



**TOWN OF PORTOLA VALLEY  
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)  
Monday, November 23, 2015  
7:00 PM – Regular ASCC Meeting  
Historic Schoolhouse  
765 Portola Road, Portola Valley, CA 94028**

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**7:00 PM – REGULAR AGENDA\***

1. Call to Order:
2. Roll Call: Commissioners Breen, Clark, Koch, Sill and Chair Ross
3. Election of Vice Chair:
4. 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.

5. New Business:
  - a. Architectural Review for Addition and Remodeling and Swimming Pool, File # 18-2014, 180 Golden Oak Drive, Kunkel Residence (Staff: C. Borck)
6. Commission and Staff Reports:
7. Approval of Minutes: October 26, 2015
8. 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.

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

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

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**ASSISTANCE FOR PERSONS WITH DISABILITIES**

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

**PUBLIC HEARINGS**

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

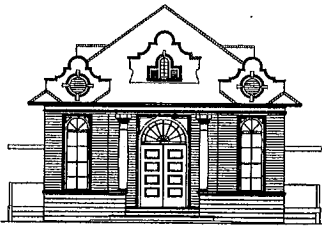
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This Notice is Posted in Compliance with the Government Code of the State of California.

Date: November 19, 2015

CheyAnne Brown  
Planning Technician

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# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO:** ASCC

**FROM:** Carol Borck, Assistant Planner

**DATE:** November 23, 2015

**RE:** Architectural Review for an Addition and Major Remodel and a New Swimming Pool, File # 18-2014, 180 Golden Oak Drive, Kunkel Residence

### 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 addition subject to the findings in Attachment 1 and conditions of approval in Attachment 2 and any other conditions which may be necessary based on the ASCC's review.

### BACKGROUND

This proposal is for the approval of plans for an 822 square foot addition and a major interior remodel to an existing three-story residence on the 3.8-acre property. The site's street frontage is located on the north side of Bear Gulch Road; however, the property is accessed by a driveway easement through California Water Service Company's parcel 079-101-300 which is located between 170 and 190 Golden Oak Drive (see attached vicinity map). Additionally, the subject property has, and is utilizing, an easement for driveway turnaround and parking on the 50 Alhambra Court property. The lot was created as part of the Alpine Hills No. 3 subdivision (Tract 718, April 1955) and is located in the R-E/1A zoning district.

The site currently contains an existing 5,208 square foot three-story contemporary style home with an attached garage. The site is moderately to steeply sloped, and the home is located on a graded pad in the southwestern corner of the property. A majority of the site is densely forested with oak trees and has been left in a natural condition. Approximately half of the property north and east of the existing residence is designated as "Ms" and "Ps" on the Town's Geologic Movement Potential Map. Ms designates moving shallow landslides and would not be permitted for development. Ps is identified as unstable material, and development in this area would be subject to review and approval by the Town Geologist. The most geologically suitable location on the property for development is within the area of the existing improvements. The site is further constrained by a 20'W x 100'L easement for California Water Service and an approximately 80'W x 150'L septic drainfield and parking easement for 155 Bear Gulch Road,

as shown on Sheet A1.1. Surrounding uses include single-family homes to the north, east, and west and a California Water Service tank to the south.

The proposal is further described in the set of architectural and landscape plans received on September 30, 2015 (Attachment 7). In addition to the plans, the project submittal includes the information listed below:

- Grant of Easement, recorded June 18, 2015
- Exterior Lighting Cut Sheets, received on March 31, 2014
- Outdoor Water Efficiency Checklist, received on March 31, 2014
- Colors/Materials Board (to be available at ASCC meeting), received on March 31, 2014

## **CODE REQUIREMENTS**

As required by sections 18.64.010.1 and 18.48.020 of the Zoning Code, this application has been forwarded to the ASCC for review because the addition is over 400 square feet and the proposed a floor area concentration in the main structure is higher than 85% of the allowed total floor area for the site. In addition to the Municipal Code, the Design Guidelines is used to evaluate the project.

## **DISCUSSION**

The scope of the project includes the net addition of 822 square feet and significant renovation to the existing three-story residence. A total of 1,655 square feet would be added to the structure, while 619 square feet would be removed from the existing third floor and 214 square feet removed from the lower floor (garden room). The renovated home would be updated to a more contemporary modern style with flat roof forms and would consist of a main and lower level. A roof terrace over the northwest portion of the home would be accessed via stairs from the main level deck.

Areas of existing decking, patios, and lawn in the rear yard would be removed, and concrete patios, wood decking, and a swimming pool would be constructed. Pool equipment is proposed to be completely enclosed and located under the proposed rear concrete decking in the support structure (Sheet A1.5). This decking extends outward over the downhill slope just beyond the pool and is approximately 12 feet above the existing grade. Site wall elevations on the downhill side vary from one-half to two feet along planting walls to approximately seven and one-half feet at the pool wall.

The project proposes 34 cubic yards of fill that will be used to smooth the downhill contours on the south end of the covered "garden patio" and create smaller useable areas for planting adjacent to the new ipe decking and rear patio. As the total proposed grading is under 50 cubic yards, a site development permit is not required pursuant to PVMC Section 15.12.070.

The site is served by an existing septic system. As the proposal involves an increase in the number of bedrooms, the building permit will be subject to review by San Mateo County Environmental Health. Any requirements of the County, e.g., a water test or expansion of the system, would be a condition of building permit issuance.

The neighbor at 155 Bear Gulch Road has partial view of the existing home and rear decks. There are some existing screening trees along the southern property line and in the southeast

area of the property that will help soften views to the structure, and additional screen planting is proposed and discussed below. Homes 400 feet across the ravine at the end of Tagus Court also have partially screened views to the site; however, these views will not change significantly with the project.

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

The project proposes a floor area of 6,030 square feet concentrated in the main structure, which is 94.3% 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 proposed impervious surface is 4,655 square feet and well below the 10,522 square foot limit.

The proposed structure complies with the 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 home is 29'2". As the existing structure has a maximum height of 36'6", the home will now be in compliance with Town height regulations.

The proposed structure complies with front and north side yard setbacks, while taking advantage of the zoning ordinance averaging provision (PVMC 18.52.050) at the rear and south side property lines. The west corner of the garage would encroach a distance of one and one-half feet into the rear yard setback, while the overall average setback of 20 feet is maintained. The front elevation of the home would encroach a maximum distance of two feet, ten-inches at the master bedroom closet, while the overall average setback of 20 feet is maintained.

**Findings for main building floor area in excess of the 85% limit.** In order to grant the request to allow 94.3% 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:

- 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 home has a floor area concentration of 81.5% and will increase to 94.3%. The proposed addition creates 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 increased site disturbance and tree removal. Siting of a detached structure would also be constrained by existing steep slopes, unstable geology, and easements located on the property. Staff has prepared recommended findings of approval for the main building floor area to exceed the 85% limit (Attachment 1).

### **Parking**

Required parking in the R-E/1A zoning district is two covered spaces and two guest spaces. The garage will continue to provide the required two covered spaces, and the parking pad located in the easement on 50 Alhambra will be expanded to accommodate both a compliant firetruck turnaround and two guest parking spaces.

### **Exterior materials and finishes, exterior lighting, and skylights**

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

- Redwood siding
- Cement plaster in medium gray, LRV approximately 40%
- Dark bronze windows and railings, LRV approximately 10%
- Pamy pebbles for roofs
- Stainless steel and glass guardrails
- Concrete walls/patios in gray-brown

The proposed exterior lighting for the residence is shown on Sheets A1.5 and A1.6 and cut sheets are provided on Sheet A0.5. The proposed recessed downlight is to have a white ring which is not compliant with Town regulations, and an alternate color that meets the 50% light reflectivity limit will need to be selected. In general, the numbers and locations of proposed lighting on the home appear in compliance with Town lighting guidelines, although one downlight could be eliminated along the front entry and one or two downlights could be eliminated along the rear, main level deck (Sheet A1.6). There are four wall lights proposed at the roof terrace. There are existing floodlights on the home, and these will be removed with the renovation.

Landscape lighting is presented on Sheet L1.1 and appears to be in general compliance with Town lighting guidelines. There are two underwater lights proposed for the water feature at the home's entry, and these are typically discouraged by the Town. There is one light proposed for the spa and one light proposed for the pool.

One skylight over the laundry and one skylight over the master bathroom are proposed. All lighting proposed in the area of the skylights should be downward directed and installed below the skylight.

### **Landscaping, fencing, and construction staging**

The proposed planting (Sheet L4.0), while generally located in close proximity to the home and improvements, appears somewhat dense overall. Town planting guidelines support natural

landscape solutions with random groupings and less linear forms. Some overall thinning of the proposed materials would allow new plantings to blend more naturally with existing site conditions. Twenty 5-gallon *Myrica californicas* are proposed south of the residence to provide screening between the site and the home at 155 Bear Gulch. The placement of screen planting in this location appears appropriate; however, the plantings may be more effective if they were reduced in number, clumped in a more natural fashion and increased in size, particularly as the plantings flow downslope. Additionally, consideration might be given to adding another plant species within this screening so as not to create a hedge of *Myrica californica*.

Seven ornamental trees around the house, one non-significant redwood at the north elevation of the garage (15"), and two non-significant redwoods (14" and 8") in the area of the adjusted driveway radius (Sheet A1.4) will be removed with the project. No lawn is proposed, and the existing sod will be removed with the pool and patio improvements. Gravel paths lined by 6- to 18-inch high dry stack rock walls are proposed to wind down into the oak forest for enjoyment of the natural woodland. (Did Conservation Committee review the landscape plan?)

The existing chainlink fencing located at the northern end of the property will be removed and new six-foot high wood and wire fencing is proposed to connect at the garage and extend down into the northern end of the property (Sheet L1.1). Existing chain link and wire fencing along the southern property line is proposed to be removed, and new six-foot high wood and wire fencing will be installed. As permitted under the 50 Alhambra easement, a four-foot high, solid board trash enclosure will be constructed adjacent to the parking pad. No pool fencing is proposed, and the pool will be fitted with a locking cover to meet Building Code security requirements.

A detailed construction staging and tree protection plan will need to be submitted with the building permit. As there is limited area for on-site construction staging and parking, the plan will need to identify how and where over-flow parking will be handled.

#### **"Sustainability" aspects of project**

Sheet A0.4 provides the Build-It-Green checklist targeting 169 points for the project, whereas, 50 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.

#### **NEIGHBOR COMMENTS**

No public comments have been received as of the writing of this report.

#### **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 23<sup>rd</sup> ASCC meeting.

#### **Attachments**

1. Recommended Findings of Approval

2. Recommended Conditions of Approval
3. Vicinity Map
4. Grant of Easement, dated 6/18/15
5. Exterior Lighting Cut Sheets, received on 3/31/14
6. Outdoor Water Efficiency Checklist, received on 3/27/14
7. Architectural plans, received 9/30/15

Report approved by: Debbie Pedro, Planning Director



Recommended Findings of Approval  
to Exceed the 85% Floor Area Limit for a Single Building  
180 Golden Oak Drive, Kunkel Residence, File #18-2014

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

- 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.***

The floor area concentration of the main structure will increase from 81.5% to 94.3%. The proposed addition/renovation will bring the structure's height into compliance with Town regulations and will utilize the existing building pad. The additions and site improvements will extend into areas which are currently landscaped and will not create a significant impact on the sloping and forested property. A detached structure would be constrained by with the site's steep slopes, unstable soils, and existing oak woodland and likely require increased site disturbance and tree removal.

- 2. *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.***

The existing three-level home will be reduced in height by 7' 4" with the proposed project and is not located within a significant view corridor.

- 3. *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.*** The addition/renovation will utilize the existing building pad and will expand into areas of existing landscaping. Proposed landscape screen planting will help to soften views of the structure from neighboring properties.

- 4. *The building will be in keeping with the character and quality of the neighborhood.***

The proposed project is designed to create a proper balance and harmony with the surrounding neighborhood and the structure will be updated to a more contemporary style architecture that is common in the area.

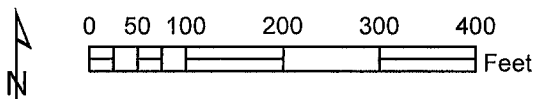
Recommended Conditions of Approval for Addition and Remodeling  
180 Golden Oak Drive, Kunkel Residence, File #18-2014

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. All existing flood lights and non-compliant lighting (including up-lighting, lights hung in trees, ornamental landscape lighting, and fixtures with clear glass) on the home and on site shall be removed prior to final inspections.
3. A trim color for the proposed downlight that complies with the Town's 50% color light reflectivity value shall be selected to the satisfaction of Planning staff prior to building permit issuance.
4. A detailed construction staging and tree protection plan shall be submitted to the satisfaction of Planning staff prior to building permit submittal. This plan shall include provisions for off-site parking and/or shuttling.



Vicinity Map



APN 079-101-360 180 Golden Oak Dr  
October 2015

2015-063538

12:58 pm 06/18/15 ES Fee: 33.00

Count of Pages 7

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



\* R 0 0 0 2 0 4 4 3 8 0 \*

RECORDING REQUESTED BY:

Joachim Kunkel

WHEN RECORDED MAIL TO:

Joachim Kunkel  
180 Golden Oak Dr.  
Portola Valley, CA  
94028

THIS SPACE FOR RECORDER'S USE ONLY

GRANT OF EASEMENT FOR  
DRIVEWAY TURNAROUND FOR AUTOMOBILES  
AND EMERGENCY VEHICLES AND AUTOMOBILE  
X PARKING PURPOSES


7

TITLE OF DOCUMENT

DOCUMENTARY TRANSFER TAX DUE  NO CONSIDERATION

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.

COMPUTED ON FULL VALUE LESS LIENS/ENCUMBRANCES REMAINING THEREIN AT TIME OF SALE.

X  Declarant's signature (or agent)

Joachim Kunkel Firm Name

CITY OF Portola Valley  UNINCORPORATED

ASSESSOR PARCEL # 079-0101-050 (GRANTOR)

079-0101-360 (GRANTEE)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(Additional Recording Fee Applies)  
(Govt. Code 27361.6)

BH Draft 12/1/14

RECORDING REQUESTED BY:

WHEN RECORDED, MAIL TO:

Joachim Kunkel  
180 Golden Oak Drive  
Portola Valley, CA 94028

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## GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GAVIN HERMAN CHRISTENSEN and PATRICIA HAYES CHRISTENSEN as Trustees of the G & P Christensen Family Trust ("Grantors"), as owners of the real property described in Exhibit A, attached hereto and incorporated herein by reference ("Grantor Property"), hereby grant to JOACHIM KUNKEL and BEATE KUNKEL ("Grantees"), as owners of the real property described in Exhibit B, attached hereto and incorporated herein by reference ("Grantee Property"), an appurtenant easement over a portion of the Grantor Property, such portion being described in Exhibit C, attached hereto and incorporated herein by reference ("Easement Area") in accordance with the following agreements and conditions to which Grantees agree:

1. Use of Easement Area. The Easement Area shall be used for driveway "turnaround" for automobiles and emergency vehicles and automobile parking purposes. Grantors give Grantees permission to improve the Easement Area with paving, curbs, grass, lawn, trash can enclosure and a fence but not with any buildings or permanent structures. The fence, if any, between the Easement Area and the adjacent Grantor Property shall have a gate for Grantors' use, and the grade of the Easement Area shall be even with the grade of the adjacent Grantor Property, all to facilitate Grantors' use of the Easement Area per paragraph 8, below.
2. Construction, Maintenance and Insurance. The construction of improvements in the Easement Area and the maintenance of the area shall be at no expense to Grantors. Grantees agree to maintain the Easement Area in good condition and repair and in compliance with all governmental statutes, ordinances, rules and regulations. Grantees agree to carry any hazard or earthquake insurance as they desire for the improvements on the Easement Area. Grantors shall have no obligation to carry any hazard or earthquake insurance on such improvements.
3. Reservation of Ownership. Grantors reserve any and all rights in and to the Easement Area not inconsistent with the full enjoyment by Grantee of the rights granted hereby.
4. Condition of Title. This grant is subject to all valid and existing easements, liens, encroachments or claims of title which may affect the Easement Area and the word "grant" as used herein shall not be considered as a covenant or warranty against the existence of such easements, liens, encumbrances or claims of title.
5. Indemnity and Hold Harmless. Grantees agree to indemnify and hold harmless Grantors from and against any and all cost, damage or liability, whether to persons or property (including property of Grantors) which may, in whole or in part, directly or indirectly, result from or in any way arise out of or in connection with Grantees' use, exercise or enjoyment of rights and privileges hereunder or in the performance of any of Grantees' obligation hereunder. This clause shall not apply to the extent Grantors or their invitees are negligent or willful and have caused the damage.
6. Termination of Easement. In the event the Easement Area is no longer used for the purposes stated in paragraph 1, this easement shall terminate and all rights hereunder shall revert to Grantors or their successors in interest. In that event, Grantees agree to remove all improvements from the Easement Area and restore it to its original condition, and provide Grantors with a quitclaim deed in recordable form effective to quitclaim to Grantors all rights granted to Grantees hereunder.

7. Easement is Appurtenant. The easement granted hereby and the agreements herein are appurtenant to the Grantee Property, and this instrument shall run with the land and bind and inure to the benefit of the parties hereto and their successors in interest in the respective Grantor Property and Grantee Property.
8. Use by Grantors. Grantees hereby give Grantors permission to use the driveway to Grantee Property and/or the Easement Area for ingress and egress from the public street to the Grantor Property for pedestrian and bicycle passage and, when necessary or desirable, for protection or maintenance of Grantor Property. If Grantors desire to enter with an automobile, trailer or truck, Grantors agree to give Grantees at least 2 days notice (except in an emergency, when Grantors shall give as much notice as possible, considering the circumstances) of the time when Grantors intend to make such an entry. Such an entry by automobile, trailer or truck is not intended to be a regular use, but only when necessary or desirable for the protection or maintenance of Grantor Property. Grantors agree to indemnify and hold harmless Grantees from and against any and all cost, damage or liability, whether to persons or property (including property of Grantees) which may, in whole or in part, directly or indirectly, result from or in any way arise out of or in connection with Grantors' use, exercise or enjoyment of rights and privileges hereunder. Grantors agree to pay for any repairs for damage to the driveway by Grantors' or their invitees' use of the driveway. Grantors shall not be liable for any damage to the driveway to the extent Grantees or their invitees are negligent or willful, or Grantees or their invitees have caused said damage.
9. Addresses for Notices. Whenever formal notice to either party is required or permitted under this Agreement, Grantors and Grantees agree to provide both telephonic or written notice (by certified mail, return receipt requested or delivery to the party's mailbox) to the following address for the recipients:

To Grantors:

Gavin H. Christensen and Patricia H. Christensen  
50 Alhambra Court  
Portola Valley, CA 94028  
Telephone Number: (650) 851-1988

To Grantees:

Joachim Kunkel and Beate Kunkel  
180 Golden Oak Drive  
Portola Valley, CA 94028  
Telephone Number (415) 370-8414

Notices shall be effective upon receipt at the address or telephone number (including by answering machine) but any telephone notice shall be immediately followed up with written notice. Either party may change its address for notices by sending a notice to the other party stating the new address or telephone number for notices.


