it as of January 1, 2014. Staff will be working with the Town Council in the future to determine if a new green building ordinance should be developed, and in the meantime, staff is requesting that all ASCC applications include a completed Build-It-Green checklist.

CONCLUSION

Prior to acting on this request, ASCC members should visit the site and consider the above comments and any new information that is presented at the November 10th ASCC meeting.

Attachments

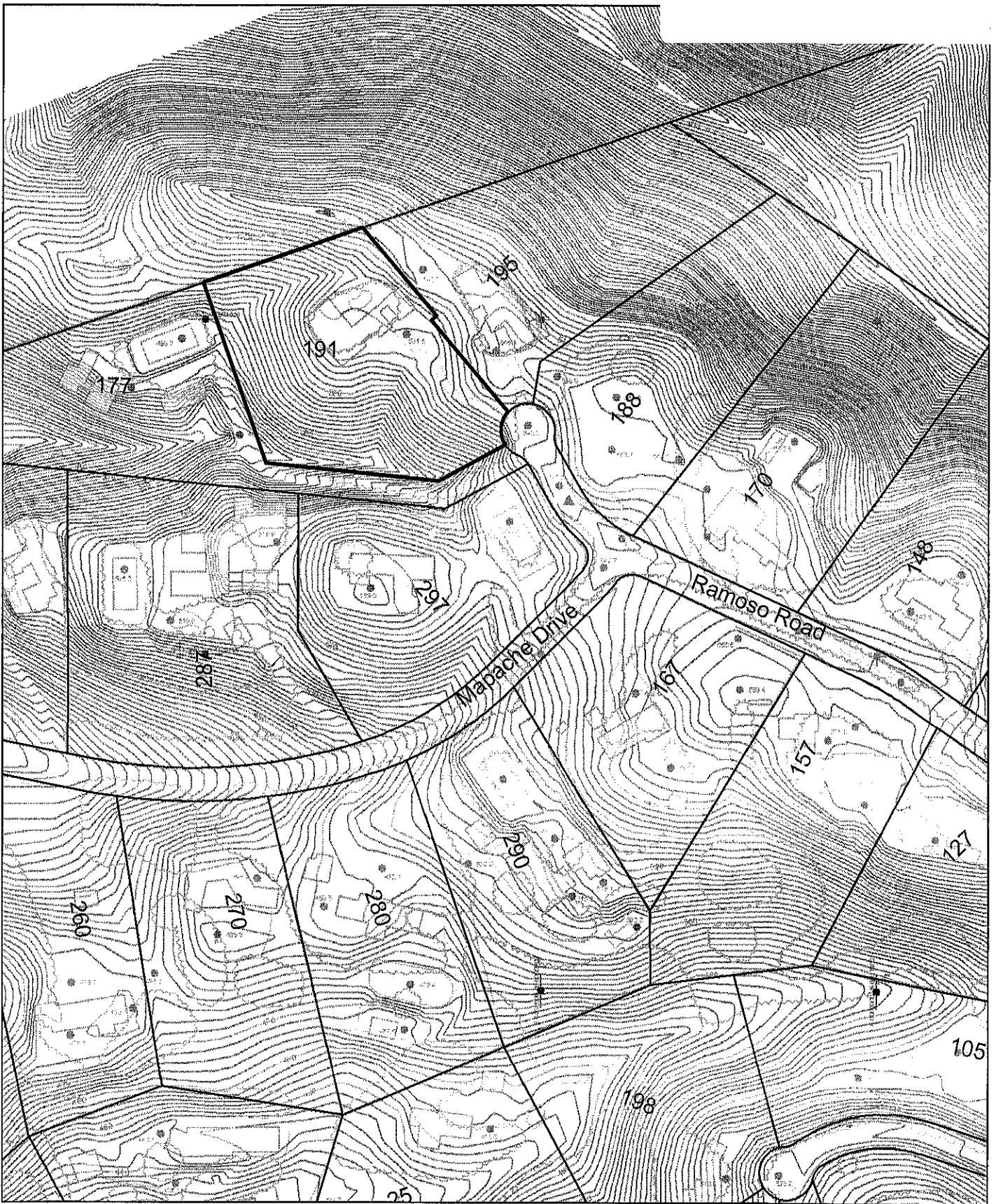
1. Recommended Conditions of Approval
2. Vicinity Map
3. Architectural plans, received 10/8/14

ASCC Agenda for November 10, 2014
Architectural Review for Garage Addition, 191 Ramoso Road

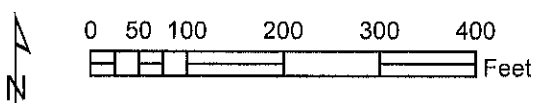
Recommended Conditions of Approval for Garage Storage Addition
191 Ramoso Road, Lands of Mumford, File #42-2014

The following conditions are recommended if the ASCC finds it can act to approve the project:

1. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director or the ASCC, depending on the scope of the changes.
2. A cut sheet for the proposed garage doors shall be submitted to the satisfaction of Planning staff prior to building permit issuance.
3. A detailed construction staging and tree protection plan shall be submitted to the satisfaction of Planning staff prior to building permit issuance.



