TOWN OF WOODSIDE
ARCHITECTURAL AND SITE REVIEW BOARD

Meeting Date:	**December 5, 2016**	**Agenda Item: 1**
Prepared by:	**Corinne Jones, Assistant Planner**	
Reviewed by:	**Jackie Young, AICP, Planning Director**	

TITLE: ASRB2016-0026, GRAD2016-0003: Continued presentation and consideration of a proposal requiring Formal Design Review, to construct a two-story main residence with an attached garage and a partial basement; an accessory structure (workshop); an Accessory Living Quarters (gate house); a swimming pool; and, associated landscaping and landscape lighting. The Planning Commission will take the final action on the Formal Design Review because the project requires an additional entitlement, a Grading Exception (GRAD2016-0003), in order to exceed 1,500 cubic yards of grading. (This item was continued from the meeting of November 21, 2016).

Property Information

Address:	153 Marva Oaks Drive
APN:	072-060-870
Property Owner:	Alyn Beals
Zoning District:	SCP-5 (Special Conservation Planning – 5 Acres)
General Plan Designation:	R-ESA (Residential/Environmentally Sensitive Area)
Lot Area:	10.4 acres (453,006.78 square feet)

EXECUTIVE SUMMARY

On November 21, 2016, the ASRB reviewed the project as a Formal Design Review. The ASRB commended the applicant for specifying "turtle glass", and foregoing fencing to maintain wildlife friendliness. The ASRB recommended that consideration of the Formal Design Review be continued to a date certain of December 5, 2016, to give the applicant the opportunity to complete the following:

I. Community Character:
   a. Meet with the neighbor at 151 Marva Oaks to review the project proposal, and hear any concerns. (Additionally, per the neighbor's request, staff will contact the neighbor to set up times to allow the ASRB to view the story poles from this property.)

II. Building Design:
   a. Prepare a digital 3D model of the residence, for presentation on December 5, 2016.
   b. Consider ways to reduce apparent mass (e.g., darken the stone base and exterior materials) and/or mass (e.g., reduce square footage). The project architect expressed a first preference for reducing apparent mass over reducing square footage.
   c. Consider exterior materials which are more rural in character, and less suburban.
   d. Submit a glazing specification data sheet (i.e., quantification of light emission reduction).
   e. Reduce the amount of glazing on the north elevation, particularly on the central "three story" element.

All requested items will be presented at the December 5, 2016, hearing.

ATTACHMENTS

A. ASRB Staff Report, dated November 21, 2016
   1. Application
   2. Location Map
   3. ARSB Staff Report, dated September 14, 2015
   4. ASRB Minutes, dated September 14, 2015
   5. ASRB Action Letter, dated September 16, 2015
   6. Response Letter to ASRB Recommendations, dated May 18, 2016
   7. Neighbor Response Letter, Cal Water, dated July 25, 2016
   8. Analysis of Project Visibility, prepared by SDG Architecture, dated October 13, 2016
   9. CC&R regarding Conceptual Building Envelopes, filed on December 22, 1997
   10. PC Staff Report, dated March 23, 1993 (1993 Land Division)
   11. Earthwork Exception Request, prepared by BKF, dated November 4, 2016
   12. Arborist Report, prepared by Kielty Arborist Services, LLC, dated April 1, 2016
   13. Woodside Fire Protection District's Conditions of Approval, dated June 14, 2016
   14. Conceptual Design Review Plans, received August 3, 2016 (ASRB only*)
   15. Formal Design Review Plans, submitted November 7, 2016 (ASRB only*)

*Copies of all materials distributed to ASRB members are available at Town of Woodside, located at 2955 Woodside Road, Woodside, CA 94062 from 8:00 a.m.-12:00 p.m. and 1:00 p.m.-5:00 p.m., Monday through Friday.

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Meeting Date:	**November 21, 2016**	**Agenda Item: 1**
Prepared by:	**Corinne Jones, Assistant Planner**	
Reviewed by:	**Jackie Young, AICP, Planning Director**	

TITLE: ASRB2016-0026, GRAD2016-0003: Presentation and consideration of a proposal requiring Formal Design Review, to construct a two-story main residence with an attached garage and a partial basement; an accessory structure (workshop); an Accessory Living Quarters (gate house); a swimming pool; and, associated landscaping and landscape lighting. The Planning Commission will take the final action on the Formal Design Review because the project requires an additional entitlement, a Grading Exception (GRAD2016-0003), in order to exceed 1,500 cubic yards of grading.