10. Attorneys Fees. In the event of any litigation or arbitration between the parties arising out of this agreement, the prevailing party shall be entitled to recover from the losing party, in addition to costs, reasonable attorneys fees.

IN WITNESS WHEREOF, the undersigned Grantor and Grantee have executed this GRANT OF EASEMENT.

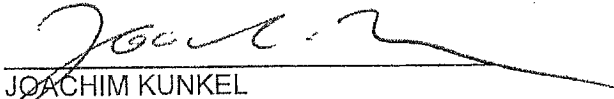
Dated: March 12, 2015

Grantors:

  
GAVIN HERMAN CHRISTENSEN  
As Trustee as stated above.

  
PATRICIA HAYES CHRISTENSEN  
As Trustee as stated above.

Grantees:

  
JOACHIM KUNKEL

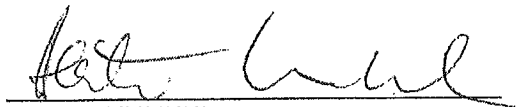
  
BEATE KUNKEL

EXHIBIT A, GRANTOR PROPERTY

THE REAL PROPERTY LOCATED IN THE CITY OF PORTOLA VALLEY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS LOT 8 IN BLOCK 2, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "TRACT NO. 711 ALPINE HILLS UNIT 2, SUBDIVISION OF RANCHO EL CORTE MADERS, SAN MATEO COUNTY, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON MARCH 17, 1955, IN BOOK 41 OF MAPS, AT PAGES 40 TO 42, INCLUSIVE. APN: 079-101-050

EXHIBIT B, GRANTEE PROPERTY

THE REAL PROPERTY LOCATED IN THE CITY OF PORTOLA VALLEY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY OF SAN MATEO ON MAY 24, 2013 AS INSTRUMENT NO. 2013-078671. APN 079-101-360.

EXHIBIT C, EASEMENT AREA

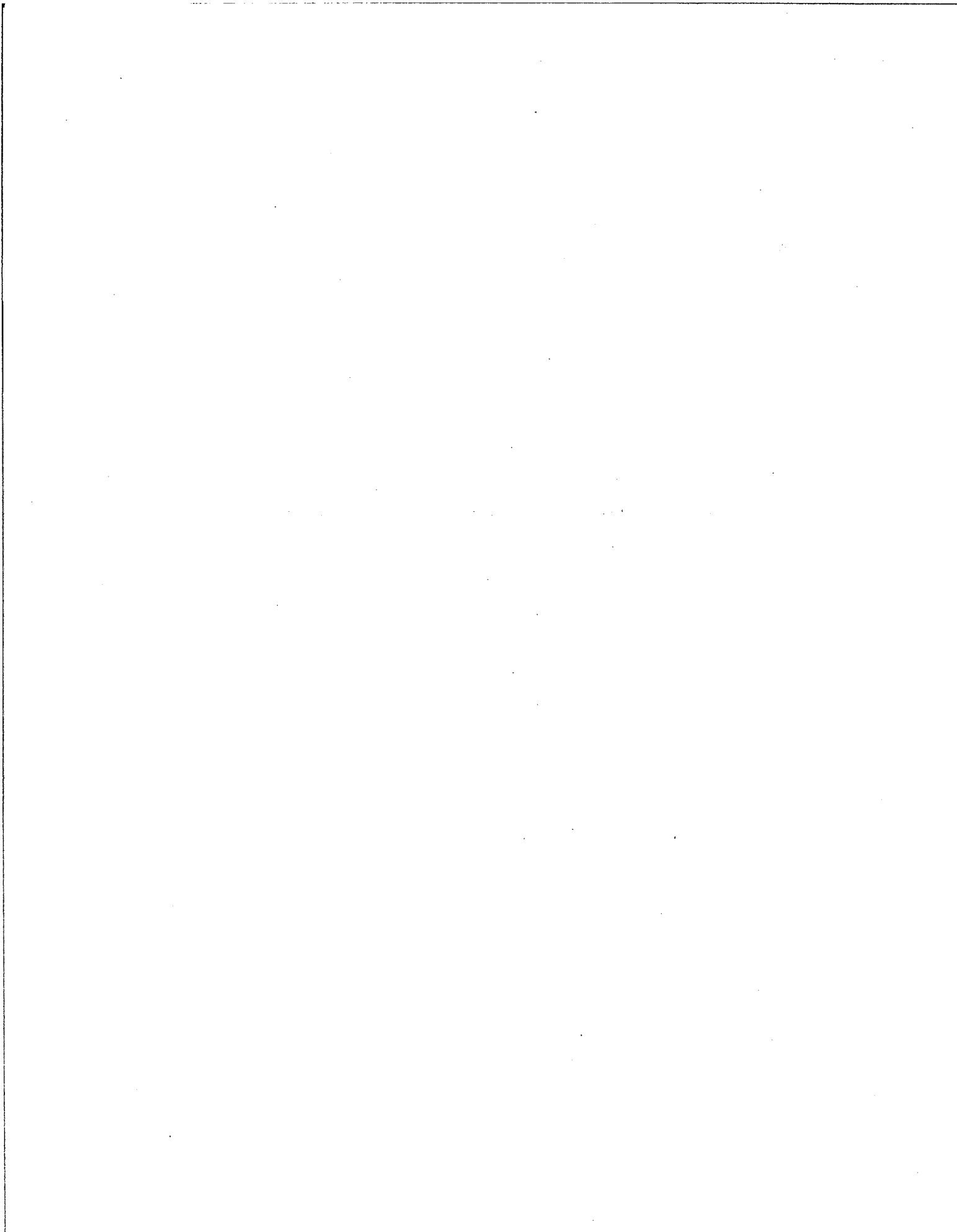
EXHIBIT C-1, LEGAL DESCRIPTION:

THE REAL PROPERTY LOCATED IN THE CITY OF PORTOLA VALLEY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING A PORTION OF GRANTOR PROPERTY AS DESCRIBED ABOVE, SUCH PORTION BEING DESCRIBED AS FOLLOWS:

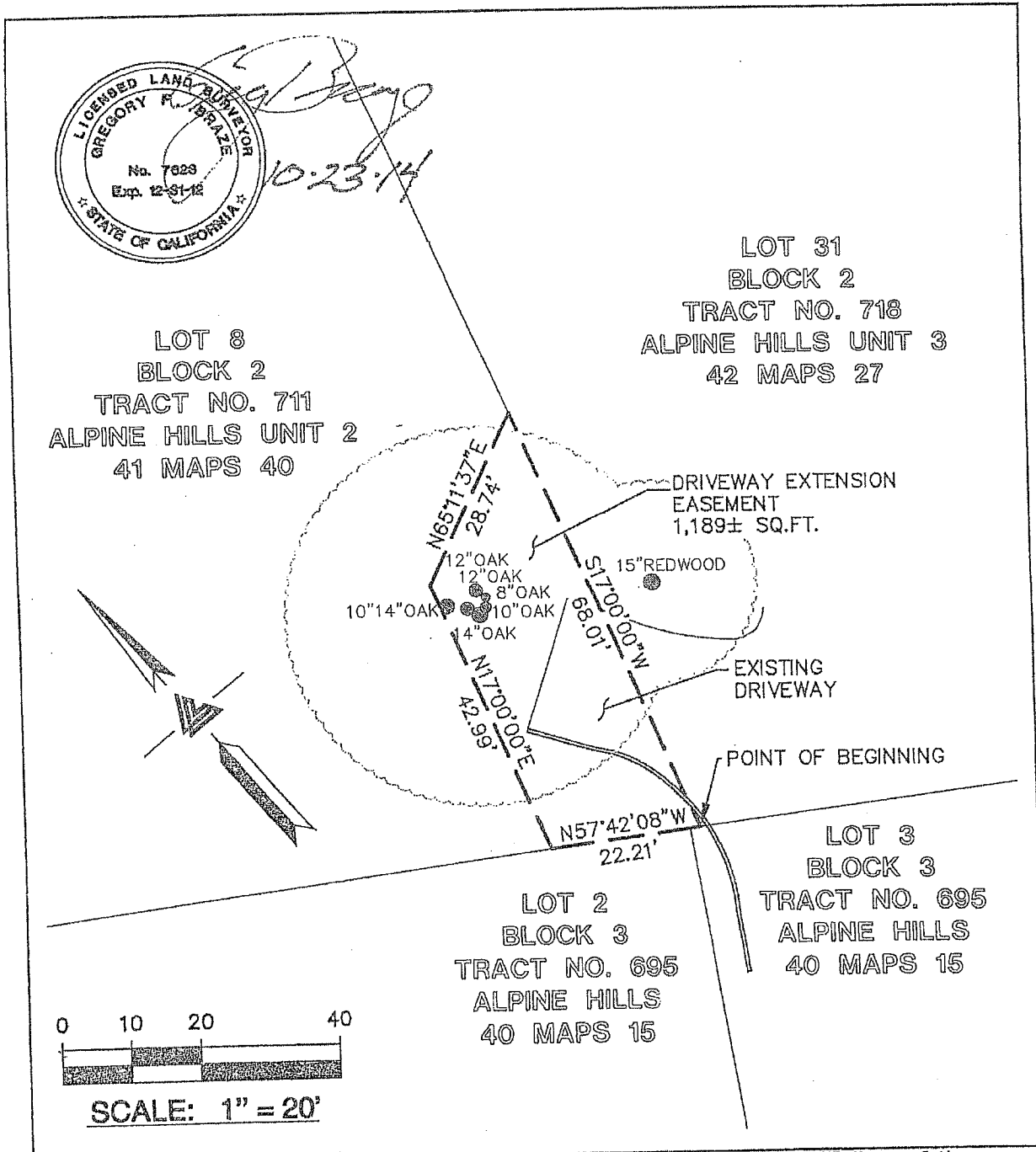
BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 8 AS DESCRIBED IN EXHIBIT A, ABOVE, THENCE ALONG THE SOUTHERLY LINE OF LOT 8, NORTH 57° 42' 08" WEST, 22.21 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 17° 00' 00" EAST 42.99 FEET; THENCE NORTH 65° 11' 37" EAST, 28.74 FEET TO A POINT ON THE EASTERLY LINE OF LOT 8; THENCE ALONG SAID EASTERLY LINE OF LOT 8 SOUTH 17° 00' 00" 68.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,189 SUARE FEET, MORE OR LESS

AS DEPICTED ON EXHIBIT C-2







*[Handwritten Signature]*  
 10.23.14

**LICENSED LAND SURVEYOR**  
**GREGORY F. BRAZE**  
 No. 7828  
 Exp. 12-31-12  
 STATE OF CALIFORNIA

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

BAY AREA REGION 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (P) (510) 887-4088 (F) (510) 887-3019 WWW.LEABRAZE.COM	SACRAMENTO REGION 3017 DOUGLAS BLVD, # 300 ROSEVILLE, CA 95661 (P) (916) 966-1338 (F) (916) 797-7363
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**EXHIBIT "C-2"**  
**PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR DRIVEWAY EXTENSION EASEMENT**  
**TOWN OF PORTOLA VALLEY, CALIFORNIA**

JOB NO 2130389      SCALE: 1" = 20'

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

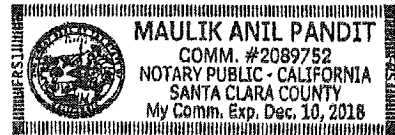
State of California  
County of Santa Clara

On APRIL 20, 2015 before me, MAULIK ANIL PANDIT, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Beate Kunkel and Joachim Kunkel  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in ~~his~~ ~~her~~ their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Mandit (Seal)

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

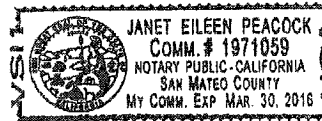
State of California  
County of SAN MATEO)

On MAY 5 2015 before me, JANET E. PEACOCK, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared GAVIN H. CHRISTENSEN and PATRICIA H. CHRISTENSEN  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Janet E Peacock* (Seal)

**DESCRIPTION - H4 LED DOWNLIGHT TRIMS - UPDATE**

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

**SPECIFICATION FEATURES**

**MECHANICAL**

**Baffles and Reflectors**

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

**Trim Rings**

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

Thickness dimensions:  
0.120" at OD and 0.180" at ID.

**FEATURES**

- Superior optical design provides high lumen output, smooth beam distribution, and good visual comfort
- Precision design and materials for a high-quality fit and finish
- Multiple trim options allow Halo H4 LED recessed downlights to be used in a wide range of interior spaces
- High-quality standard and plated finishes
- Diffuse dome polycarbonate lens models offer a familiar "bulb-like" appearance, and are impact resistant
- Solite® lensed trims offer high-clarity glass for high-lumen transmission along with a subtle diffusion of source brightness
- Solite® and Diffuse Dome Lensed models are UL/cUL listed for Wet Location, protected ceilings, and are IP66 Ingress Protection rated for dust and water
- Polymer shower trim features a non-electrically conductive plastic "dead front". One piece baffle and ring, and lens are formed from plastics - special polymers to meet Halo performance and quality standards.

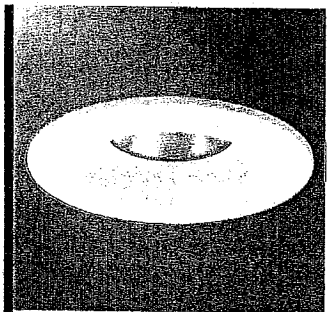
Catalog #		
Project		
Comments		Date
Prepared by		

- H4 LED trims offer ENERGY STAR® Qualification when used with designated Halo H4 LED Light Engines\*
- Can be used to meet State of California Title 24 and International Energy Conservation Code – IECC High Efficacy requirements when used with designated LED Light Engines\*

\*Refer to compliance matrix

**Warranty**

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



**H4 LED Downlight Trims Update**

**TL402, TL403, TL408, TL409, TL410, TL411, TL422**

**4-Inch LED Trims**

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

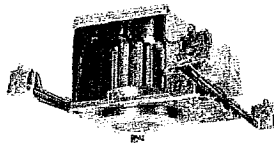
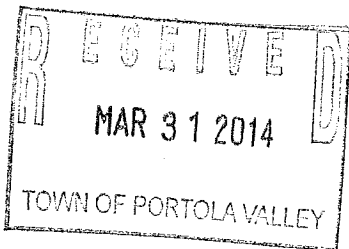
**Complete fixture consists of H455 or H456 Series LED Housing, EL4058xx Series Light Engine and TL4 Series LED trim.**

**High Efficacy LED**

**#4561CAT120D Housing. + EL405827 LIGHT ENGINE**

**Compatible with H4 LED Light Engines**

Model	Color Temperature
<b>2700°K</b>	
EL405827	2700°K
<b>3000°K</b>	
EL405830	3000°K
<b>3500°K</b>	
EL405835	3500°K
<b>4000°K</b>	
EL405840	4000°K

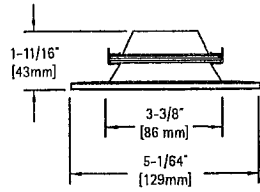
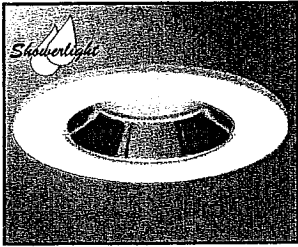


Qualified & Compliant as designated with LED Light Engine and Trim. Refer to LED Compliance Matrix and Light Engine Specifications.

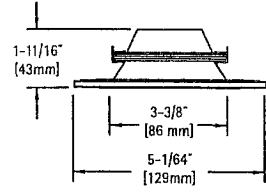
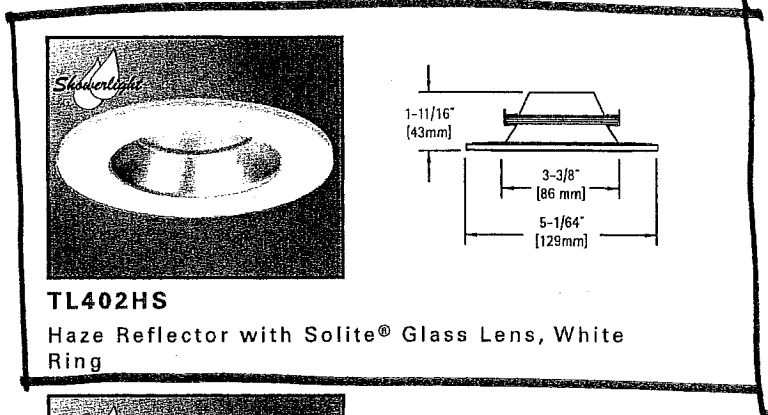
H4 LED DOWNLIGHT SERIES – LED TRIMS UPDATE

**REFLECTOR AND BAFFLE TRIMS WITH SOLITE® GLASS LENS**

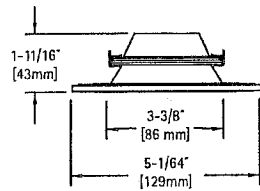
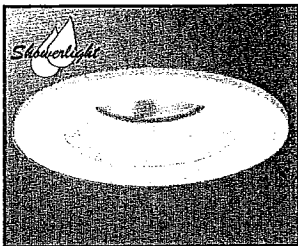
Wet Location Listed For Shower Applications



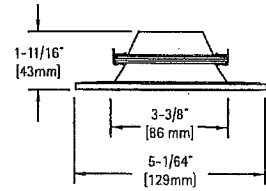
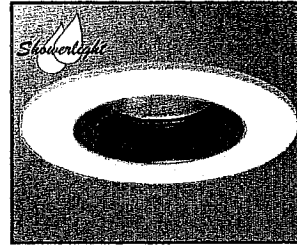
**TL402SCS**  
Specular Clear Reflector with Solite® Glass Lens, White Ring



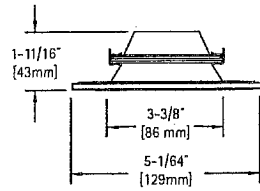
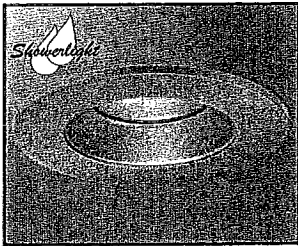
**TL402HS**  
Haze Reflector with Solite® Glass Lens, White Ring