Vicinity Map



APN 077-011-130, 191 Ramoso Road
November 2014

DRAFT UNAPPROVED MINUTES

Architectural and Site Control Commission

October 27, 2014

Regular Evening Meeting, 765 Portola Road, Portola Valley, California

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: Denise Gilbert

Town Council Liaison: John Richards

Town Staff: Planning Director Debbie Pedro, Assistant Planner Carol Borck

Planning Director Pedro called the roll.

Oral Communications

None

4a. Architectural Review for Electrification of Existing Entry Gate, 33 Grove Drive, Lands of Jernick, File #: 36-2014

Koch advised that the project was continued to a date uncertain at the request of the applicant.

4b. Continuing Review, Architectural Review for New Residence, Detached Garage, Shed, and Pool, 110 Shawnee Pass, Lands of Wookey, File #: 37-2014

Borck presented the October 27, 2014 staff report on this continuing review of plans for residential development of the subject 1.03-acre property. She noted that, overall, preliminary comments offered at the conclusion of the October 13th meeting were generally positive, but a number of comments were offered concerning the front yard landscaping plan and the existing chain link fencing along the rear property line.

Borck summarized the plan modifications that included:

- Shifting the home eight feet away from the northern property line;
- Reducing the breezeway/carport area to a small garden area, which would eliminate the two additional guest parking spaces;
- Lowering the height of the ridge line at the breezeway from approximately 17 feet to approximately 14 feet;
- Creating a buffer of native plants between the front yard lavender and the street;
- Notation that the existing oleanders along the northern property line will be phased out.

She noted that the proposed landscape plan was conceptual, and that a final, detailed planting plan would need to be submitted with the building permit application. Borck stated that the conceptual plan did not respond to the ASCC direction provided at the preliminary meeting to modify the existing chain link fence at the rear property line. She advised that the architect's transmittal explained the applicant's desire to retain the existing chain link fencing. Borck stated

DRAFT UNAPPROVED MINUTES

that the ASCC did have the option under Town ordinance to require modifications to the fencing as the site is undergoing a substantial project.

Carter Warr, project architect, was present to discuss the project with ASCC members. He stated that he took no exception to the recommended conditions of approval in the staff report with the exception of #4, regarding height corrections to the existing chain link fencing along the rear property line. Mr. Warr presented photographs of the fencing, including the wire extensions and the relation of the fence to the existing grapevines. He noted that much of the fencing did not exceed six feet in height, and that it was not visible from anywhere else on the property. He explained that the green post extensions could be removed, but that complete removal of the fence and replacement with a six foot wood fence would be much more visible to both neighbors. He advised that the rear neighbor had commented that he did not have any issues with the existing chain link fencing.

In response to questions, Mr. Warr clarified that:

- There was no intention to remove any of the landscaping at the chain link fence.
- The vegetable garden fencing would be wood and wire.
- The shed would be finished in the same colors and materials as the house.

Public comments were then requested, and none were offered. ASCC members then discussed the proposal.

Commissioners were generally supportive of the project and agreed that the chain link fencing along the rear property line could remain in place as long as both neighbors were in agreement. They concurred that the green post extensions should be removed and that the fence conform to the six foot height limit. Additionally, commissioners supported the phased removal of the oleanders along the northern side property line with the condition that the landscaping plan include a five-year plan to completely eliminate them.

Following discussion, Breen moved, seconded by Ross, and passed (4-0) to approve the revised plans with the following conditions:

1. The proposed site plan shall be modified to show that the first twenty feet of driveway measured from the edge of pavement of the existing street or road shall be paved with asphalt or concrete.
2. The applicant shall submit cut sheets or samples for the proposed patio and driveway paving for review and approval by the Planning Director prior to building permit issuance.
3. A final, detailed planting plan addressing the issues set forth in the October 27, 2014 staff report shall be submitted for review and approval by a designated ASCC member prior to building permit issuance. The plan shall also provide for a five-year phasing out schedule of the oleanders along the northern side property line.
4. The green post extensions on the rear property line chain link fence shall be removed prior to building permit final inspections so that the fence conforms to the six-foot maximum height limit.
5. Elevation details for new fencing at the garden, rear of the breezeway, side of the garage, northern side of the house, and connecting from the existing front yard fencing

DRAFT UNAPPROVED MINUTES

to the southern corner of the new home shall be submitted for review and approval by a designated ASCC member prior to building permit issuance.