Property Information

Address:	153 Marva Oaks Drive
APN:	072-060-870
Property Owner:	Alyn Beals
Zoning District:	SCP-5 (Special Conservation Planning – 5 Acres)
General Plan Designation:	R-ESA (Residential/Environmentally Sensitive Area)
Lot Area:	10.4 acres (453,006.78 square feet)

EXECUTIVE SUMMARY

The applicant proposes to construct a two-story, single-family residence with an attached garage and a partial basement; an accessory structure (workshop); an Accessory Living Quarters (gate house); a swimming pool; and, associated landscaping and landscape lighting, on a 10.4 acre property, located off of Marva Oaks Drive (**Attachment 2**). The proposal requires Planning Commission approval of a Grading Exception, in order to exceed 1,500 cubic yards of grading.

The project is being presented and considered as a Formal Design Review, pursuant to Woodside Municipal Code (WMC) §153.225.B. Based on the submittal date, this project is subject to all current General Plan Policies, Municipal Code requirements, and the 2012 Residential Design Guidelines (RDG). The ASRB completed Conceptual Design Review on September 14, 2015, (**Attachment 4**, ASRB Minutes; and **Attachment 5**, ASRB Action Letter).

The purpose of this Formal Design Review is to secure a recommendation from the ASRB based on the evaluation criteria of Community Character, Site Planning, Building Design, and Landscape Elements set forth in the Municipal Code and Residential Design Guidelines.

Since Planning Commission review of a Grading Exception is required, the Planning Director will forward the ASRB's design recommendation to the Planning Commission for final action on both the design and the Exception. Planning Commission's action is appealable to the Town Council within 10 calendar days of the Commission's decision.

ATTACHMENT A

RECOMENDATION

Based on the evidence submitted in the record and the analysis provided below, staff recommends approval of the proposed project, subject to the following Conditions of Approval:

I. Prior to issuance of a Building Permit, the applicant shall:
   a. Submit a Staging Plan delineating all material storage areas, loading areas, construction parking, and construction restrooms. The proposed construction staging may not occur in any public right-of-way unless approved by the Public Works Department, in any private right-of-way, in any access easement, trails, and in areas where it may harm any protected trees, within a stream corridor, within areas required to remain in Natural State, or on slopes in excess of 35%.
   b. Submit a Tree Protection and Limit of Grading Fencing Plans. The Plan shall include fencing around the dripline of Significant Trees insofar as is practical. The Plan shall show all protection measures to be followed, and tree protection fencing to remain in place for the duration of the project. Permits for construction within the drip line of any Significant Trees shall include: provisions for hand trenching within the drip line; construction approved tree wells to protect against fill; prohibition of grading, cuts, and fills within four feet of a tree base.
   c. Submit an Erosion Control Plan subject to the satisfaction of the Town Engineer.
   d. Submit plans showing the location of all utility meters, mechanical equipment, and any required waterline backflow preventer, which shall be in a location that complies with the Municipal Code.
   e. Submit a complete Landscape Documentation Package including a checklist identifying all of the items listed in Section 492.3 of the State's Water Efficient Landscape Ordinance (WELO) if the project is subject to WELO. All required items shall be submitted with the Landscape Documentation Package, most notably, the Grading, Landscape, and Irrigation Plans must include the required compliance statements and/or signatures.
   f. Submit a completed Accessory Living Quarters Survey.
   g. Revise the plans to show a new fire hydrant location, in compliance with the Woodside Fire Protection District's conditions of approval, dated May 23, 2016.
   h. Submit a soils report/investigation report, prepared by a registered geotechnical engineer, which includes the following:
      i. Identification of any geologic hazards on or adjacent to the site which may impact the project;
      ii. Recommendations to mitigate any potential geologic hazards;
      iii. Recommendations regarding the suitability of the site for the proposed development;
      iv. Recommendations for site grading, foundation design parameters, etc.; and,
      v. Depth of groundwater on-site (normal high water).
   i. Revise the plans to include/specify construction methods and/or precaution measures (ex. temporary fencing) to ensure that the areas of >35% slope, near the gate house, will not be disturbed during construction.
   j. Revise the plans to show exceptions #8 and #17 from the Title Report on the topographic survey and/or explain if these easements have been abandoned, vacated, quitclaimed, etc. Provide documentation/reference that eliminated these easements.
   k. Ensure that no existing easements conflict with any proposed structures. A thorough review of any conflicts in comparison with the existing easement language will be performed by Town staff during review of the Building and Site Development Permit.
   l. Submit evidence that the emergency fire access easement from the subject parcel to the

south (Lands of Rosekrans) will be constructed in conjunction with any Building Permit or Site Development Permit for that parcel, including a gate allowing ready ingress and egress for emergency vehicles, pursuant to the Declaration of Covenants, Conditions and Restrictions, Joint Access Easement and Retaining Wall Maintenance Agreement **(Attachment 9)**.