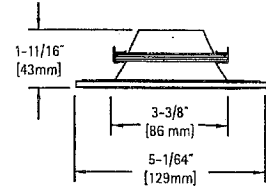
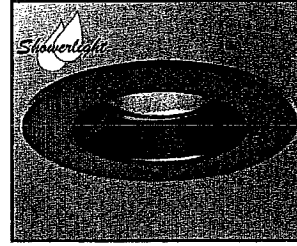
**TL402WHS**  
White Reflector with Solite® Glass Lens, White Ring



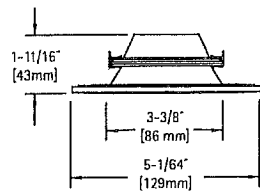
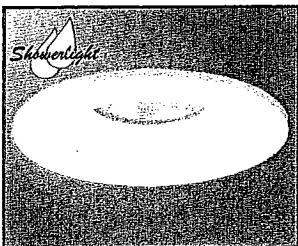
**TL402SBKS**  
Specular Black Reflector with Solite® Glass Lens, White Ring



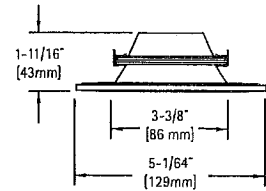
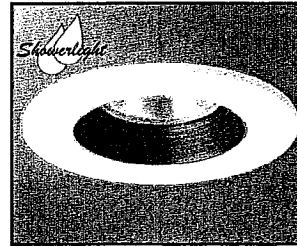
**TL402SNS**  
Satin Nickel Reflector with Solite® Glass Lens, Satin Nickel Ring



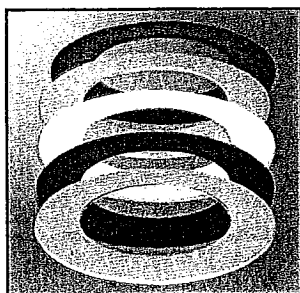
**TL402TBZS**  
Tuscan Bronze Reflector with Solite® Glass Lens, Tuscan Bronze Ring



**TL403WBS**  
White Baffle with Solite® Glass Lens, White Ring



**TL403BBS**  
Black Baffle with Solite® Glass Lens, White Ring



**TRM400**

Designer Trim Rings

- Optional accessory
- Die-cast trim ring
- Thin Profile provides subtle ceiling appearance (.120" at OD and .180 at ID)
- For use with TL4 round trims (not compatible with TLS4 square trims)

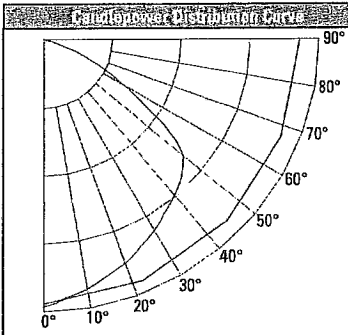
TRM400TBZ	Tuscan Bronze	TRM400BK	Black
TRM400SN	Satin Nickel	TRM400PC	Polished Chrome
TRM400WH	White		

PHOTOMETRY

**Wall Wash, Semi-Specular Clear Reflector, Specular Wall Wash Optic TL409WW**

Spacing Criteria = 1.24  
Lumens per Watt = 42.02 LpW  
Test No. P21178

Test Model: EL405830 (3000K LED light engine)



Candela	
(Average Candela/M <sup>2</sup> )	
Degrees	Avg. 0° Luminance
45	35203
55	32442
65	18662
75	6666
85	2828

Candela	
Degrees Vertical	Candela
0	278
5	270
15	255
25	238
35	220
45	202
55	151
65	64
75	14
85	2
90	0

2'		
Distance from Ceiling (ft)	Initial Nadir Foot Candles	Beam Diameter (ft)
1'	15.6	15.8
2'	24.6	27.8
3'	15.0	16.2
4'	8.9	9.6
5'	5.8	5.9
6'	3.6	3.8
7'	2.5	2.5
8'	1.7	1.8
9'	1.3	1.3
10'	1.0	1.0

3'		
Distance from Ceiling (ft)	Initial Nadir Foot Candles	Beam Diameter (ft)
1'	13.8	9.0
2'	20.2	20.7
3'	12.6	13.6
4'	7.7	8.5
5'	5.0	5.4
6'	3.3	3.6
7'	2.3	2.4
8'	1.6	1.7
9'	1.2	1.3
10'	0.9	0.9

Zone	Lumens	% Lamp	% Fixture
0-30	217	N/A	61.1
0-40	347	N/A	84.7
0-60	534	N/A	98.3
0-90	576	N/A	100

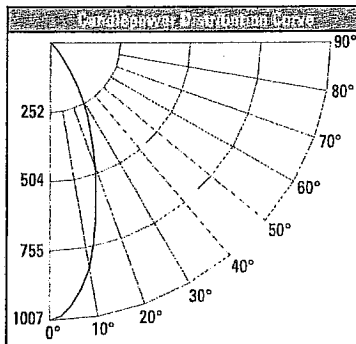
Color Temperature as tested: 3000°K				
Color Temperature	2700°K	3000°K	3500°K	4000°K
Multiplier	0.9397	1.0000	1.0553	1.1055

Representative photometric test reports are as illustrated in combination with Halo H4 LED Light Engines in 3000°K color temperature. For relative lumen values with other color temperatures options in Halo LED use the appropriate multiplier.

**Square Baffle Trim with Solite® Regressed Lens - TLS408WHWB**

Spacing Criteria = 0.62  
Lumens per Watt = 41.4 LpW  
Test No. P21157

Test Model: EL405830 (3000K LED light engine)



Candela	
(Average Candela/M <sup>2</sup> )	
Degrees	Avg. 0° Luminance
45	5925
55	2578
65	2041
75	1904
85	1414

Candela	
Degrees Vertical	Candela
0	1007
5	954
15	650
25	353
35	136
45	34
55	12
65	7
75	4
85	1
90	0

Beam of Light		
Distance to Illuminated Plane	Initial Nadir Foot Candles	Beam Diameter (ft)
5' 6"	33	5.8
7' 0"	21	7.4
8' 0"	16	8.4
9' 0"	12	9.5
10' 0"	10	10.6

Zone	Lumens	% Lamp	% Fixture
0-30	428	N/A	75.4
0-40	516	N/A	90.8
0-60	556	N/A	97.8
0-90	568	N/A	100

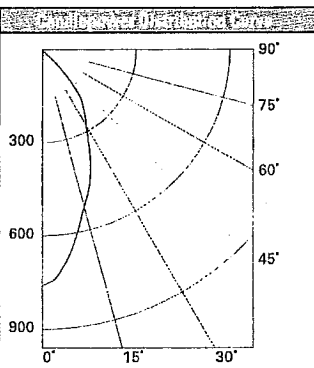
Color Temperature as tested: 3000°K				
Color Temperature	2700°K	3000°K	3500°K	4000°K
Multiplier	0.8905	0.9476	1.0000	1.0476

Representative photometric test reports are as illustrated in combination with Halo H4 LED Light Engines in 3000°K color temperature. For relative lumen values with other color temperatures options in Halo LED use the appropriate multiplier.

**Specular Clear, Solite Lens TL402SCS**

Spacing Criteria = 0.7  
Lumens per Watt = 43.53 LpW  
Test No. P20078

Test Model: EL405835 (3500K LED module)



Candela	
(Average Candela/M <sup>2</sup> )	
Degrees	Avg. 0° Luminance
45	15694
55	2795
65	2042
75	953
85	1415

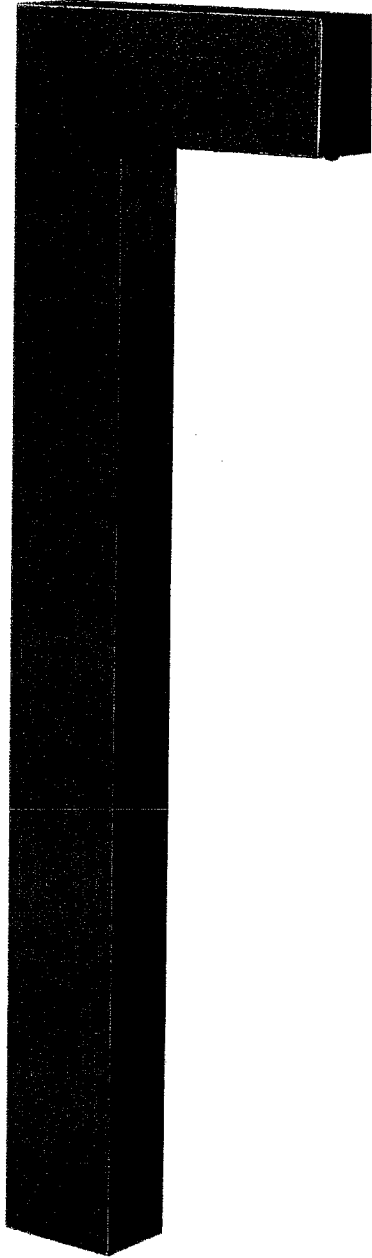
Candela	
Degrees Vertical	Candela
0	751
5	702
15	516
25	358
35	231
45	90
55	13
65	7
75	2
85	1
90	0

Beam of Light		
Distance to Illuminated Plane	Initial Nadir Foot Candles	Beam Diameter (ft)
5' 6"	25	7.1
7' 0"	15	9.0
8' 0"	12	10.3
9' 0"	9	11.6
10' 0"	8	12.9

Zone	Lumens	% Lamp	% Fixture
0-30	375	N/A	61.1
0-40	519	N/A	84.7
0-60	603	N/A	98.3
0-90	613	N/A	100

Color Temperature as tested: 3500°K				
Color Temperature	2700°K	3000°K	3500°K	4000°K
Multiplier	0.8905	0.9476	1.0000	1.0476

Representative photometric test reports are as illustrated for downlighting include open and lensed trims in combination with Halo H4 LED Light Engines in 3500°K color temperature. For relative lumen values with other color temperatures options in Halo LED use the appropriate multiplier.

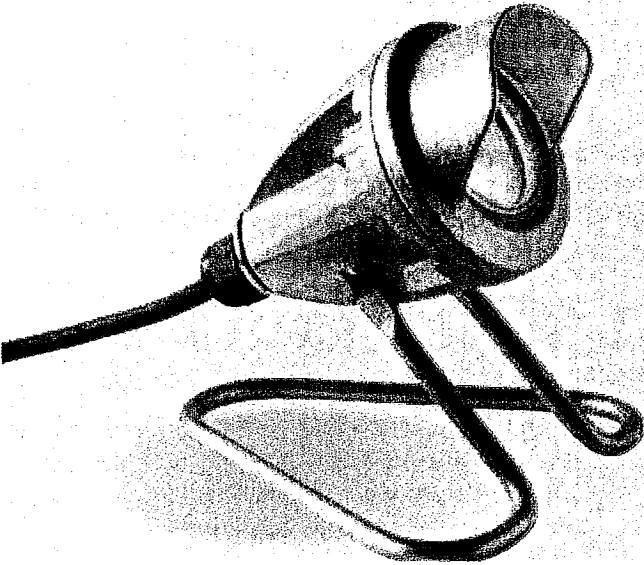


<b>ATLANTIS 1518HE-LED</b>	
HEMATITE	

MATERIAL	ALUMINUM
GLASS	ETCHED GLASS LENS
WIDTH	6.5"
HEIGHT	22.0"
EXTENSION	-
TTO	-
BACKPLATE HEIGHT	-
BACKPLATE WIDTH	-
BULB	ONE 2.3W IPL LED INCLUDED.
VOLTAGE	12V
UPC	640665151855

NOTES:

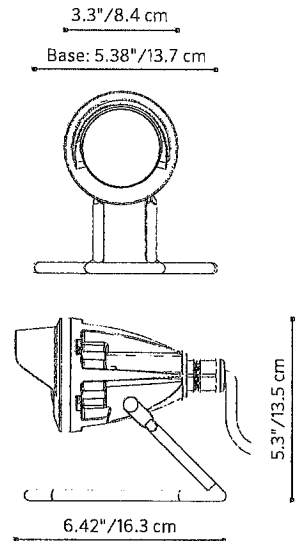
AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'



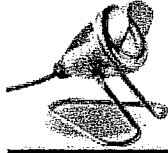
The soothing ambiance created by a landscape water feature can be beautifully enhanced with well designed lighting. The LL produces a powerful light source that can be used to illuminate plants, rocks, fish or a cascading waterfall. Filter options allow you to control shape, color and strength of light output.

## LL: Underwater Light

NUMBER OF LEDs	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LIFE (L70)	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL (Use to size the lighting controller)	2.4	4.5	13.5	13.5
WATTS USED	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	25.4	31	31.8	31.1
MAX LUMENS	-	133	282	378
CCT (Ra)	68.5	67.9	80.2	67.5







# LL: Underwater Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

FIXTURE CODE	LAMP CODE	FINISH OPTIONS
<b>1</b> LL	<b>2</b> 1 LED (50,000 avg. life hours) 3 LED (50,000 avg. life hours) 6 LED (50,000 avg. life hours) 9 LED (50,000 avg. life hours)	<b>3</b> BS

**METALS**



BS = Natural Brass



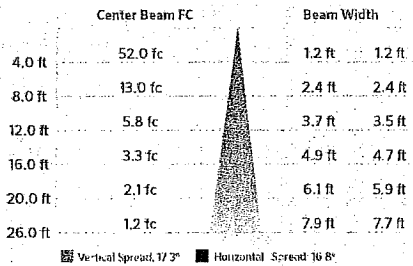
All LL underwater lights come standard with amber, green, blue and frosted filters

The LL includes your choice of LED board, 30' cable, and Natural Brass finish.

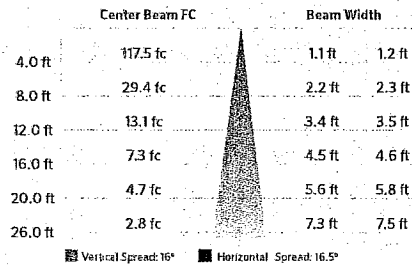
EXAMPLE: LL-3LED-BS = LL - 3 LEDs - Natural Brass Finish

**PHOTOMETRICS:**

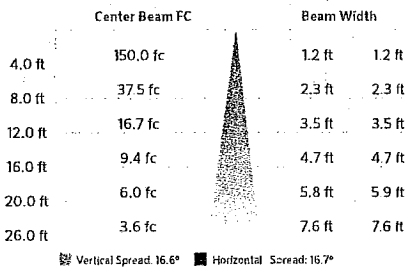
LL 3LED ILLUMINANCE AT A DISTANCE



LL 6LED ILLUMINANCE AT A DISTANCE

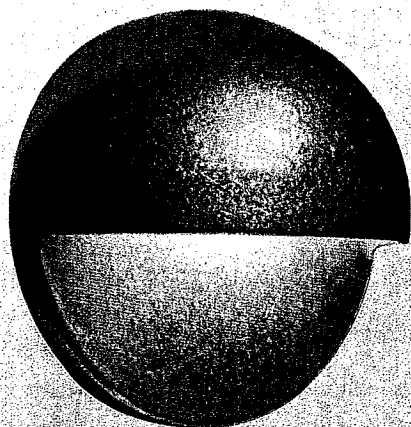


LL 9LED ILLUMINANCE AT A DISTANCE



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

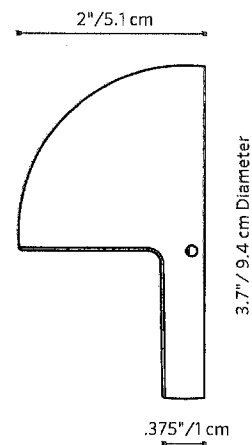
For information on ZD technology please refer to the Luxor page in the Lighting Control section.

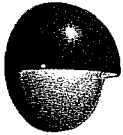


*The MS comes to the FX LED line as an immediate favorite thanks to its close relative the MM. The MS takes all the great features of the MM and adds the energy efficiency and long life of LED. Changeable filters and available in Brass or Powdercoat allow you to add glow at night and during the day.*

## MS: Wall Light

NUMBER OF LEDs:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL (Use this number to size the transformer):	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY):	25
MAX LUMENS:	52
CCT (Ra):	78.5





# MS: Wall Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

FIXTURE CODE	LAMP CODE	FINISH OPTIONS
<b>1</b> MS	<b>2</b> 1 LED (50,000 avg. life hours)	<b>3</b> XX <i>(see options to right)</i>

The MS includes a 1LED board and your choice of finish and 10 ft. lead wire.

EXAMPLE: MS-1LED-BZ = MS - 1 LED - Bronze Metallic Finish

## PHOTOMETRICS:

MS 1LED ILLUMINANCE AT A DISTANCE





	Center Beam FC	Beam Width	
1.7 ft	11.63 fc	1.9 ft	3.6 ft
3.3 ft	2.91 fc	3.8 ft	7.3 ft
5.0 ft	1.29 fc	5.8 ft	10.9 ft
6.7 ft	0.73 fc	7.7 ft	14.6 ft
8.3 ft	0.47 fc	9.6 ft	18.2 ft
10.0 ft	0.32 fc	11.5 ft	21.8 ft

Vertical Spread: 59.8° Horizontal Spread: 95.0°










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

For information on ZD technology please refer to the Luxor page in the Lighting Control section.


### METALS

-  AB = Antique Bronze\* (On Brass)
-  AT = Antique Tumbled\* (On Brass)
-  BS = Natural Brass
-  NP = Nickel Plate

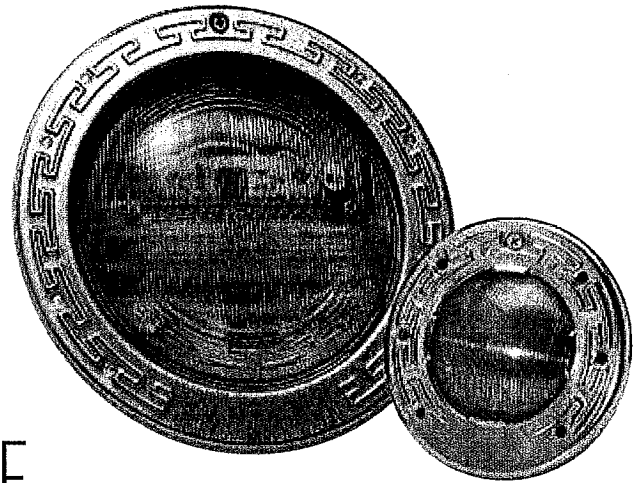
### POWDERCOAT

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

\* May require longer lead time

 All MS wall lights come standard with amber, and frosted filters

# THE MOST ENERGY-EFFICIENT LIGHTS AVAILABLE



IntelliBrite 5g Pool Light

IntelliBrite 5g Spa Light

IntelliBrite® 5g Color-Changing Underwater LED Lights feature LED technology—the wave of the future in energy efficiency, lifetime value, quality of light and the ability to control it.