6. A construction staging and tree protection plan shall be submitted for review and approval by the Planning Director prior to building permit issuance.

5a. Architectural Review for Garage Remodel, 6 Stonegate Road, Lands of Heron, File #: 38-2014

Borck presented the October 27, 2014 staff report for this proposal for approval of plans for remodeling of an existing garage on the subject 1-acre property located along the Portola Road corridor. She stated that the existing garage was built under permit in 1971 and was set back 20 feet from the side property line parallel to Portola Road. She advised that for parcels located within this one-acre zoning district and having a side or rear property line contiguous with Portola Road, Town ordinance states that an accessory structure may come within 25 feet of the Portola Road right-of-way if the ASCC finds that the structure cannot be seen from Portola Road or that existing and/or proposed plantings will largely obscure the structure. She said that if the garage were to be constructed today, it would need to be set back at least five feet further from the Portola Road corridor with ASCC approval.

Borck advised that the project proposed to match the existing colors and materials of the existing residence, and that white windows with particularly wide frames and pane dividers were installed in the house as part of a 1998 ASCC-approved project. She stated that the ASCC would need to determine if the use of white windows on the garage is acceptable or if a darker color that conforms to the Town's 50% LRV requirement would need to be selected. She noted that the structure is well-screened by existing fencing and trees along the Portola Road corridor, and that although the brighter stucco finish would be more visible than the existing dark wood siding, the much needed update would bring the garage into a more similar character to the existing home. She stated that although the garage is visible from Portola Road, it appeared that the ASCC could make the finding that the existing planting and fencing largely obscure the structure, and that the structure may remain in its current location.

Elaine Heron, applicant, and Margaret Wimmer, project architect, were present to discuss the project with ASCC members. Ms. Wimmer summarized the background of the garage design and the need for repairs and remodeling of the structure. She provided a photo exhibit of the property as viewed from the Portola Road corridor to illustrate the effectiveness of the existing vegetation and fencing in screening views to the structure.

In response to a question, Ms. Wimmer stated that two lights would be adequate for the front elevation of the garage.

Clark suggested that the window facing Portola Road have a framing and trim color that complies with the Town's light reflectivity guidelines.

Koch supported two lights at the front elevation of the garage and questioned whether the proposed sconce at the rear garage elevation was necessary as there was no door at that location. Ms. Wimmer indicated that this light could be eliminated from the plans.

Public comments were then requested, and none were offered. ASCC members then briefly discussed the proposal.

DRAFT UNAPPROVED MINUTES

Commissioners expressed general support for the project and agreed that:

- The finding per Section 18.58.020 D3a of the Portola Valley Municipal Code could be made, and that the existing structure may remain in its current location.
- The window facing Portola Road should have framing and trim that comply with Town's 50% color light reflectivity guideline.
- The proposed sconce at the rear elevation of the garage should be eliminated.

Following discussion, Ross moved, seconded by Breen, and passed (4-0) to approve the proposed plans with the following conditions:

1. The cut sheet for the proposed exterior sconce light shall be submitted to the satisfaction of the Planning Director prior to building permit issuance.
2. A construction staging and tree protection plan shall be submitted to the satisfaction of the Planning Director prior to building permit issuance.
3. The exterior lighting plan shall be modified to: 1) eliminate one light from the front elevation of the garage; and 2) eliminate the one light proposed at the rear elevation of the garage.
4. The framing and trim for the window facing Portola Road shall comply with the Town's 50% color light reflectivity guidelines, and the other two windows on the structure may have white framing and trim. A sample of the proposed color for the window facing Portola Road shall be submitted to the satisfaction of the Planning Director prior to building permit issuance.

5b. Architectural Review for New Barn, Arena Expansion, and Site Development Permit X9H-682, 15 Los Charros Lane, Lands of Sabel, File #: 41-2014

Borck presented the October 27, 2014 staff report for this proposal for approval of plans for a new 478 square foot barn with attached 560 square foot covered tack up area and a site development permit for riding arena expansion on the subject 1-acre property. She stated that the existing barn would be demolished, and the existing arena would be expanded from approximately 1,300 square feet to approximately 2,700 square feet. She advised that the plans called for 288 cubic yards of grading, including 110 cubic yards of fill for the allan block walls at the arena and 178 cubic yards of fill to be used as backfill at the barn retaining wall and for leveling the arena. She stated that review comments received from the Public Works Director and Town Geologist raised no significant issues, and that it was expected that the pending reviews from Woodside Fire and San Mateo County Health would also include standard conditions of approval. Borck noted that no new landscaping was proposed, but that any proposed plantings for the arena's tiered walls would need to be specified with the building permit.