II. During Construction:

a. All construction staging and construction parking shall be located onsite and shall not be located within any right-of-way, ingress/egress easement, access route for other parcels, or within any stream corridor, area with slopes in excess of 35%, area designated to meet the Town's Natural State requirements, any areas where it may harm protected trees, trails, or within any other environmentally sensitive area.

b. Signs shall be placed on all tree protection fencing indicating that machinery, vehicles, and materials shall not be stored within the fenced areas. Work shall only occur within the fenced areas under the supervision of a certified arborist.

c. All tree protection fencing shall remain in place for the duration of the project. Construction within the drip line of any Significant Trees shall follow provisions for hand trenching within the drip line; construction approved tree wells to protect against fill; prohibition of grading, cuts, and fills within four feet of a tree base.

d. The locations of all structures that are within 10 feet of a required setback shall be certified by a licensed land surveyor.

e. The plate heights, and overall heights of all structures shall be certified by a licensed land surveyor and accompanying by a Site Plan with the structures identifying the locations of the certified heights. Prior to certifying the heights, the surveyor shall meet with Planning Department staff to identify the plate height and overall height locations that should be certified.

f. A sign shall be posted in a location readable from the roadway stating the permitted hours of construction pursuant to Municipal Code Section 151.55(B), and a contact name and phone number for the contractor. The sign shall be posted and maintained for the duration of the project, and shall be removed upon approval of the final inspection of all permits onsite.

g. The applicant shall hydro-seed and install the approved landscaping during the wetter months to the extent feasible as a water conservation measure.

h. The Project is to be completed per approved plan. Any deviation from the approved plans requires review and approval of a revision by the Town, prior to the work taking place.

i. The applicant shall be responsible for compliance with requirements of all other applicable regulatory agencies, including but not limited to State Water Resources Control Board, Regional Water Quality Control Board, California Department of Fish and Wildlife, Army Corps of Engineers, US Fish and Wildlife, OSHA, EPA and Caltrans.

III. Prior to final inspection/occupancy:

a. Submit a Soil Management Report pursuant to Section 492.5 of the State's Water Efficient Landscape Ordinance. The Soil Management Report shall include an analysis of laboratory tested samples related to:

   i. Soil texture
   ii. Infiltration rate
   iii. pH
   iv. Total soluble salt

v. Sodium
vi. Percent organic matter

b. All landscaping shall be installed per the approved plan. The applicant shall submit a Certificate of Completion pursuant to Section 492.9 of the State's Water Efficient Landscape Ordinance.
c. All approved exterior light fixtures shall be installed. The bulb or light source shall be located entirely behind a non-translucent surface. No additional lights or alternate fixtures shall be installed without first being reviewed and approved by the Town.
d. All graded or disturbed areas shall be properly compacted and planted with native grasses or approved planting to reduce potential erosion.
e. All paved areas, including gravel/rock areas, shall be installed pursuant to the approved plans. No changes in the size or location of paved areas shall be made without first obtaining review and approval by the Town.
f. All exterior finishes, colors, and materials approved by the Planning Commission, as recommended by ASRB, shall be used. Any changes may require further review, as determined by the Planning Director.
g. All waterline backflow preventers located within required setbacks shall be installed in accordance with Municipal Code Section 153.050(B). The device shall meet the required location, height, color, and screening requirements.
h. All construction debris and trailers shall be removed from the site.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) by Section 15303(a)(e), which includes single-family residences and accessory (appurtenant) structures.