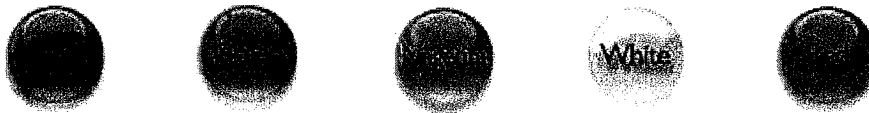
With IntelliBrite 5g lights, combinations of individual colored LED lights are mixed and matched to achieve a vibrant spectrum of colors\*. These combinations are power sequenced to illuminate and cycle through colors at varying speeds, and in different sequences of color. With its custom reflector and innovative lens design, the IntelliBrite 5g light is the most efficient underwater LED light available.

- IntelliBrite 5g pool lights provide vivid illumination using less than half the energy of competing LED lights.
- Consuming only 26 watts for pool lights and 18 watts for spa lights, IntelliBrite 5g color-changing LED lights use significantly less energy than traditional incandescent and halogen pool lights.
- Cool running LED lights are durable, solid-state technology with no internal filament to wear out.
- Unlike many LED pool lights, IntelliBrite 5g lights continue to work even when a single LED goes out.
- Set one of 5 predetermined fixed colors to match the mood for the evening...and change as desired.
- Select from 7 popular pre-programmed light shows. Selections include slow scrolls through various color ranges from a mesmerizing and calming routine, to rapid-fire color changes that build energy and excitement for your evening.
- Enjoy the even distribution of light combined with a custom reflector and lens designed to eliminate glare and "hot spots".

The result is a virtually endless range of dramatic underwater lighting effects at your command. Poolside nights go from great to spectacular.

\*Light intensity and light color may vary from pool to pool depending upon a number of factors including, but not limited to light location, plaster color, pool depth/shape/geometry, overall lighting, etc.

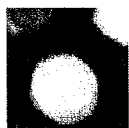
## Fixed color choices



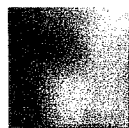
## Standard light choices



**SAm Mode:**  
Cycles through the color spectrum of the SAm® Light



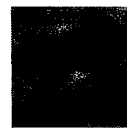
**Party Mode:**  
Rapid color changing builds energy and excitement



**Romance Mode:**  
Slow transition for a mesmerizing and calming routine



**California Sunset Mode:** Dramatic transitions of orange, red and magenta tones



**American Mode:**  
Patriotic red, white and blue transition



**Caribbean Mode:**  
Transitions between a variety of blues and greens



**Royal Mode:**  
Cycle that selects only rich, deep tones of color



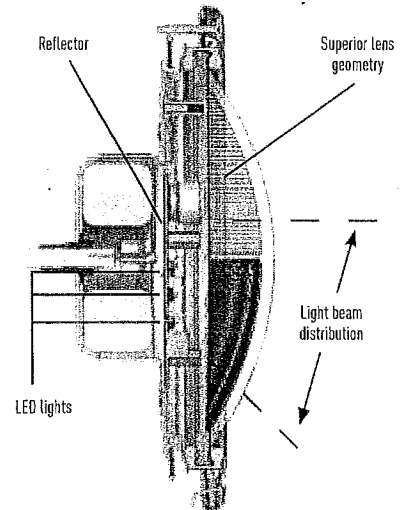
**NO OTHER LED LIGHT OFFERS THE EFFICIENCY OR FREEDOM OF INTELLIBRITE 5G LIGHTS**

Pentair engineers have raced past competing LED lights in a number of ways.

- A superior reflector design assures more light is directed toward the pool bottom to further increase intensity and color effects, while minimizing glare.
- The IntelliBrite 5g light's lens geometry provides a choice of a wide angle light position for greater underwater coverage and reflection or a narrow angle light position for increased underwater light intensity and distance.

- IntelliBrite 5g lights work with IntelliTouch® or EasyTouch® Control Systems, the ultimate choices in pool, spa and poolscape equipment automation. In effect, you transfer programming and control of IntelliBrite lights to a central system that controls all your other backyard and pool features.

IntelliBrite 5g lights are clearly the new standard in color-changing underwater lighting creativity and value.



*Drawing shows lens and reflector design which combine to provide superior light beam distribution*



UL listed only when using Pentair fixtures for use in swimming pools, spas and water fountains

# OUTDOOR WATER USE EFFICIENCY CH

## To Be Completed by Applicant

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

Signature

Date

TOWN OF PORTOLA VALLEY

### Project Information

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

Applicant Name (print): JOSEPH HUETTL Contact Phone #: 925 937-6400

Project Site Address: 180 GOLDEN OAK DR, PORTOLA VALLEY, CA

Project Area (sq.ft. or acre): 3.71 # of Units: 1 # of Meters: 2 Agency Review (Pass) (Fail)

For a single family project, or a single family development project, enter this information on an average, per unit basis. For all other projects, input an aggregate value for the entire project.	Total Landscape Area (sq.ft.): <u>9650</u>	<input type="checkbox"/> Tier 1 (1,000 - 2,500 sq.ft.)	<input type="checkbox"/>	<input type="checkbox"/>
	Turf Irrigated Area (sq.ft.): <u>0</u>	<input checked="" type="checkbox"/> Tier 2 (> 2,500 sq.ft.)	<input type="checkbox"/>	<input type="checkbox"/>
	Non-Turf Irrigated Area (sq.ft.): <u>9400</u>		<input type="checkbox"/>	<input type="checkbox"/>
	Special Landscape Area (SLA) (sq.ft.): <u>0</u>		<input type="checkbox"/>	<input type="checkbox"/>
	Water Feature Surface Area (sq.ft.): <u>1560 POOL + 60 FOUNTAIN = 1620</u>			

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



**EXISTING FLOOR AREA**

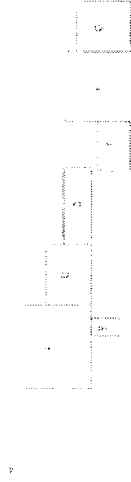
**PROPOSED FLOOR AREA**



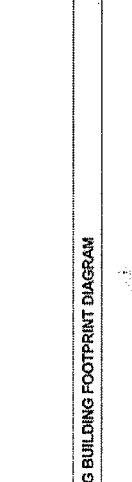
**UPPER LEVEL AREA PLAN - EXISTING**  
 1/4" = 1'-0"



**MAIN LEVEL AREA PLAN - EXISTING**  
 1/4" = 1'-0"



**LOWER LEVEL AREA PLAN - EXISTING**  
 1/4" = 1'-0"



LEVEL	AREA	AREA (SQ FT)	PERCENTAGE
UPPER LEVEL	A	14,844	100%
	B	14,844	100%
	C	248,595	1,675%
MAIN LEVEL	D	2,125	100%
	E	2,125	100%
	F	2,125	100%
LOWER LEVEL	G	442	100%
	H	442	100%
	I	442	100%
TOTAL	J	2,125	100%
	K	2,125	100%
	L	2,125	100%

LEVEL	AREA	AREA (SQ FT)	PERCENTAGE
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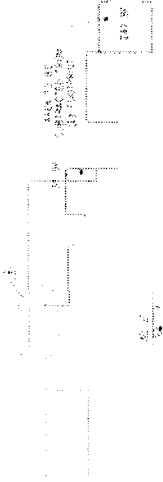
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	H	442	100%
	I	442	100%
TOTAL	J	2,125	100%
	K	2,125	100%
	L	2,125	100%

**EXISTING BUILDING FOOTPRINT DIAGRAM**



**EXISTING FOOTPRINT**

**EXISTING IMPERVIOUS SURFACE**

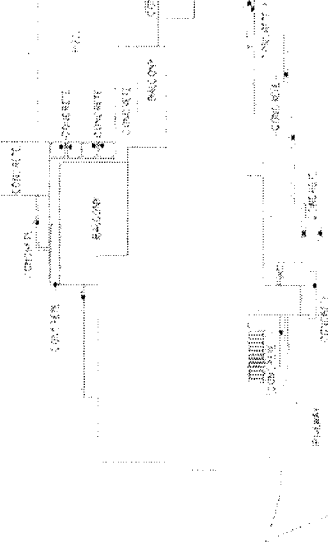


**PROPOSED BUILDING FOOTPRINT DIAGRAM**



**PROPOSED FOOTPRINT**

**PROPOSED IMPERVIOUS SURFACE**



LEVEL	AREA	AREA (SQ FT)	PERCENTAGE
UPPER LEVEL	A	14,844	100%
	B	14,844	100%
	C	248,595	1,675%
MAIN LEVEL	D	2,125	100%
	E	2,125	100%
	F	2,125	100%
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	H	442	100%
	I	442	100%
TOTAL	J	2,125	100%
	K	2,125	100%
	L	2,125	100%

**AREA CALCULATIONS**



**KUNKEL REMODEL**

180 GOLDEN GATE AVENUE  
 SAN FRANCISCO, CA 94102  
 APR.09-101-380

Drawn By: JR  
 Project No: 1307  
 Date: 3/15/14

**GREEN BUILDING REQUIREMENTS**

**A0.4**

**GreenPoint Rater Checklist: Single-Family**  
 The GreenPoint Rater Checklist is a tool used to assess the energy efficiency of a building. It is based on the International Energy Conservation Code (IECC) and the California Green Building Code (CGBC). The checklist is used to determine the energy efficiency of a building and to provide recommendations for improvement.

**Kunkel Addition & Remodel**

Item	Requirement	Compliance	Notes
1	Energy Efficient Windows	Y	
2	Energy Efficient Doors	Y	
3	Energy Efficient Roofing	Y	
4	Energy Efficient Siding	Y	
5	Energy Efficient Foundation	Y	
6	Energy Efficient Insulation	Y	
7	Energy Efficient Ventilation	Y	
8	Energy Efficient Heating	Y	
9	Energy Efficient Cooling	Y	
10	Energy Efficient Water Heating	Y	
11	Energy Efficient Lighting	Y	
12	Energy Efficient Appliances	Y	
13	Energy Efficient HVAC	Y	
14	Energy Efficient Mechanical	Y	
15	Energy Efficient Electrical	Y	
16	Energy Efficient Plumbing	Y	
17	Energy Efficient Fire Protection	Y	
18	Energy Efficient Safety	Y	
19	Energy Efficient Accessibility	Y	
20	Energy Efficient Quality	Y	

0.844 GreenPoint Score

**Kunkel Addition & Remodel**

Item	Requirement	Compliance	Notes
21	Energy Efficient Windows	Y	
22	Energy Efficient Doors	Y	
23	Energy Efficient Roofing	Y	
24	Energy Efficient Siding	Y	
25	Energy Efficient Foundation	Y	
26	Energy Efficient Insulation	Y	
27	Energy Efficient Ventilation	Y	
28	Energy Efficient Heating	Y	
29	Energy Efficient Cooling	Y	
30	Energy Efficient Water Heating	Y	
31	Energy Efficient Lighting	Y	
32	Energy Efficient Appliances	Y	
33	Energy Efficient HVAC	Y	
34	Energy Efficient Mechanical	Y	
35	Energy Efficient Electrical	Y	
36	Energy Efficient Plumbing	Y	
37	Energy Efficient Fire Protection	Y	
38	Energy Efficient Safety	Y	
39	Energy Efficient Accessibility	Y	
40	Energy Efficient Quality	Y	

0.844 GreenPoint Score

**Kunkel Addition & Remodel**

Item	Requirement	Compliance	Notes
41	Energy Efficient Windows	Y	
42	Energy Efficient Doors	Y	
43	Energy Efficient Roofing	Y	
44	Energy Efficient Siding	Y	
45	Energy Efficient Foundation	Y	
46	Energy Efficient Insulation	Y	
47	Energy Efficient Ventilation	Y	
48	Energy Efficient Heating	Y	
49	Energy Efficient Cooling	Y	
50	Energy Efficient Water Heating	Y	
51	Energy Efficient Lighting	Y	
52	Energy Efficient Appliances	Y	
53	Energy Efficient HVAC	Y	
54	Energy Efficient Mechanical	Y	
55	Energy Efficient Electrical	Y	
56	Energy Efficient Plumbing	Y	
57	Energy Efficient Fire Protection	Y	
58	Energy Efficient Safety	Y	
59	Energy Efficient Accessibility	Y	
60	Energy Efficient Quality	Y	

0.844 GreenPoint Score

**Kunkel Addition & Remodel**

Item	Requirement	Compliance	Notes
61	Energy Efficient Windows	Y	
62	Energy Efficient Doors	Y	
63	Energy Efficient Roofing	Y	
64	Energy Efficient Siding	Y	
65	Energy Efficient Foundation	Y	
66	Energy Efficient Insulation	Y	
67	Energy Efficient Ventilation	Y	
68	Energy Efficient Heating	Y	
69	Energy Efficient Cooling	Y	
70	Energy Efficient Water Heating	Y	
71	Energy Efficient Lighting	Y	
72	Energy Efficient Appliances	Y	
73	Energy Efficient HVAC	Y	
74	Energy Efficient Mechanical	Y	
75	Energy Efficient Electrical	Y	
76	Energy Efficient Plumbing	Y	
77	Energy Efficient Fire Protection	Y	
78	Energy Efficient Safety	Y	
79	Energy Efficient Accessibility	Y	
80	Energy Efficient Quality	Y	

0.844 GreenPoint Score

**Kunkel Addition & Remodel**

Item	Requirement	Compliance	Notes
81	Energy Efficient Windows	Y	
82	Energy Efficient Doors	Y	
83	Energy Efficient Roofing	Y	
84	Energy Efficient Siding	Y	
85	Energy Efficient Foundation	Y	
86	Energy Efficient Insulation	Y	
87	Energy Efficient Ventilation	Y	
88	Energy Efficient Heating	Y	
89	Energy Efficient Cooling	Y	
90	Energy Efficient Water Heating	Y	
91	Energy Efficient Lighting	Y	
92	Energy Efficient Appliances	Y	
93	Energy Efficient HVAC	Y	
94	Energy Efficient Mechanical	Y	
95	Energy Efficient Electrical	Y	
96	Energy Efficient Plumbing	Y	
97	Energy Efficient Fire Protection	Y	
98	Energy Efficient Safety	Y	
99	Energy Efficient Accessibility	Y	
100	Energy Efficient Quality	Y	

0.844 GreenPoint Score

**Kunkel Addition & Remodel**

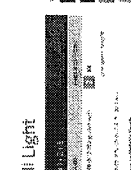
Item	Requirement	Compliance	Notes
101	Energy Efficient Windows	Y	
102	Energy Efficient Doors	Y	
103	Energy Efficient Roofing	Y	
104	Energy Efficient Siding	Y	
105	Energy Efficient Foundation	Y	
106	Energy Efficient Insulation	Y	
107	Energy Efficient Ventilation	Y	
108	Energy Efficient Heating	Y	
109	Energy Efficient Cooling	Y	
110	Energy Efficient Water Heating	Y	
111	Energy Efficient Lighting	Y	
112	Energy Efficient Appliances	Y	
113	Energy Efficient HVAC	Y	
114	Energy Efficient Mechanical	Y	
115	Energy Efficient Electrical	Y	
116	Energy Efficient Plumbing	Y	
117	Energy Efficient Fire Protection	Y	
118	Energy Efficient Safety	Y	
119	Energy Efficient Accessibility	Y	
120	Energy Efficient Quality	Y	

0.844 GreenPoint Score

Author	Author
Checked By	Checked By
Date	Date
3/21/14	3/21/14

**EXLuminaire**


**MS: Wall Light**



MS: Wall Light is a modern, minimalist wall sconce. It features a sleek, rectangular design with a wide, adjustable shade. The fixture is available in multiple finishes, including brushed nickel, chrome, and black. It is designed to provide ambient lighting and is ideal for use in hallways, bedrooms, and living areas.

Finish	Material	Weight	Dimensions (H x W x D)
Brushed Nickel	Aluminum	1.5 lbs	12" x 6" x 4"
Chrome	Aluminum	1.5 lbs	12" x 6" x 4"
Black	Aluminum	1.5 lbs	12" x 6" x 4"

**MS: Wall Light**

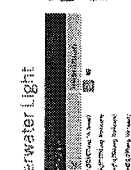


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Black	Aluminum	1.5 lbs	12" x 6" x 4"

**EXLuminaire**


**LL: Underwater Light**



LL: Underwater Light is a modern, minimalist underwater light fixture. It features a sleek, cylindrical design with a wide, adjustable shade. The fixture is available in multiple finishes, including brushed nickel, chrome, and black. It is designed to provide ambient lighting and is ideal for use in bathrooms, bedrooms, and living areas.

Finish	Material	Weight	Dimensions (H x W x D)
Brushed Nickel	Aluminum	1.5 lbs	12" x 6" x 4"
Chrome	Aluminum	1.5 lbs	12" x 6" x 4"
Black	Aluminum	1.5 lbs	12" x 6" x 4"

**LL: Underwater Light**




LL: Underwater Light is a modern, minimalist underwater light fixture. It features a sleek, cylindrical design with a wide, adjustable shade. The fixture is available in multiple finishes, including brushed nickel, chrome, and black. It is designed to provide ambient lighting and is ideal for use in bathrooms, bedrooms, and living areas.

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Brushed Nickel	Aluminum	1.5 lbs	12" x 6" x 4"
Chrome	Aluminum	1.5 lbs	12" x 6" x 4"
Black	Aluminum	1.5 lbs	12" x 6" x 4"

**HINKLEY & R.**


**THE MOST ENERGY-EFFICIENT LIGHTS AVAILABLE**



LED lights are the most energy-efficient lighting available. They last up to 25 times longer than incandescent bulbs and use up to 90% less energy. Hinkley & R. offers a wide variety of LED lighting solutions for your home or business.

Product	Material	Weight	Dimensions (H x W x D)
LED Downlight	Aluminum	1.5 lbs	12" x 6" x 4"
LED Track Light	Aluminum	1.5 lbs	12" x 6" x 4"
LED Recessed Light	Aluminum	1.5 lbs	12" x 6" x 4"

**LED Downlight**

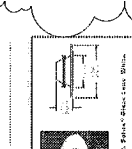


LED Downlight is a modern, minimalist downlight fixture. It features a sleek, cylindrical design with a wide, adjustable shade. The fixture is available in multiple finishes, including brushed nickel, chrome, and black. It is designed to provide ambient lighting and is ideal for use in hallways, bedrooms, and living areas.

Finish	Material	Weight	Dimensions (H x W x D)
Brushed Nickel	Aluminum	1.5 lbs	12" x 6" x 4"
Chrome	Aluminum	1.5 lbs	12" x 6" x 4"
Black	Aluminum	1.5 lbs	12" x 6" x 4"

**HALO**


**LED Downlight**



HALO LED Downlight is a modern, minimalist downlight fixture. It features a sleek, cylindrical design with a wide, adjustable shade. The fixture is available in multiple finishes, including brushed nickel, chrome, and black. It is designed to provide ambient lighting and is ideal for use in hallways, bedrooms, and living areas.