Tom Sabel, applicant, and Carter Warr, project architect, were present to discuss the project with ASCC members. Mr. Warr presented a color rendering of the proposed arena and barn to illustrate the goals of the arena expansion and the design scheme. He stated that it was the applicant's intention to install plantings at the arena walls for screening. He stressed that the off-site view impacts of the barn and arena were minimal.

In response to questions, Mr. Sabel clarified that:

DRAFT UNAPPROVED MINUTES

- The neighboring property has a spring and drainage has been an issue for that property, but not for his.
- He has removed several pine trees from his property and has been relandscaping the property over time.
- He would like to keep the large pine tree on the uphill side of the new barn as it would provide shade for the horses.

In response to questions, Mr. Warr clarified that:

- The color rendering of the arena and barn was not to scale.
- He will be working with San Mateo County Health regarding any septic leachfield regulations.
- There is no lighting proposed at the stairs or path in the rear of the new barn.

Public comments were then requested, and none were offered. ASCC members then discussed the proposal.

Breen enthusiastically supported horsekeeping on the property. She advised that the arena walls should be landscaped. She expressed concern over the possible visibility of the bulbs in the proposed exterior light fixtures from off-site, and that perhaps a different fixture should be proposed. Mr. Warr advised that the fixtures could be fit with LED bulbs that have a solid bottom. He added that the proposed pendant fixture on the upper level deck could be eliminated, and that a step light installed in a post could be an alternate lighting solution for that location.

Breen also asked the applicant if there was any opportunity to open up views for his neighbors by removing additional pine trees. Mr. Sabel advised that his rear neighbor had previously removed trees for his view, and the other neighboring properties did not have views through his property. He added that he was still in the process of determining a timeline for future pine tree removal and landscape planting that would work with his budget.

Ross and Clark also supported an alternative exterior light fixture at the upper level deck and the use of a solid-base LED bulb on the proposed sconce at the main level.

Koch further supported the removal of pine trees to open up views for the property.

Following discussion, Clark moved, seconded by Ross, and passed (4-0) to approve the proposed plans and site development permit X9H-682 with the following conditions:

1. The color for the concrete retaining walls shall be specified to the satisfaction of a designated ASCC member prior to building permit issuance.
2. The site plan shall be modified so that the proposed barn complies with all setback regulations.
3. All arena fencing located within the 50-foot front setback shall be off-set one foot from the allan block retaining wall to the satisfaction of the Planning Director at the time of final inspections.

DRAFT UNAPPROVED MINUTES

4. The location of the manure storage bin shall be specified on the site plan to the satisfaction of the Planning Director.
5. The proposed exterior pendant light at the barn's upper level deck shall be replaced with rail or post-type lighting. The revised lighting plan and fixture cut sheet shall be submitted to the satisfaction of a designated ASCC member prior to building permit issuance.
6. The proposed exterior sconce at the barn's lower level shall be fit with an LED bulb having a solid bottom. The revised lighting plan shall include this specification to the satisfaction of the Planning Director prior to building permit issuance.
7. A detailed construction staging and tree protection plan shall be submitted to the satisfaction of the Planning Director prior to building permit issuance. The tree protection plan shall include the recommendations of the project arborist report dated 7/29/14.
8. A detailed planting plan for the allan block retaining walls shall be submitted to the satisfaction of a designated ASCC member prior to building permit issuance.
9. Compliance with conditions set forth in the October 15, 2014 memo from the Public Works Director.
10. Compliance with conditions set forth in the October 20, 2014 letter from the Town Geologist (Cotton, Shires, and Associates).
11. Compliance with all conditions from pending reviews by Woodside Fire Protection District and San Mateo County Environmental Health.

Commission and Staff Reports

Pedro announced that there would be a joint ASCC/Planning Commission meeting at 4pm on 11/10/14 for new residence at 40 Antonio Court.

Breen reported that she had reviewed revised landscaping plans for 230 Shawnee Pass.

Clark reported that he had reviewed follow-up conditions for 229 Corte Madera.

Koch confirmed that the retirement dinner for Tom Vlasic is on 11/3/14.

Minutes

Breen moved, Ross seconded to approve the October 13, 2014 minutes as submitted. The motion passed 4-0.

Adjournment

The meeting was adjourned at 8:30 p.m.