PROPERTY DESCRIPTION

The subject site is a 10.4 acre parcel, located at the end of the Marva Oaks Drive cul-de-sac, accessed off of Raymundo Drive, both public roads (**Attachment 2**). The site slopes easterly, away from the roadway, with the elevation ranging from 740 feet at the cul-de-sac, to 610 feet at the eastern property line (**Attachment 15**, Topo Sheets). Slopes are generally greater along the northwest property line (**Attachment 15**, Sheet NS-1). The site is largely undeveloped and contains grassland, scrub vegetation and mixed woodland, primarily oaks (**Attachment 15**, Sheet EP-1). A tennis court is located in the southwest corner of the property, within an exclusive easement for tennis court purposes that was granted to the adjacent neighbor, Robert Falkenberg (155 Marva Oaks), in 2001.

PROJECT DESCRIPTION

The applicant proposes to construct a main residence, an accessory structure (workshop), an Accessory Living Quarters (gate house), a swimming pool, and associated landscaping and landscape lighting on the subject property. The proposed main residence, whose location is restricted to the only remaining Conceptual Building Envelope on-site, is a two-story, gable and flat roofed structure with an integral color-scheme, intended to help it blend in with the natural environment. The proposed accessory structures, the workshop and the gate house, are compatible with each other and relate well to the main residence. The proposed Landscape Plan specifies native, fire resistant plantings and complies with the State's Water Efficient Landscape Ordinance. The proposed Exterior Lighting Plan is appropriate for the scale of the structure and the lot.

CONCEPTUAL DESIGN REVIEW

On September 14, 2015, the ASRB reviewed the proposal as a Conceptual Design Review. The ASRB recommended that the applicant proceed to Formal Design Review before the ASRB and provide the items listed in Table 1, below.

Table 1. Applicant Response to Conceptual Design Review.

ASRB Recommendation	**Applicant's Response** *(Staff Comments in Italics)*
I. Community Character	
a. A reporting on neighborhood outreach.	"Upon submittal to the Town, plan sets and letters will be mailed out to the neighboring properties offering an in-person meeting with our (SDG Architecture) staff to discuss questions or concerns as well as alternate means to provide feedback, if they so choose" (**Attachment 6**). *The applicant followed up with staff on October 13, 2016 to report that their only neighbor, Cal Water, had responded to their letter directly (**Attachment 7**).*
II. Site Planning	
a. A sketch model or 3D drawings, and building cross sections to show that the proposed main residence steps with the hill;	"A 3D rendering and site sections have been provided as part of the Formal ASRB package" (**Attachment 6**). *Staff notes that the color and material board submitted to the Town features a 3D rendering and Sheet A-2 of the project plans contains two site sections which help to illustrate how the structure relates to the land.*
b. An analysis of project visibility from I-280 and neighboring properties; and,	"Photographs of the site from neighboring properties (assuming neighbor cooperation) as well as from 280 will be provided as soon as staff deems the project complete and directs us to put up story poles" (**Attachment 6**). *The applicant submitted an analysis of project visibility, on October 13, 2016. The analysis shows the story poles, as viewed from 151Marva Oaks Drive, 155 Marva Oaks Drive, and the driving surface of I-280. The analysis concludes the topography and existing vegetation would help to shield the proposed structures from the neighboring properties, and the hill on the neighboring property (to the east), would completely screen the proposed structures from I-280* (**Attachment 8**).
c. A staging plan which minimizes impacts on the equestrian easement.	"A staging plan has been submitted, as part of the Formal ASRB package" (**Attachment 6**). *The applicant submitted a staging plan which locates all material storage areas, loading areas, construction parking, and construction restrooms on the proposed driveway, between the proposed workshop and the proposed main residence, a location that is set back*

	approximately 80 to 90 feet from the nearest equestrian easement (**Attachment 15**, Sheet ST-1).
III. Building Design:	
a. Additional information on the specification of "turtle glass", which was noted as a proposed material by the project architect.	"Turtle Glass (or similar) has been proposed on the downhill (north) elevation, to reduce light transmittance towards the neighboring property. Turtle Glass, by definition, is any glass treated, either by film or other technology, to achieve an industry approved, inside-to-outside light transmittance value of 45% or less and limited to the visible spectrum" (**Attachment 6**).
II. Landscape Elements	
a. A fencing plan which is sensitive to wildlife passage and visual impact.	"No fencing is proposed at this time for the project, in order to be sensitive to wildlife passage" (**Attachment 6**). *Staff notes that the plans submitted for Formal Design Review do not specify any fencing on-site.*

PROJECT DISCUSSION

Community Character

Woodside Municipal Code (WMC) §153.227.C.1 states that the Board shall review proposals to ensure *"That the project is designed in a manner that is in keeping with and contributes to the rural character and aesthetics of the Town, respects the character of scenic corridors and vistas, and supports equestrian facilities where applicable."* WMC §153.021(A) requires a minimum lot size of 5-acres for SCP (Special Conservation Planning) zoned parcels. The Zoning Code specifies that the purpose of the SPC Districtis to provide for reduced human densities for lands containing characteristics such as, but not limited to, steep hillsides, geologic hazards, difficult road access, or soil or water problems and to implement the policies of the General Plan.