Finish	Material	Weight	Dimensions (H x W x D)
Brushed Nickel	Aluminum	1.5 lbs	12" x 6" x 4"
Chrome	Aluminum	1.5 lbs	12" x 6" x 4"
Black	Aluminum	1.5 lbs	12" x 6" x 4"

**LED Track Light**



LED Track Light is a modern, minimalist track light fixture. It features a sleek, cylindrical design with a wide, adjustable shade. The fixture is available in multiple finishes, including brushed nickel, chrome, and black. It is designed to provide ambient lighting and is ideal for use in hallways, bedrooms, and living areas.

Finish	Material	Weight	Dimensions (H x W x D)
Brushed Nickel	Aluminum	1.5 lbs	12" x 6" x 4"
Chrome	Aluminum	1.5 lbs	12" x 6" x 4"
Black	Aluminum	1.5 lbs	12" x 6" x 4"

LEA & BRAZE ENGINEERING, INC.  
 CIVIL ENGINEERS  
 180 GOLDEN OAK DRIVE  
 PORTOLA VALLEY  
 CALIFORNIA 94028  
 (415) 947-1000  
 WWW.LEABRAZE.COM

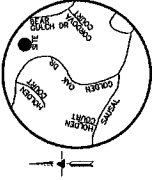
180 GOLDEN OAK DRIVE  
 PORTOLA VALLEY  
 CALIFORNIA

SAN MATEO COUNTY

PARTIAL  
 TOPOGRAPHIC  
 SURVEY

DATE	3-15-13
JOB NO.	215208
SCALE	1"=10'
SHEET NO.	47/01
TOTAL SHEETS	47
REVISIONS	
DATE	BY
11-11-13	
11-11-13	
11-11-13	

SU1  
 1 OF 2 SHEETS



VICINITY MAP  
 1/8" SCALE

LEGEND AND NOTES  
 --- BOUNDARY LINE  
 --- EASEMENT LINE  
 --- FENCE LINE  
 --- ELEC. TELEPHONE CITY OVERHEAD LINE

- 4" ASFA DRAIN
- 4" BACK-FLOW PREVENTOR
- 4" ELECTRIC METER
- 4" GAS METER
- 4" IRRIGATION CONTROL VALVE
- 4" JOINT POLE
- 4" TELEPHONE VAULT
- 4" WOOD WATER VALVE
- 4" SPONGE
- 4" STAINLESS STEEL
- 4" SANITARY SEWER CLEANOUT
- 4" FRESH FLOOR
- 4" ROOF PEAK
- 4" TOP OF SLAB
- 4" MULTIPLE TRUNK
- 4" JUNKIE JAPANESE MAPLE

NOTES  
 1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 2. UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE INDICATIONS.  
 3. EXISTING UTILITIES ARE SHOWN AT THEIR DEPTHS AS SHOWN AT THE TIME OF SURVEY.  
 4. PAVER FLOOR ELEVATIONS ARE TAKEN AT THE DOOR THRESHOLD (EXTERIOR).

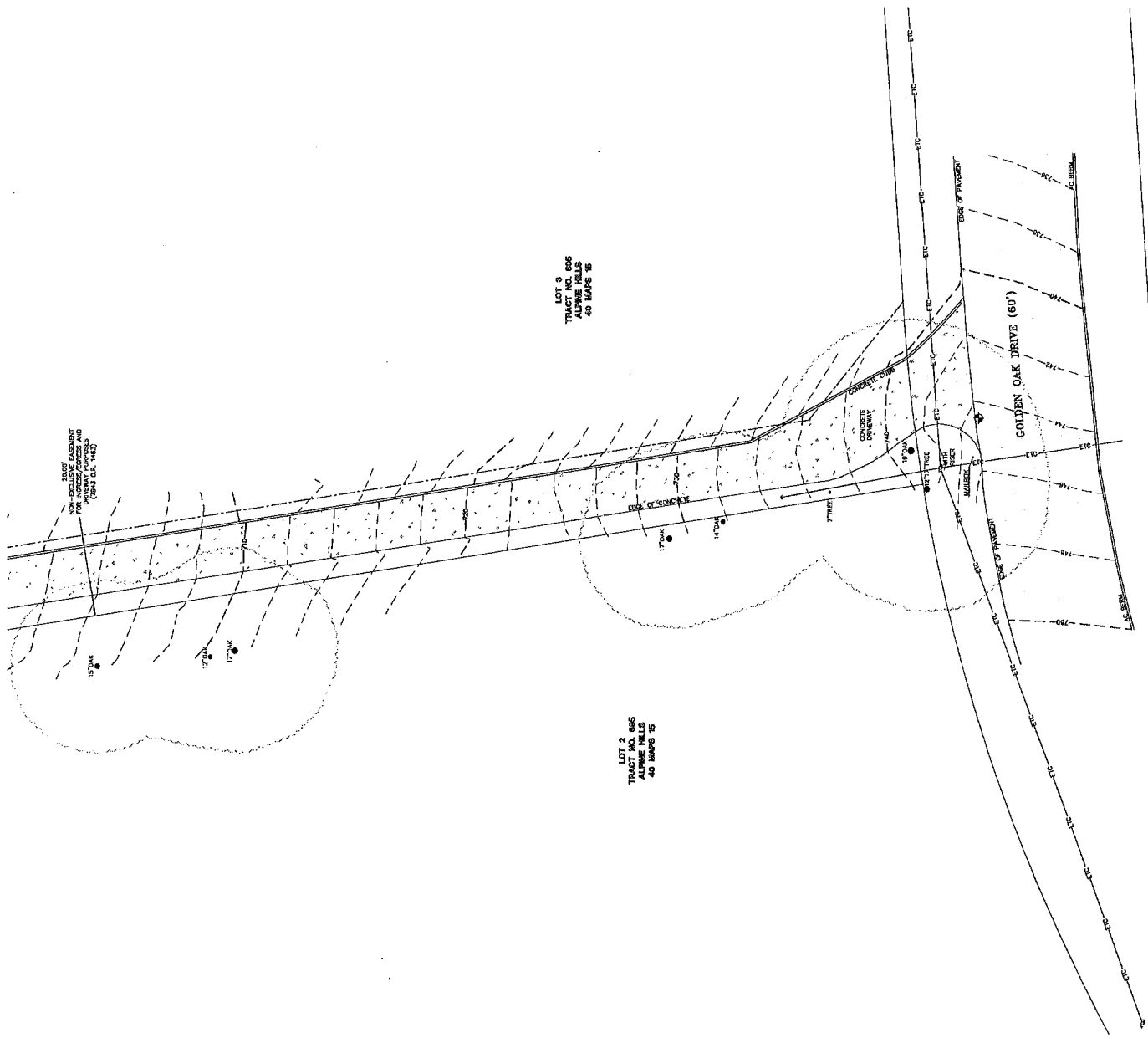
EASEMENT NOTE  
 1. THE EASEMENT IS FOR THE INSTALLATION OF A UTILITY LINE.  
 2. THE EASEMENT IS 10 FEET WIDE.  
 3. THE EASEMENT IS LOCATED AS SHOWN ON THIS PLAN.  
 4. THE EASEMENT IS 10 FEET WIDE.  
 5. THE EASEMENT IS 10 FEET WIDE.

BENCHMARK NOTE  
 1. THE BENCHMARK IS A 1/4" DIA. IRON ROD.  
 2. THE BENCHMARK IS LOCATED AT THE INTERSECTION OF GOLDEN OAK DRIVE AND PORTOLA VALLEY ROAD.  
 3. THE BENCHMARK IS 10 FEET WIDE.  
 4. THE BENCHMARK IS 10 FEET WIDE.

SITE-BENCHMARK  
 1. THE SITE-BENCHMARK IS A 1/4" DIA. IRON ROD.  
 2. THE SITE-BENCHMARK IS LOCATED AT THE INTERSECTION OF GOLDEN OAK DRIVE AND PORTOLA VALLEY ROAD.  
 3. THE SITE-BENCHMARK IS 10 FEET WIDE.  
 4. THE SITE-BENCHMARK IS 10 FEET WIDE.



SCALE: 1" = 10'



21007  
 NON-EXCLUSIVE EASEMENT  
 FOR UTILITY PURPOSES  
 (SEE D.D. 1462)

LOT 3  
 TRACT NO. 685  
 ALPINE HILLS  
 40 MAPS '15

LOT 2  
 TRACT NO. 685  
 ALPINE HILLS  
 40 MAPS '15







**KUNKEL  
REMODEL**

180 GOLDEN OAK DRIVE  
PORTOLA VALLEY, CA 94028  
APN: 079-011-380

No.	Date	By	Description
1		JL	Initial
2		JL	Revised
3		JL	Revised
4		JL	Revised
5		JL	Revised
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Drawn By: JK  
Checked By: JL  
Date: 3/25/14  
Scale: As Indicated

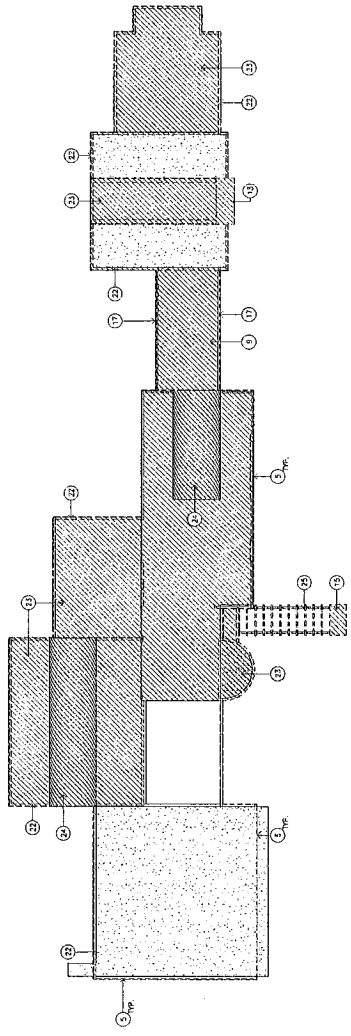
**EXISTING/  
DEMOLITION  
FLOOR PLANS**

**A1.3**

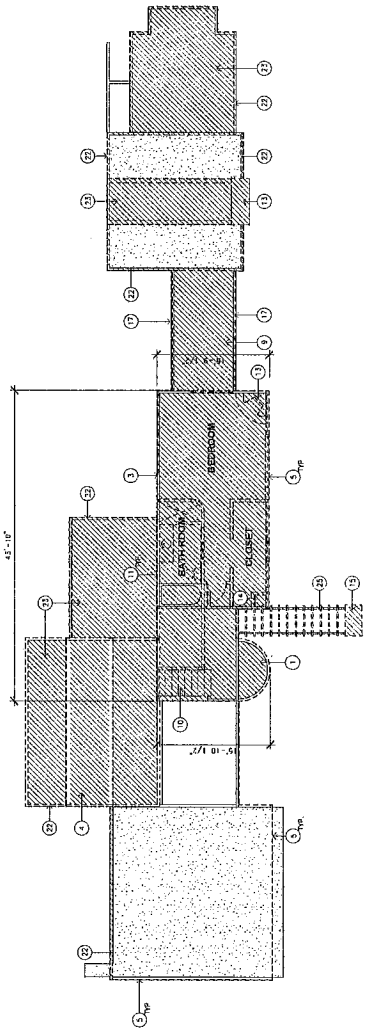
Sheet No. A1.3  
Project No. KUNKEL  
Date: 3/25/14

**DEMO LEGEND**

-  DEMO PORTION OF FLOORING/ROOF STRUCTURE
-  DEMO PORTION INDICATED
-  DEMO (E) FRESH (E) STAYS/STRUCTURE TO REMAIN



**2**  
ROOF PLAN - DEMO  
1/8" = 1'-0"



**1**  
UPPER LEVEL - DEMO  
1/8" = 1'-0"

**DEMOLITION PLAN GENERAL NOTES**

1. DEMOLITION PORTIONS OF THE EXISTING BUILDING SHALL BE RECONSTRUCTED AS INDICATED ON THE DEMOLITION PLANS AND EXHIBITORS.
2. DEMO ELEMENTS REFER TO EXISTING/DEMOLITION ELEMENTS SHOWN AS 1.
3. PLUMBING REMOVE ALL PLUMBING FITTINGS AND FITTINGS, DRAINAGE AND EQUIPMENT AS REQUIRED FOR THE NEW WORK.
4. FOR NEW WORK, REMOVE (E) MECHANICAL EQUIPMENT AND DUCTWORK, AS REQUIRED.
5. ELECTRICAL: REMOVE ALL EXISTING DOWNLIGHTS, WALL SWITCHES AND SPECIALTY LIGHT FIXTURES TO BE REMOVED. EXISTING ELECTRICAL OUTLETS TO REMAIN TO BE REWIRING.
6. FLOORING: REMOVE ALL EXISTING TILE AND CARPET, EXISTING HARDWOOD FLOORING TO REMAIN.
7. PROTECTION PROVIDE PROTECTION BARRIERS FOR ALL WOOD FLOORING TO REMAIN.

**KEYNOTES**

- 1 REMOVE PORTION OF (E) FLOOR AND STRUCTURE BELOW
- 2 REMOVE (E) EXTERIOR WALL AND/OR WINDOW SYSTEMS
- 3 (E) CLASS BARREL VAULT TO BE REMOVED
- 4 REMOVE (E) WOOD SERRA, STUCCO/STRUCTURE TO REMAIN
- 5 REMOVE PORTION OF (E) ROOF FOR NEW SKYLIGHT
- 6 REMOVE (E) STAIR
- 7 REMOVE (E) BATHROOM FITTINGS AND FINISHES
- 8 REMOVE (E) FRESHACE
- 9 REMOVE (E) SHIRTS
- 10 REMOVE (E) COLUMN
- 11 REMOVE (E) WALLING
- 12 REMOVE (E) PARAPET
- 13 REMOVE (E) CEILING AND ROOF STRUCTURE
- 14 REMOVE (E) CLASS BARREL VAULT
- 15 REMOVE (E) WOODEN TRUSS







**KUNKEL  
REMODEL**

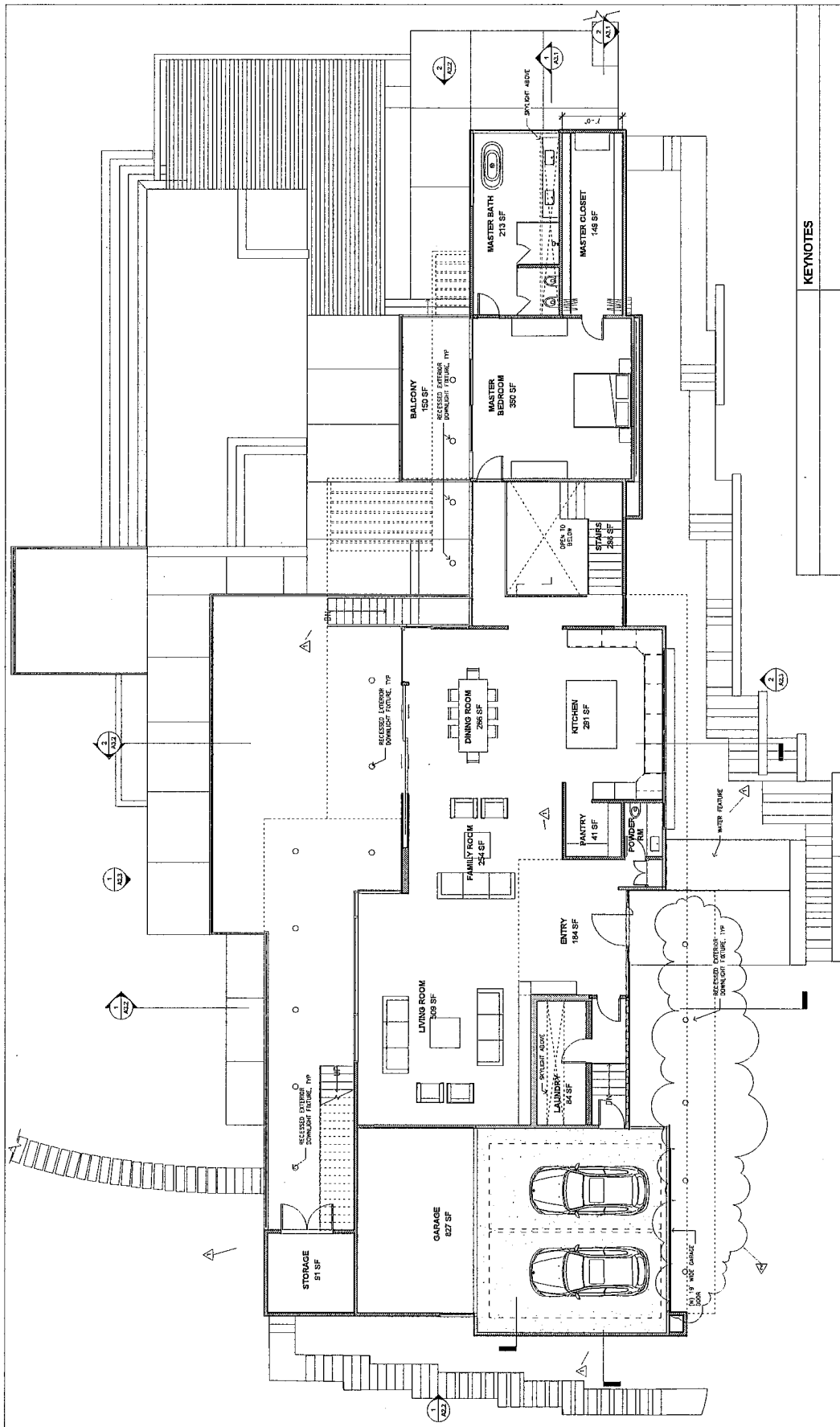
185 S. COCKER DR. #206  
PICO PARK, ILLINOIS 60495  
APRIL 03/10 - 101 - 350

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Drawn By: LG  
 Project No: 1307  
 Date: 3/31/14  
 Scale: 3/16" = 1'-0"

**PROPOSED  
FLOOR PLAN -  
MAIN LEVEL**

**A1.6**



**KEYNOTES**

NO.	DESCRIPTION
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**KUNKEL  
REMODEL**

385 COLLEGE AVE. #300  
SAN DIEGO, CA 92108  
ARCH. 073-101-150

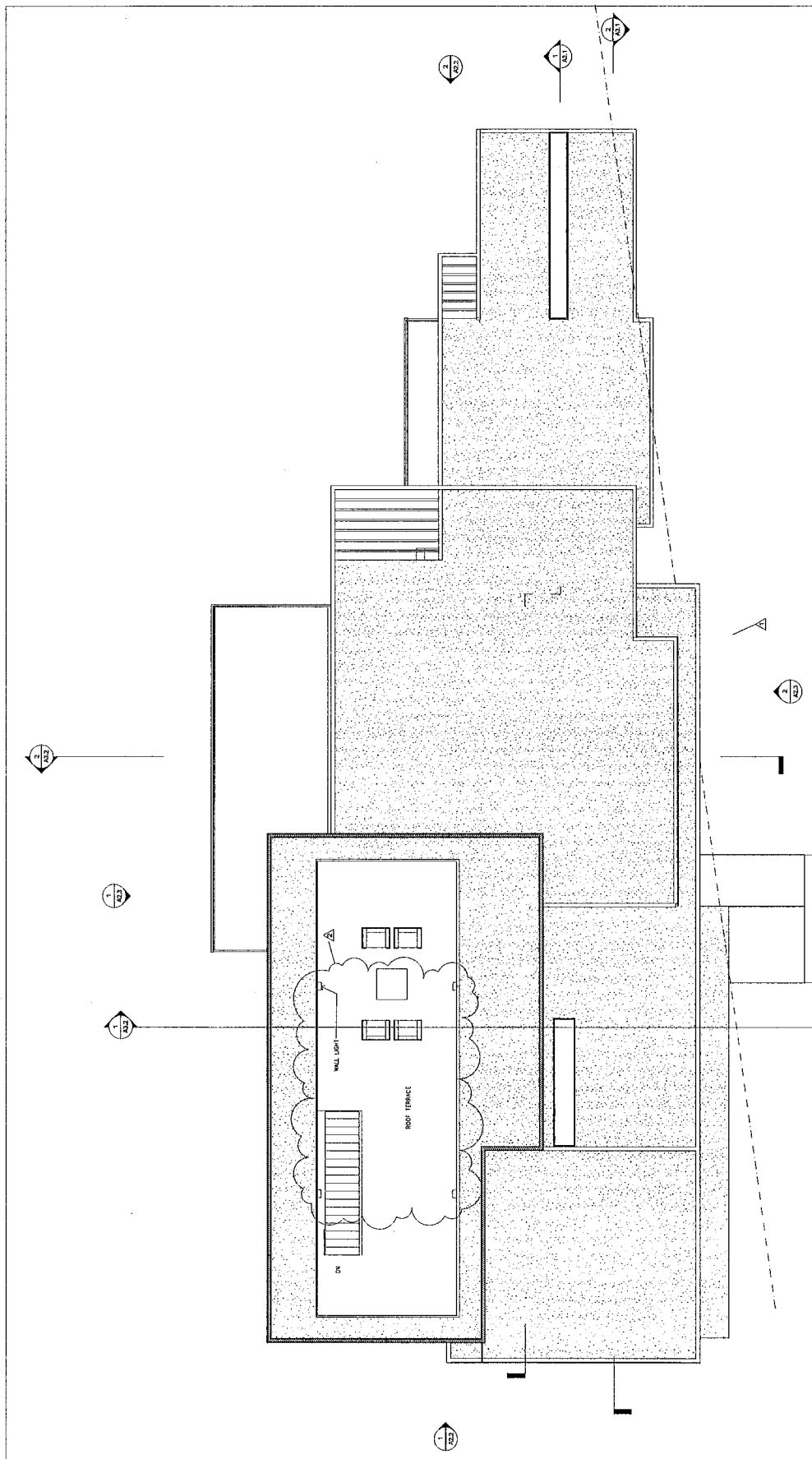
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Drawn By: LG  
Checked By: JL  
Date: 3/21/14  
Scale: 3/16" = 1'-0"

PROJECT: KUNKEL REMODEL  
SHEET: A1.7

**A1.7**

DATE: 3/21/14  
SCALE: 3/16" = 1'-0"



**KEYNOTES**

**FLOOR PLAN GENERAL NOTES**



**KUNKEL  
 REMODEL**

1455 Dymally Street, Suite 100  
 San Francisco, CA 94115  
 Phone: (415) 778-8779  
 Fax: (415) 778-8778  
 www.swattmeers.com

NO.	DATE	DESCRIPTION
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72	09/10/20	REVISED PER COMMENTS
73	10/10/20	REVISED PER COMMENTS
74	11/10/20	REVISED PER COMMENTS
75	12/10/20	REVISED PER COMMENTS
76	01/10/21	REVISED PER COMMENTS
77	02/10/21	REVISED PER COMMENTS
78	03/10/21	REVISED PER COMMENTS
79	04/10/21	REVISED PER COMMENTS
80	05/10/21	REVISED PER COMMENTS
81	06/10/21	REVISED PER COMMENTS
82	07/10/21	REVISED PER COMMENTS
83	08/10/21	REVISED PER COMMENTS
84	09/10/21	REVISED PER COMMENTS
85	10/10/21	REVISED PER COMMENTS
86	11/10/21	REVISED PER COMMENTS
87	12/10/21	REVISED PER COMMENTS
88	01/10/22	REVISED PER COMMENTS
89	02/10/22	REVISED PER COMMENTS
90	03/10/22	REVISED PER COMMENTS
91	04/10/22	REVISED PER COMMENTS
92	05/10/22	REVISED PER COMMENTS
93	06/10/22	REVISED PER COMMENTS
94	07/10/22	REVISED PER COMMENTS
95	08/10/22	REVISED PER COMMENTS
96	09/10/22	REVISED PER COMMENTS
97	10/10/22	REVISED PER COMMENTS
98	11/10/22	REVISED PER COMMENTS
99	12/10/22	REVISED PER COMMENTS
100	01/10/23	REVISED PER COMMENTS

EXTERIOR ELEVATIONS - PROPOSED

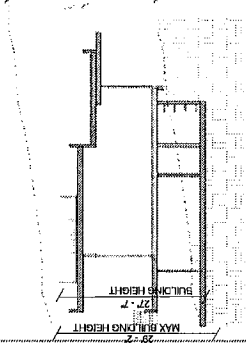
**A2.2**

**ELEVATION LEGEND**

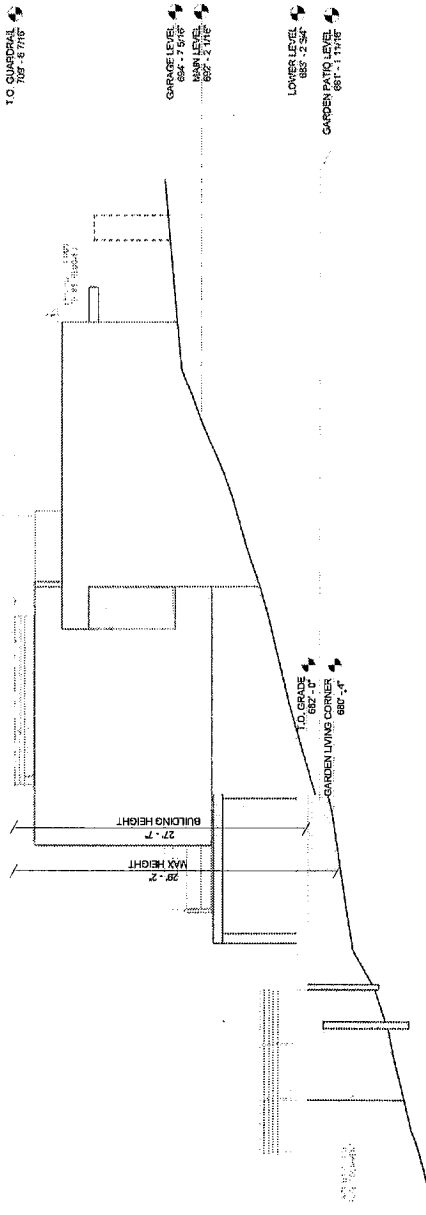
- 1. FINISH
- 2. EXTERIOR WALL
- 3. EXTERIOR WINDOW
- 4. EXTERIOR DOOR
- 5. EXTERIOR PATIO
- 6. EXTERIOR GARAGE
- 7. EXTERIOR ROOF
- 8. EXTERIOR PORCH
- 9. EXTERIOR STAIR
- 10. EXTERIOR BALCONY
- 11. EXTERIOR TERRACE
- 12. EXTERIOR FENCE
- 13. EXTERIOR SIGN
- 14. EXTERIOR LIGHT
- 15. EXTERIOR PLANT
- 16. EXTERIOR TREE
- 17. EXTERIOR BENCH
- 18. EXTERIOR TABLE
- 19. EXTERIOR CHAIR
- 20. EXTERIOR SOFA
- 21. EXTERIOR COUCH
- 22. EXTERIOR BED
- 23. EXTERIOR DRESSER
- 24. EXTERIOR CUPBOARD
- 25. EXTERIOR SINK
- 26. EXTERIOR STOVE
- 27. EXTERIOR REFRIG
- 28. EXTERIOR WASH
- 29. EXTERIOR DRYER
- 30. EXTERIOR TUB
- 31. EXTERIOR SHOWER
- 32. EXTERIOR TOILET
- 33. EXTERIOR SINK
- 34. EXTERIOR MIRROR
- 35. EXTERIOR VANITY
- 36. EXTERIOR CABINET
- 37. EXTERIOR DRAWER
- 38. EXTERIOR DOOR
- 39. EXTERIOR WINDOW
- 40. EXTERIOR PATIO
- 41. EXTERIOR GARAGE
- 42. EXTERIOR ROOF
- 43. EXTERIOR PORCH
- 44. EXTERIOR STAIR
- 45. EXTERIOR BALCONY
- 46. EXTERIOR TERRACE
- 47. EXTERIOR FENCE
- 48. EXTERIOR SIGN
- 49. EXTERIOR LIGHT
- 50. EXTERIOR PLANT
- 51. EXTERIOR TREE
- 52. EXTERIOR BENCH
- 53. EXTERIOR TABLE
- 54. EXTERIOR CHAIR
- 55. EXTERIOR SOFA
- 56. EXTERIOR COUCH
- 57. EXTERIOR BED
- 58. EXTERIOR DRESSER
- 59. EXTERIOR CUPBOARD
- 60. EXTERIOR SINK
- 61. EXTERIOR STOVE
- 62. EXTERIOR REFRIG
- 63. EXTERIOR WASH
- 64. EXTERIOR DRYER
- 65. EXTERIOR TUB
- 66. EXTERIOR SHOWER
- 67. EXTERIOR TOILET
- 68. EXTERIOR SINK
- 69. EXTERIOR MIRROR
- 70. EXTERIOR VANITY
- 71. EXTERIOR CABINET
- 72. EXTERIOR DRAWER

**KEYNOTES**

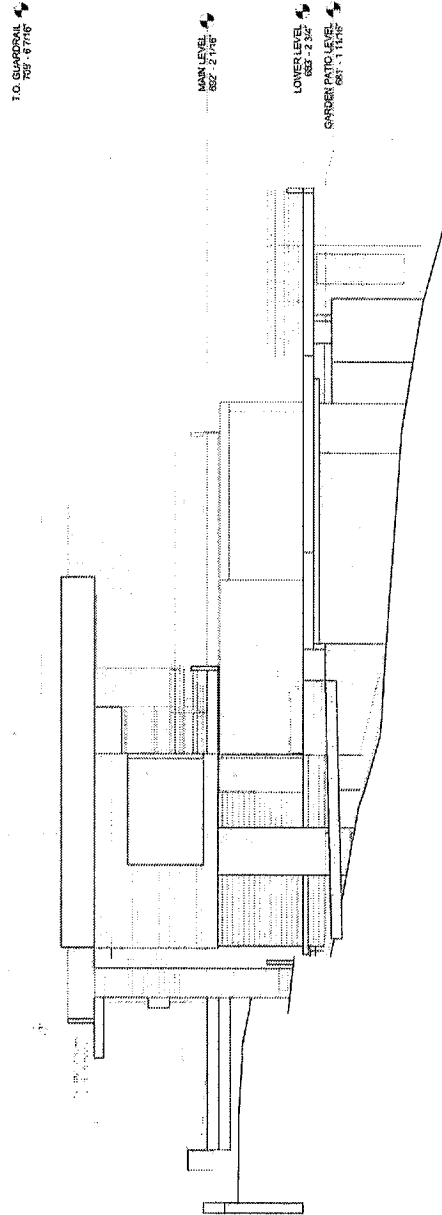
**PROPOSED BUILDING HEIGHTS**



A - PROPOSED BUILDING HEIGHT  
 27'-7"



**1 EXTERIOR ELEVATION - NORTH**



**2 EXTERIOR ELEVATION - SOUTH**

**KUNKEL  
 REMODEL**

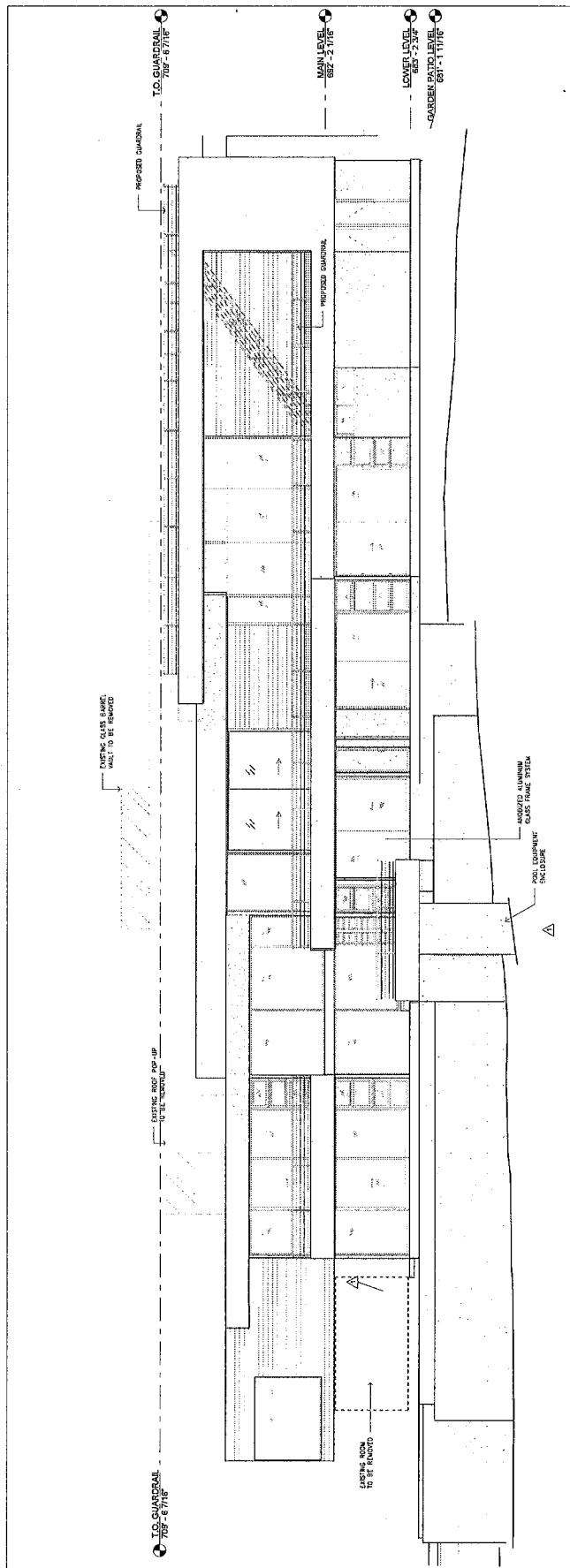
180 GOLDEN OAK DRIVE  
 PORTOLA VALLEY, CA 94028  
 04/09-101-JEB

NO.	DATE	DESCRIPTION
1	04/09	ISSUED FOR PERMITS
2	05/14	ISSUED FOR PERMITS
3	05/14	ISSUED FOR PERMITS
4	05/14	ISSUED FOR PERMITS
5	05/14	ISSUED FOR PERMITS
6	05/14	ISSUED FOR PERMITS
7	05/14	ISSUED FOR PERMITS
8	05/14	ISSUED FOR PERMITS
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21	05/14	ISSUED FOR PERMITS
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75	05/14	ISSUED FOR PERMITS
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99	05/14	ISSUED FOR PERMITS
100	05/14	ISSUED FOR PERMITS

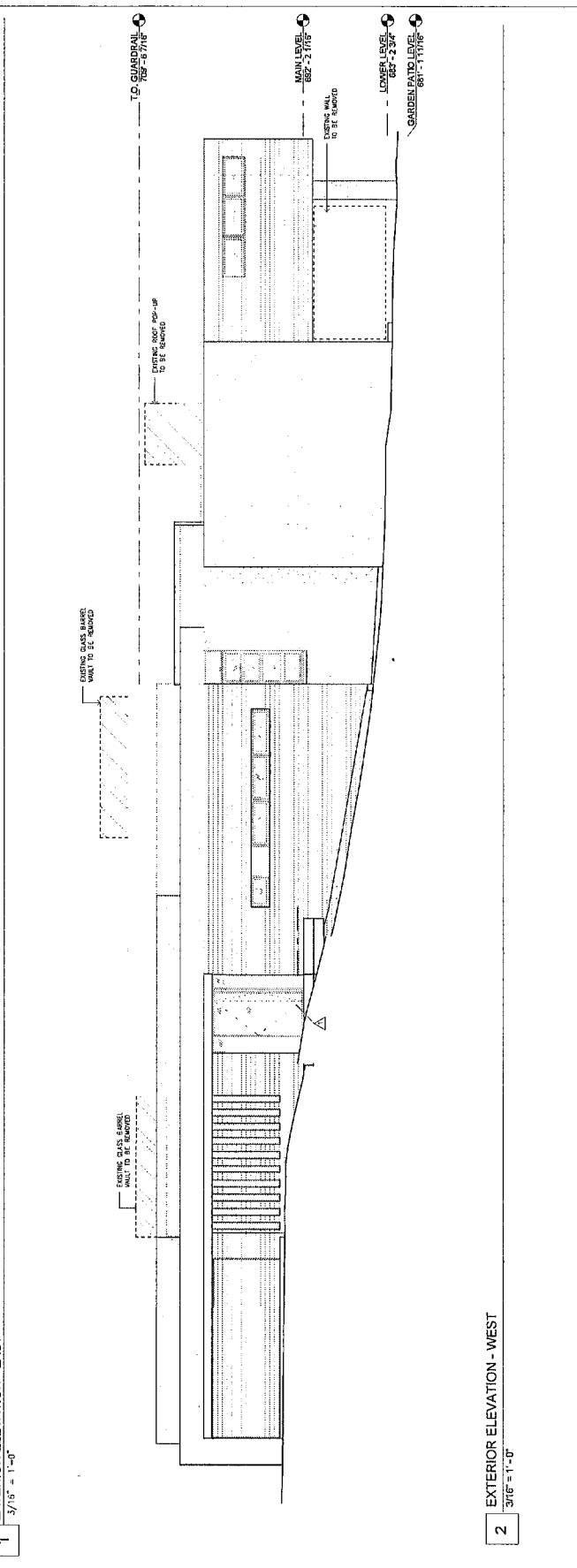
Drawn By: LC  
 Checked By: JL  
 Date: 1/30/14  
 Job No.: 1387  
 Scale: 3/16" = 1'-0"