The Woodside 2012 General Plan Land Use and Community Design Element Policy LU1.2.4 states, *"Manage intensity of use of individual parcels and building by considering health and safety, impacts on adjoining properties, [...], and protection of natural land characteristics.* Land Use and Community Design Policy LU1.4 states, *"Residential lands are intended for a main dwelling as the principal use of a parcel, together with uses and structures customarily accessory to it."*

The subject property is 10.4 acres, well over the 5-acre minimum for the SCP-5 Zoning District. The parcel is largely undeveloped and contains some steep slopes. The site contains grassland, scrub vegetation and mixed woodland, primarily oaks. There are a number of equestrian trails in the project vicinity, including: a roadside equestrian trail, northwest of the property, along Raymundo Drive and Marva Oaks Drive; an unimproved, dedicated equestrian trail perpendicular to Marva Oaks Drive and along a portion of the northeast property line; and, an equestrian trail that leads from the Marva Oaks Drive cul-de-sac, southeast on the neighbor's property (155 Marva Oaks), through the tennis court easement on the subject property, and continues onto the property south of the subject property (General Plan Map CL3: Equestrian Trails (Public) and **Attachment 15**, Sheet A-1). The applicant proposes to construct a two-story main residence (primary use), two accessory structures, and a pool (accessory uses) on-site. One of the proposed accessory structures, the gate house, contains a full bath, a kitchen and a place to sleep, making it an Accessory Living Quarters. The proposed

structures feature similar forms, a consistent architectural style, and building materials and colors that are compatible with the natural environment. There is no fencing proposed on-site, in order to allow for wildlife to freely pass through the site. The proposed uses are customary to the SCP-5 District, and the proposed development would not impact the equestrian trails that traverse the property line.

Community Character/Consistency with Woodside Municipal Code and General Plan
Pursuant to the discussion above, the proposed project would occur in a manner consistent with the policies of the General Plan and the Woodside Municipal Code (WMC §153.227.C.1), in that:

- the proposed uses for the property are consistent with the purpose of the SCP-5 District;
- the design is in keeping with, and contributes to, the rural character of the Town;
- the design maintains opportunities for wildlife passage; and,
- the development would not negatively impact neighboring properties, or the equestrian trails on-site.

Site Planning
Woodside Municipal Code §153.227.C.2 states that the Board shall review proposals to ensure *"That the site plan is designed in a manner which preserves natural features, respects and preserves the Town's rural residential character, considers safe circulation, neighborhood compatibility, fire safety, and sustainability."*

The 2012 General Plan Land Use and Community Design Policy LU1.3.1 states, *"Structures should be designed to be subordinate to the natural environment, responsive to site constraints, and compatible with the rural character of the Community."*

The 2012 Residential Design Guidelines encourage property owners to consider the location, scale, and orientation of site improvements and how they will complement and be consistent with neighborhood and community development patterns. The Guidelines also encourage property owners to locate larger residential structures farther from property lines by increasing setbacks.

Structure Placement
Main Residence
The subject property was created via a minor land division with a condition of approval that in the future, when the property was developed, the main residence would be located substantially within one of the designated Conceptual Building Envelope sites on the Tentative Map, approved by the Town Planning Commission. In 1997, a Declaration of Covenant, Conditions and Restrictions (CC&R), reflecting this condition, was recorded (**Attachment 9**).

The condition originated from the ASRB, who reviewed the land division at three separate meetings, including one field visit. The Conceptual Building Envelope sites, which are located in the southern and southeastern property corners, were selected for their low-visibility from I-280 and from neighboring properties (**Attachment 10**, PC Staff Report). The southern Conceptual Building Envelope is now occupied by the tennis court, and the remaining Conceptual Building Envelope is the location of the proposed main residence.