EXTERIOR ELEVATIONS -  
 PROPOSED

**A2.3**



1 EXTERIOR ELEVATION - EAST  
 3/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST  
 3/16" = 1'-0"

KUNKEL  
 REMODEL

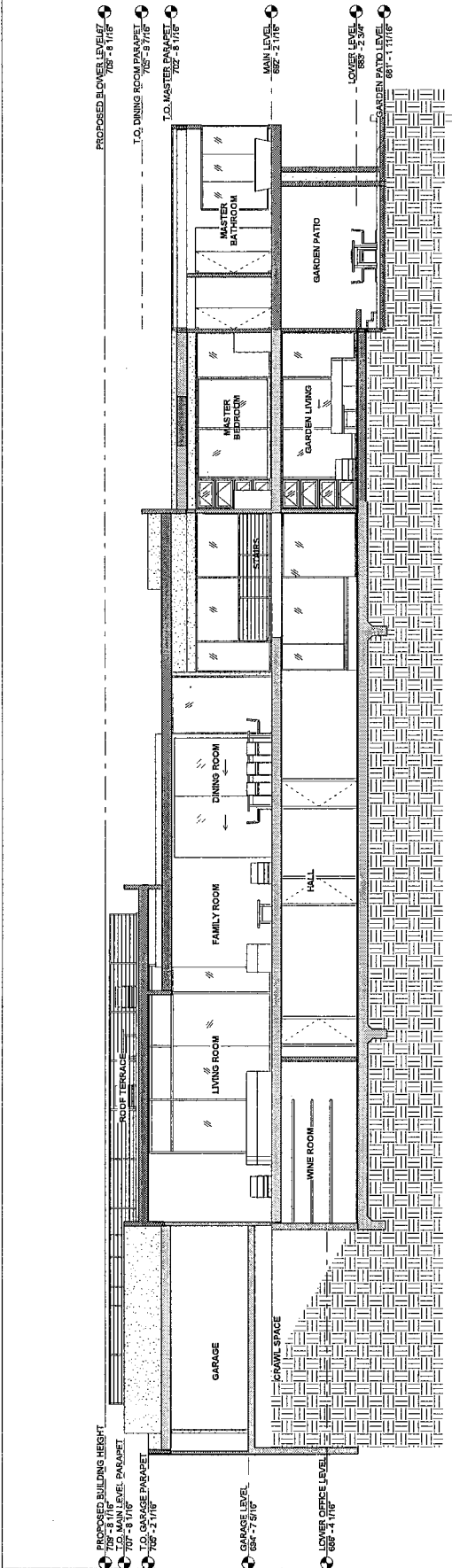
185 GOLDEN GATE BLVD  
 PACIFIC PALISADES, CA 94028  
 APR.07.13 - 101-520

Project No.	101-520
Client	KUNKEL
Architect	SWATT MILERS ARCHITECTS
Scale	3/16" = 1'-0"
Date	3/27/14
Sheet No.	1-07
Sheet	LC
Checked By	JL
Drawn By	3/27/14
Scale	3/16" = 1'-0"

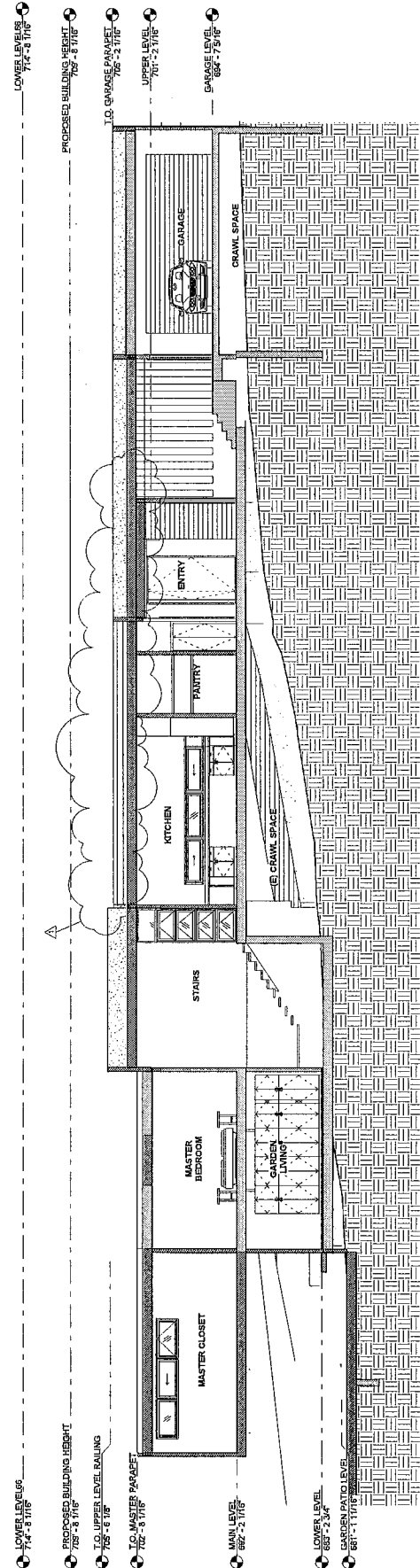
BUILDING  
 SECTIONS

A3.1

THIS DRAWING IS THE PROPERTY OF SWATT MILERS ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SWATT MILERS ARCHITECTS.



1 LONGITUDINAL SECTION  
 3/16" = 1'-0"



2 LONGITUDINAL SECTION THRU ENTRY  
 3/16" = 1'-0"

**KUNKEL  
 REMODEL**

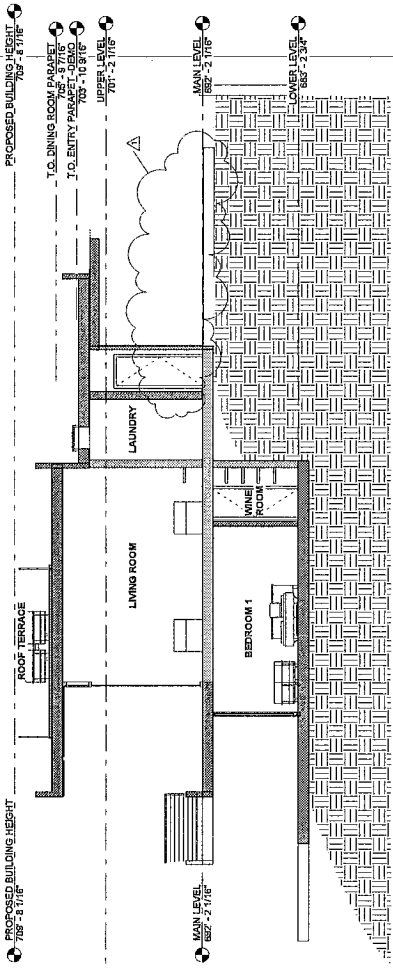
390 GOLDEN OAK DRIVE  
 PORTOLA VALLEY, CA 94025  
 AKN-029-101-58D

NO.	DATE	DESCRIPTION
1	11/18/15	1.01
2	12/15/15	1.02
3	1/22/16	1.03
4	2/23/16	1.04
5	3/23/16	1.05
6	4/23/16	1.06
7	5/23/16	1.07
8	6/23/16	1.08
9	7/23/16	1.09
10	8/23/16	1.10
11	9/23/16	1.11
12	10/23/16	1.12
13	11/23/16	1.13
14	12/23/16	1.14
15	1/23/17	1.15
16	2/23/17	1.16
17	3/23/17	1.17
18	4/23/17	1.18
19	5/23/17	1.19
20	6/23/17	1.20
21	7/23/17	1.21
22	8/23/17	1.22
23	9/23/17	1.23
24	10/23/17	1.24
25	11/23/17	1.25
26	12/23/17	1.26
27	1/23/18	1.27
28	2/23/18	1.28
29	3/23/18	1.29
30	4/23/18	1.30
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36	10/23/18	1.36
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43	5/23/19	1.43
44	6/23/19	1.44
45	7/23/19	1.45
46	8/23/19	1.46
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49	11/23/19	1.49
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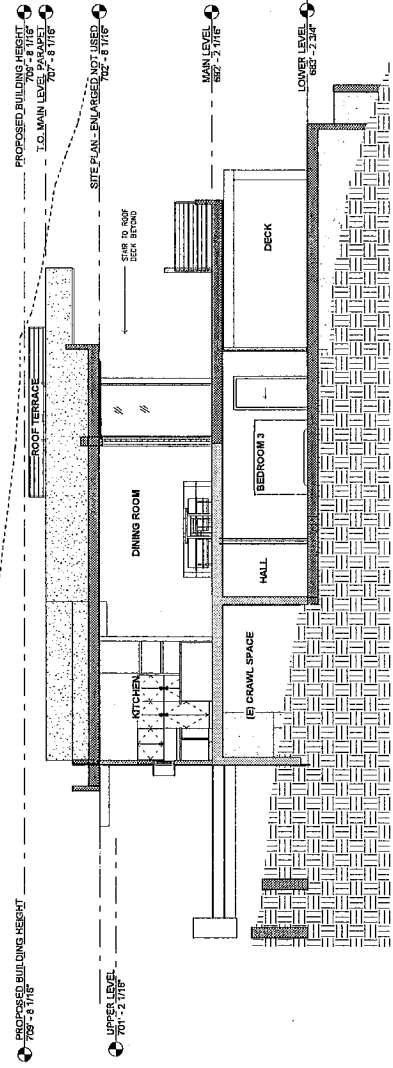
Drawn By: JK  
 Checked By: JL  
 Date: 1/30/17  
 Job No: 1507  
 Issue Date: 3/21/14  
 Scale: 3/16" = 1'-0"

Project Name:  
**BUILDING  
 SECTIONS**

Notes:  
 1. See General Notes on A3.1 for details.  
 2. All dimensions are to the center of the member unless otherwise noted.  
 3. All materials to be used shall be of the highest quality available.  
 4. All work shall be in accordance with the latest editions of the Building Code of the City of San Diego.



**1** TRANSVERSE SECTION THRU ENTRY  
 3/16" = 1'-0"



**2** TRANSVERSE SECTION THRU LIVING ROOM  
 3/16" = 1'-0"



**KUNKEL  
REMDEL**

36 EAST BALTIMORE ST.  
ROBERTSON VALLEY, MD 21088  
410 516-10-00

Rev	Date	By	Description
1	04/24/11	JL	ISSUED FOR PERMITS
2	07/27/15	JL	ISSUED FOR CONSTRUCTION

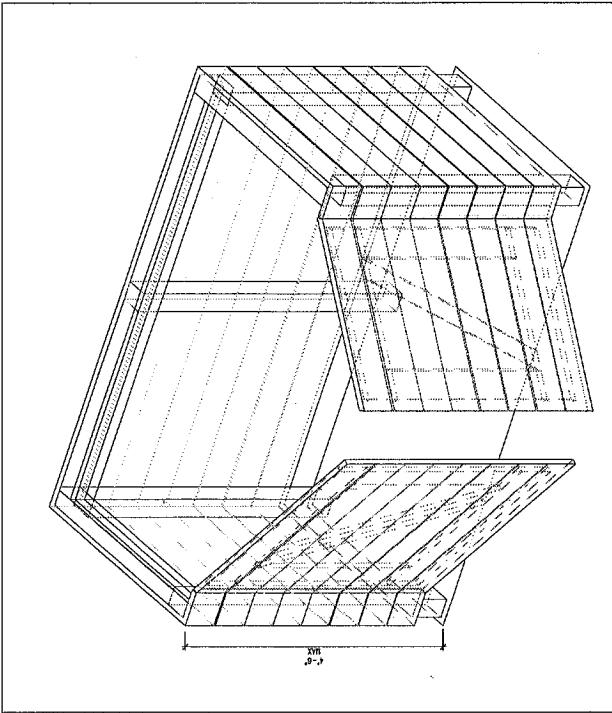
Drawn By: JL  
Checked By: JL  
Job No.: 1307  
Issue Date: 7/27/15  
Scale:

Reference North  
Drawing Title

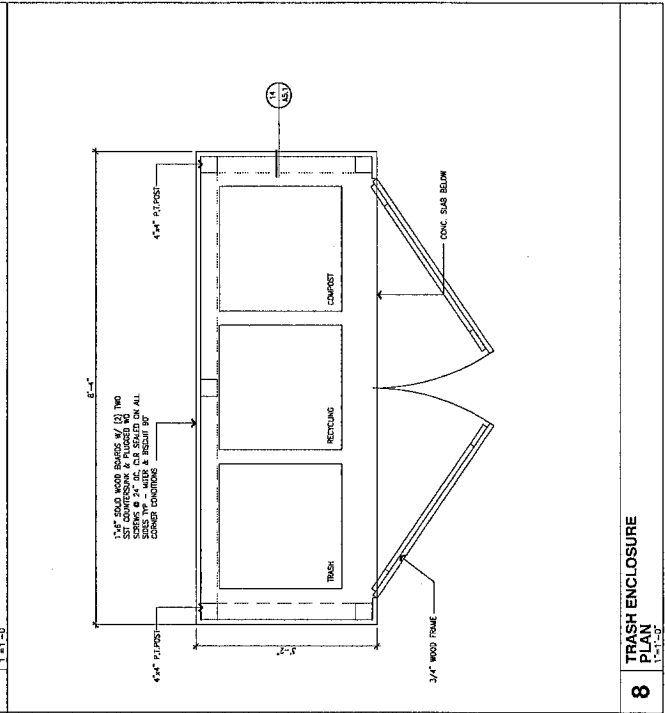
**TRASH  
ENCLOSURE**

**A5.1**

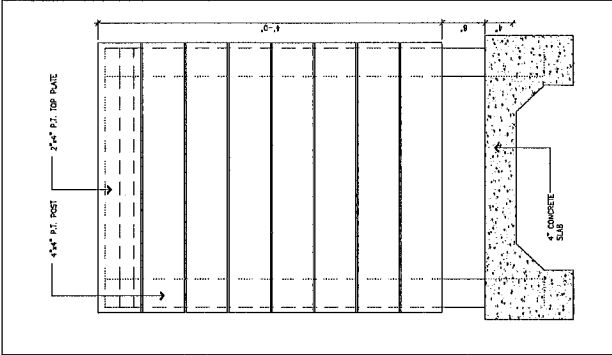
Sheet  
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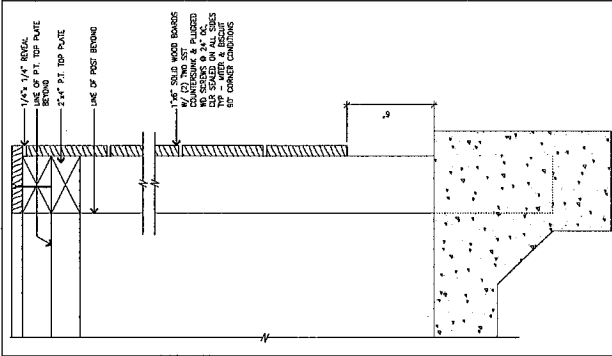
**6 TRASH ENCLOSURE  
AXONOMETRIC**  
1/4" = 1'-0"



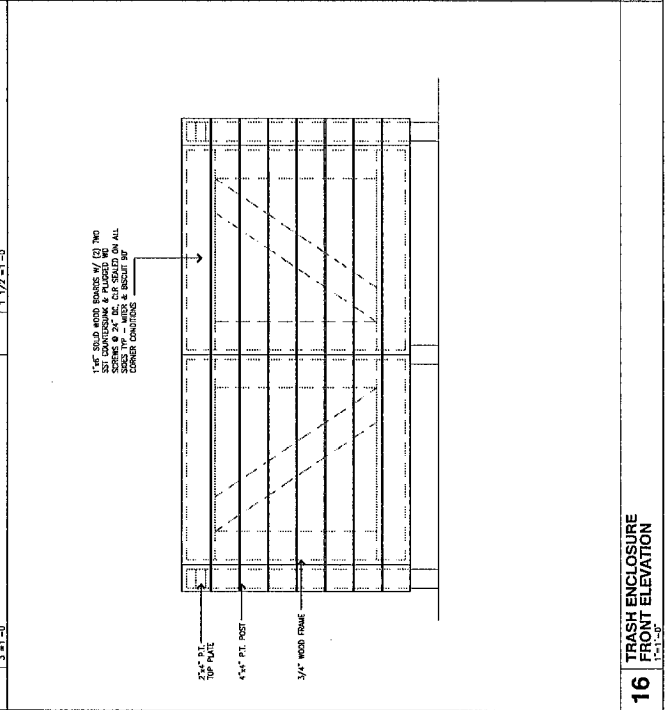
**8 TRASH ENCLOSURE  
PLAN**  
1/4" = 1'-0"



**10 TRASH ENCLOSURE  
SIDE ELEVATION**  
1/16" = 1'-0"

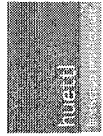


**14 TRASH ENCLOSURE  
SECTION**  
3/8" = 1'-0"



**16 TRASH ENCLOSURE  
FRONT ELEVATION**  
1/4" = 1'-0"

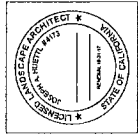




Design & Construction  
 1445 N. Golden Avenue  
 Suite 116  
 Portola Valley, CA 94043  
 (415) 942-8177 (fax)  
 (415) 942-8177 (cell)  
 www.rinaldi.com

DATE: 11/12/2015  
 REVISION: 11/12/2015

DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_



NEW PLAN

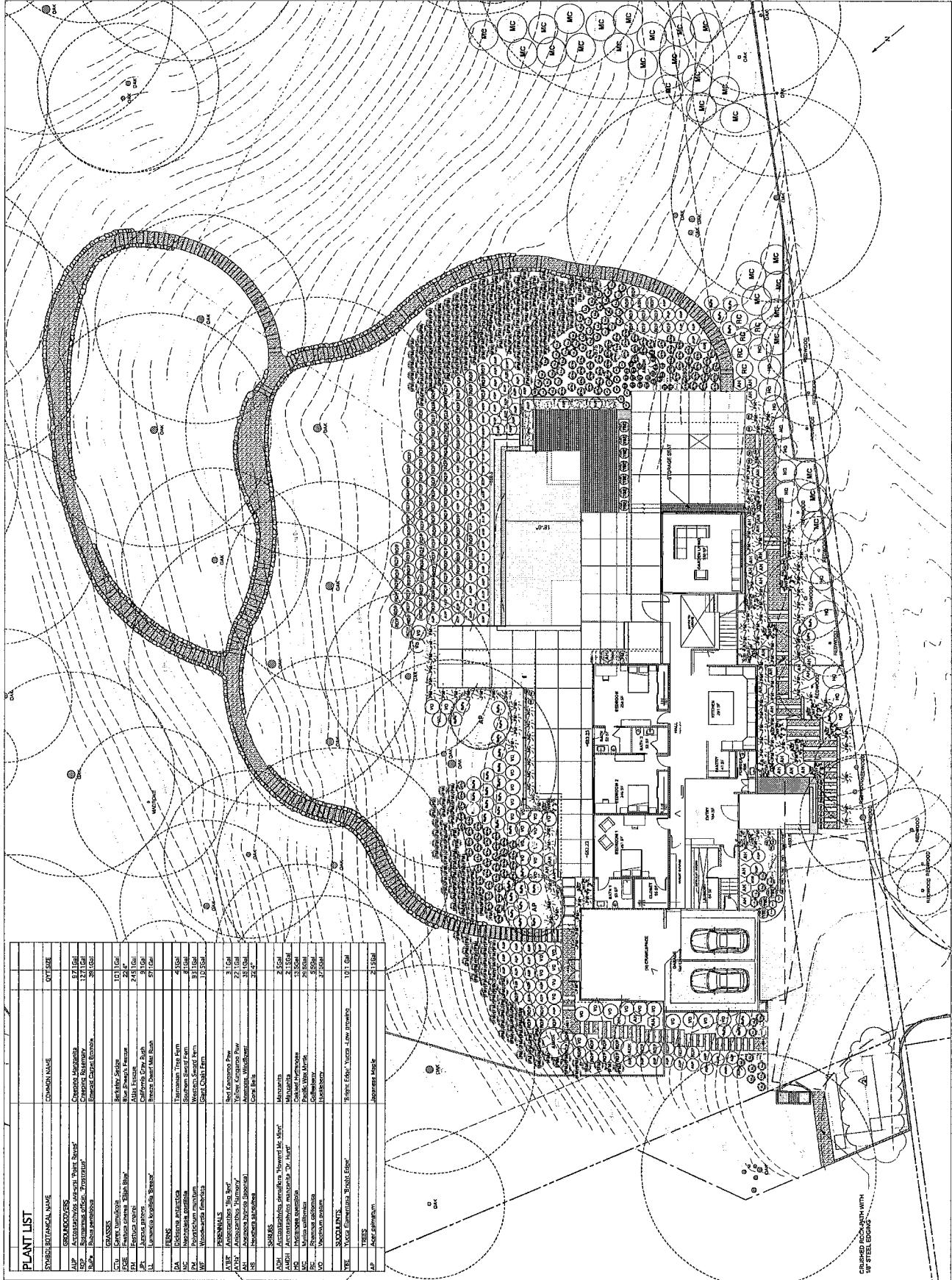
THE KUNKEL RESIDENCE  
 180 GOLDEN OAK DRIVE  
 PORTOLA VALLEY, CALIFORNIA

DATE: 11/12/2015  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

LANDSCAPE  
**PLANTING PLAN**

Scale: 1" = 10'-0"  
 0 5 10 20

**L4.0**



SYMBOL/PLANT NAME	COMMON NAME	QTY	NOTES
101	Chrysanthemum 'Maxwell Tyne'	12	12' Gal
102	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
103	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
104	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
105	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
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107	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
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119	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
120	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
121	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
122	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
123	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
124	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
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143	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
144	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
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148	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
149	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
150	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
151	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
152	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
153	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
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161	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
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186	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
187	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
188	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
189	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
190	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
191	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
192	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
193	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
194	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
195	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
196	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
197	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
198	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
199	Chrysanthemum 'Maxwell Tyne'	36	36' Gal
200	Chrysanthemum 'Maxwell Tyne'	36	36' Gal

CRUSHED ROCK WITH 1/2" STEEL EDGING



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**ARCHITECTURAL AND SITE CONTROL COMMISSION**  
**Regular Evening Meeting, 765 Portola Road**

**OCTOBER 26, 2015**

(1) CALL TO ORDER

Chair Ross called the regular meeting to order at 7:00 p.m. in the Town Center Historic School House Meeting Room, 765 Portola Road.

(2) ROLL CALL

Present: ASCC: Commissioners Breen, Clark, Sill, Koch, and Chair Ross  
Planning Commission Liaison: Judith Hasko  
Town Council Liaison: Anne Wengert  
Town Staff: Interim Town Manager Debbie Pedro, Assistant Planner Carol Borck,  
Consultant Planner Cynthia Richardson

(3) ORAL COMMUNICATIONS: None.

(4) NEW BUSINESS

(a) Architectural Review for Fencing, File #: 25-2015, 4 Oak Forest Court, Quinn Residence.

Assistant Planner Borck presented the staff report regarding the proposed installation of a 5-foot wood and wire fence in the northwest quadrant of the 1.3 acre lot. She advised that in 2004 the ASCC conditionally approved fencing on the property that was similar to the current request but the fence was never installed. She said the proposed fencing will connect at the north and south ends of the home with pedestrian gates on either side and will enclose much of the northwestern portion of the rear yard. The applicant's desire is to provide security from people, off-leash dogs, and predatory animals, as well as provide privacy from trail users. She said that staff recommends approval of the proposed fencing with a condition that the 50-foot section of fencing in the northwest corner be moved away from the property line to the furthest extent possible and that the adjusted fencing plan would be reviewed by a designated ASCC member.

Chair Ross invited comments from the applicant. Mr. Quinn, the applicant, expressed support of the staff report and willingness to comply with recommended conditions.

Chair Ross called for questions from the Commissioners.

Commissioner Sill was not supportive of the dense planting of Myrica. Mr. Quinn said the landscape architect was trying to be compliant with Town requirements while providing some privacy. He advised that there are significant privacy issues due to the proximity of the trail to his property. He said he was willing to make the plantings less dense. Commissioner Breen said the myrica will perform better when planted farther apart.

In response to Commissioner Clark's question, Mr. Quinn said a property line survey had been done.

With no other questions, Chair Ross called for questions from the public. Hearing none, he brought the item back to the Commission for comments.

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Commissioner Breen was in support of the project with a reduction in the number of proposed Myricas. She suggested moving the fence along the 50-foot run in as much as possible.

Commissioner Clark supported the project. He recommended that when they pull in the fencing along the 50-foot run, it meanders in a fashion similar to the other portions of the fence.

Commissioner Sill was supportive of the project and concurs with the comments from Commissioners Breen and Clark.

Commissioner Koch was supportive of the project. She expressed appreciation for the applicant's respect for the Town guidelines. She agreed with the other Commissioners regarding less planting and a meandering fence.

Chair Ross supported the project. He agreed with planting fewer Myricas and suggested staggering it for a more natural appearance.

Commissioner Koch moved to approve the project with the conditions as stated in the staff report with the addition of the following conditions:

1. The planting plan shall be modified to reduce the number of Myrica californica and to stagger the plantings so that they are non-linear.
2. The 50 foot section of fencing proposed in the northwest corner of the property shall be adjusted away from the property line to the maximum extent possible and meandered such that it is less linear. The final fencing site plan shall be submitted to the satisfaction of a designated ASCC member prior to fence construction.

The motion was seconded by Commissioner Sill; the motion carried 5-0.

- (b) **Architectural Review for Addition and Remodeling of Swimming Pool, File #: 18-2014, 180 Golden Oak Drive, Kunkel Residence**

*This item is being continued to a date uncertain, and will be re-noticed at that time.*

- (c) **Architectural Review for Replacement Landscaping, Exterior Lighting, Koi Pond, Decking, Stone Paths, File #: 21-2015, 30 Zapata Way, Baskett Residence**

Chair Ross noted that there was a field meeting this afternoon hosted by the Basketts. Consultant Planner Cynthia Richardson presented the staff report regarding the proposed project. She explained that 46 trees were removed from the site without Town review and approval, 15 of which were considered to be significant according to Town Code. She said the applicant hired Zeterre Landscape Architects, who were present, to prepare a replacement planting plan. She said the project was reviewed by the Westridge Architectural Supervising Committee (WASC), who requested that larger size (60", 48", and 36") boxed trees be planted and encouraged a variety of oaks instead of exclusively Coast Live Oaks. The Mayne Tree Expert Company, also hired by the applicant, recommended planting smaller sized trees, no larger than 36" boxed specimens. Ms. Richardson said the Conservation Committee reviewed the project and requested the replacements be 24" or 36" boxed trees. She said the tree removal, the window enlargement, and new interior lighting has caused the property to be highly visible with nighttime light spillage and staff received a

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letter today from Scott Davidson, who lives at 260 Mapache Drive, expressing objection to the newly open views of the home from his property.

Chair Ross invited comments from the applicant. The applicant Jarrod Baumann, Zeterre Landscape Architects said in response to comments at the field meeting, they sent an email to staff this evening agreeing to add more shrubs to the upper level, but that it may be difficult to find any larger than 15-gallons.

Chair Ross invited questions from the Commissioners.

Commissioner Koch asked if the applicant considered placing planters on the rim of the driveway. Mr. Baumann said it had been considered, but was found to not be feasible due to the driveway clearance required for the fire truck. Commissioner Koch said she was not suggesting this solution as long-term, but as an interim solution while the trees mature in size to provide the screening to the neighbors. The applicant was agreeable to the suggestion.

Commissioner Koch said there appeared to be several significant oaks closer to the lip of the upper driveway that were removed and asked that would be a good spot to plant. Mr. Baumann said that erosion control is an issue on that sloped area because of the roots of the removed trees. He said that shrubs would also struggle in that area.

Commissioner Koch asked about the purpose of the new light proposed on the corner of the house, noting there were already two wall sconces on the garage. The applicant said it was to illuminate the dark corner since the garage lights do not illuminate that area. Commissioner Koch said there appeared to be lot of existing lighting in the atrium, some non-conforming, and asked why they proposed an additional light. Mr. Baumann said the owner wanted to add the light for safety.

Commissioner Clark requested clarification on the impervious surface calculation, which shows totals of both 10,849 and 10,484 on the plans. Mr. Baumann said he would double check those figures and make that correction.

Commissioner Sill asked why the applicant did not plan for more of a variety of oaks. The applicant said that in consideration of the neighbor's concerns, the Coast Live Oak was selected because it is evergreen and better for screening.

Commissioner Breen asked if there was an accounting for the other trees that were taken out and if any were Blue Oaks. She pointed out that the protected Blue Oaks have a different diameter measurement to be designated as a significant tree. Mr. Baumann said he didn't see the original planting plan but they could switch out some of the Live Oaks with either Blue Oak or Buckeye, but it would result in less effective screening for the neighbors. Commissioner Breen suggested that down lower on the property would be a good place to introduce Blue Oak or Buckeye.

Chair Ross inquired if the applicant has considered protecting the fish in the Koi pond from raccoons. The applicant said a portion of the deck would hang over the pond and would provide protection for the fish.

With no further questions, Chair Ross invited comments from members of the public.

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Judith Murphy, of the Conservation Committee, said while she is hesitant to ask for an exception to the Town's tree-for-tree replacement policy, the newly planted trees would do better if there were less planted than were removed. She suggested that focusing on the number of trees planted may not be the best decision in this case, and suggested putting more focus on maximizing the privacy and screening issues. She said that rather than planting a row of trees along the rim of the driveway, in the long term a row of 6- or 7-foot shrubs would provide adequate screening. She is supportive of adding Blue Oaks in the lower area. She said there is a beautiful Madrone on the property that should be protected and the small oak trees now growing near it should be removed. She said the Committee is also concerned about the erosion of the slope in heavy rains.

Tom Patterson, 15 Zapata Way, expressed appreciation for the Town's attention to this matter. He said it has been almost a year since they recognized the change in the site and the resulting impacts. He said their goal is not retribution but to look toward a satisfactory outcome. He said that since the larger trees are proposed on the lower part of the slope, and not near the rim at the driveway, they will not provide adequate screening for quite some time. He said they would like to see a 3-D rendering of the proposed plan.

Marge DeStaebler, member of the Conservation Committee, supported the planting of smaller oaks. She said planting the larger boxed oaks would cause excessive soil disturbance on the steep hillside. She said planting appropriate shrubs on the upper part of the slope would provide adequate screening for the neighbor.

Kristi Patterson, 15 Zapata Way, said they defer to the experts on the appropriate size of the trees to be planted on the slope. She said their concern was screening and would like the goals of the project better articulated from a screening perspective.

With no further public comment, Chair Ross brought the item back to the Commissioners for discussion.

Commissioner Sill said that a restoration goal of five years was a long time for the two impacted neighbors and the proposed plans do not adequately address those impacts.

Commissioner Clark suggested a good starting point would be planting a mix of trees and shrubs that will provide the quickest screening in the area just below the driveway. He suggested the applicant discuss with the neighbors, as part of this restoration plan, a longer term strategy for removing the redwoods. He recommended reducing the number of fruit trees. He agreed with planting a variety of oak trees rather than exclusively Coast Live Oaks. He said an erosion control plan should be part of the planting plan to address the disturbance from the trees planted on the street side of the project.

Commissioner Koch said the removal of the trees was disrespectful to the neighbors, the land, and to the Town's guidelines. She said the applicant needs to be very thoughtful about how to screen the neighbors from the light spill and the structure itself. She was supportive of mixing in smaller sized trees. She said the neighbors have clearly expressed the desire to see some kind of modeling of the proposed plan. She is not supportive of additional lighting and said the nonconforming lights need to be removed. She said the proposed plan was not acceptable.

Commissioner Breen said the neighbors need to be made whole from the impact from the tree removal. She said if the applicants cannot put in planters with arbutus at the top on the driveway, which would help to immediately mitigate screening for the neighbors, then they



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should start working their way down the slope. She said she understands that advantages of smaller plantings, but since the neighbors have had their screening removed, she would not be opposed to planting a couple of 60-inch boxes. She said the nonconforming lighting would need to be removed. She said they need to look at staging of plantings that go in and plantings that are removed five or six years from now as other plantings mature. She suggested there might need to be a performance bond to ensure that the screen trees survive. She said the proposed plan was not acceptable and she requested the applicants come back with a more holistic proposal.

Chair Ross said he understands how the applicant may feel frustrated between the requests of the ASCC and the WASC. He said while it appeared the WASC wanted larger trees planted, the ASCC was interested in a more sophisticated planting plan that was less reliant on bulk. He suggested the applicant prepare an exhibit showing sections through the canyon that locate the houses at the proper elevation and distance. He said they would then be able to assess the effect of shifting a tree up or down the hill in terms of sightlines. He said there was an opportunity to create a sparser forest in the front with less but very strategically spaced trees. He said there would likely be a condition that the final placement of the specimen trees will be determined during a site visit with a member of the ASCC and perhaps inviting the neighbors, so that there is a comfort level in their involvement with the solution. He suggested that two 24- to 36-inch boxed trees placed further up the hill will do more in conjunction with some shrubbery than the grove of trees on the slope by the driveway. He agreed with the selection of Coast Live Oak for screening because they are dense and evergreen. He said there is an opportunity to plant some beautiful trees lower down on the property that aren't so critical for screening. He said the proposed location for the 60-inch boxed tree is too far down the hill to be effective for screening, but may be a great location for one or more Blue Oaks for some variety. He said the only real benefit of a large box tree is the immediate screening. He said generally the larger tree plantings don't do as well as the smaller ones and a 24-inch boxed tree will reach the size of the 60-inch boxed tree within five years.

Mr. Baumann said he and his team is struggling to understand exactly what is required to make right what has been done with the trees.

Chair Ross said the ASCC is trying to balance the applicant's interests with the neighbors' interests. He said he personally leans more toward getting it right for the neighbors than toward a strict tree-for-tree replacement, which in this case would put the applicant back in the same situation that compelled them to remove the trees in the first place. He said that while it was apparently a very dense forest that probably needed thinning, a different approach would have been preferable.

Mr. Baumann said he supported the Commissioners' suggestions, but expressed concern about the homeowners going through the expense of redesign and renderings to satisfy the ASCC, only to be told by the WASC that it wasn't sufficient and they wanted larger trees and another redesign. He said his concern was going in circles trying to meet the requirements of both approval bodies.

Chair Ross said both the ASCC and Westridge are responding to the neighbor's concerns regarding light spill and loss of screening. He said that if the applicant can put together graphical material to show how carefully they're taking care of those concerns, they won't be pulled so much in different directions.

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Mr. Baumann said he could create an accurate rendering if he had photos from the neighbor's houses that showed their specific view concerns and that his rendering would be more accurately representative than a line of sight diagram. Chair Ross suggested that reaching out to the neighbors with a plan to restore what they lost and converging that with a very thoughtful and well-executed plan will produce a result that's better than what was there before and better than the application presented tonight.

Ms. Pedro clarified that the code requires any damaged or destroyed trees be replaced with new native trees of at least 15 gallon size root ball and that good forestry practices shall be observed, so that provides some flexibility on the number and size of replacement trees. Chair Ross said it appeared the previous forest was too dense and he had no objection to reducing the number of replacement trees slightly in order to have a better outcome. He added that there was opportunity for smaller trees and more variety lower on the slope. The applicant pointed out that they initially thought the requirement was 15-gallon trees, but then went larger at the direction of the HOA, and now they're being told they can go smaller and have more shrubs, which is what they'd prefer for erosion control.

Chair Ross advised the applicant to return with changes to the plan that are a result of a more careful survey from neighbor locations, with a lesser number of significant trees, and perhaps some shrubbery planted up high enough that would provide adequate screening and yet stay out of the sight line to the distant views of the applicant. He said the fruit trees, the Koi pond, and the decks are minor concerns. He said there is no prohibition against putting in fruit or ornamental trees in the private areas of the property. He said getting the restoration plan at the front of the house correct is imperative.

### (5) COMMISSION AND STAFF REPORTS:

Ms. Pedro said she received an email from Simone LaValle from the Parks and Recreation Committee indicating the ASCC would like an acoustic survey done regarding the skate ramp half-pipe project at Town Center and asked if this had been previously discussed by the Commission. Councilmember Wengert clarified that a proposal for a half-pipe came before the Commission several months ago. She said they were still in the conceptual stage and the Council advised them that once they got to the design stage, they would need ASCC input. Chair Ross said that when the Commission looked at the quarter-pipe proposal, they were concerned about the overall noise it might generate and the orientation of that noise. He said an acoustic report would be important and it should be in their budget for the project.

Commissioner Koch inquired about the project at 157 Westridge that appeared to be a white house with a stainless steel roof. Commissioner Breen advised that the home's roofing is zinc and that an adhesive cover had been in place to protect the zinc during construction. She said the adhesive cover has been removed, and that the material will need time to weather.

(6) APPROVAL OF MINUTES: October 12, 2015. Commissioner Breen moved to approve the October 12, 2015, minutes as submitted. Seconded by Commissioner Clark, the motion passed 4-0-1. (Commissioner Koch abstained.)

### (8) ADJOURNMENT [8:22 p.m.]