The applicant is proposing a two-story, 5,941 square foot main residence. The new residence is proposed substantially within the remaining Conceptual Building Envelope on-site. The structure is shifted north east, slightly outside of the Envelope, to avoid encroaching on the natural ground

slopes in excess of 35% which exist within the Envelope (**Attachment 15**, Sheet A-1 and Topo Sheet 4).

Workshop
The workshop is sited northwest of the main residence. The structure would face northeast, opening out onto the parking area shared with the main residence (**Attachment 15**, Sheet A-1). The back side of the structure would be built into the hillside, reducing its visibility, as viewed from the southwest (**Attachment 15**, Sheet WS-2).

Gate House
The guest house is sited closer to the Marva Oaks Drive cul-de-sac than the other two structures. It is proposed approximately halfway down the driveway, facing northeast, towards the undeveloped portion of the property (**Attachment 15**, Sheet A-1). The back side of the structure would be built into the hillside and a flat, "green" (planted) roof is proposed (**Attachment 15**, Sheet GH-1 and GH-2). Both of these attributes would help to reduce the structure's visibility, as viewed from the neighboring property, to the northwest.

Grading
The remaining Conceptual Building Envelope is located in an area of steep terrain, where additional grading is required, in order to accommodate the structure and site improvements, which step down the hillside. Additionally, because the remaining Conceptual Building Envelope is located at the far side of the property from the Marva Oaks Drive cul-de-sac, the proposed driveway is longer and requires more earthwork (**Attachment 11**). Proposed grading quantities are summarized in Table 2, below.

Table 2. Proposed Grading.

Feature:	*Cut (cubic yards):*	*Fill (cubic yards):*
Building/Pool Footprint	1,125	**0**
Site Grading	**1,150**	**1,150**
Subtotals:	2,275	**1,150**
Required Export: 1,125 cubic yards		
Total per Site Development Permit Requirements: 2,300 cubic yards of cut and fill		
Bold quantities count towards Design Review Grading		

Site grading exceeding 1,500 cubic yards is considered substantial and requires a Grading Exception from the Planning Commission (WMC Section 151.22 (B)).

Access, Circulation, and Parking
Access would be provided from a driveway off of the Marva Oaks Drive cul-de-sac. The driveway would run along the western property line, west of the proposed gate house, east of the proposed workshop, and would terminate at the proposed main residence. The driveway would feature a fire engine turn-out southeast of the gate house and a fire engine turnaround in front of the workshop (**Attachment 15**, Sheet A-2). Six parking spaces are required, by Code, four for the main residence and two for the accessory Living Quarters. A three-car attached garage is proposed at the northwest end of the main residence, a two-car parking bay is proposed southeast of the gatehouse, and a slightly larger parking area is proposed in front of the main residence. These facilities would provide for more than 6 parking spaces on-site.

Site Planning/Consistency with Woodside Municipal Code and General Plan
Pursuant to the discussion above, the proposed project would occur in a manner consistent with the policies of the General Plan and the Woodside Municipal Code (WMC §153.227.C.2), provide safe access, and respect the rural residential character of Woodside, in that the proposed project:

- includes a site plan that is responsive to and compatible with the neighborhood character and the rural residential character of the Town;
- locates structures so that they do not create a silhouette against the sky, when viewed from roads and neighboring properties;
- considers neighboring homes privacy, scenic vistas and solar access; and,
- provides all required parking.

Building Design
Woodside Municipal Code § *153.227.C.3* states that the Board shall review proposals to ensure *"That the architectural design is consistent with the Town's rural character and development patterns; is architecturally cohesive and understated; that the materials, color, and details are well-composed and understated; and that the architectural design is fire safe and sustainable."*

The 2012 General Plan Land Use and Community Design Policy LU1.3.2 states, *"Encourage the use of fire-safe, natural, and natural appearing materials. Exterior colors shall blend with the surrounding natural landscape by using earth tones or natural finishes."*

Main Residence
Main Residence
The proposed main residence is comprised of simple, gable roofed forms that step up the hillside (**Attachment 15**, Sheet A-7 and A-9). The attached garage features a flat roof, which relates it to the proposed flat roofed gate house. The proposed exterior colors and materials include: stained horizontal wood siding (Alaskan Yellow Cedar); a standing seam metal roof in "Pre-Weathered Galvalume" (a dark gray); window trim, painted in "Kolbe – Steel Gray"; cement plaster in "Sherwin Williams – Jogging Path" (an earth toned color); and limestone veneer (**Attachment 15**, Sheet A-7 – A-10). The proposed colors are integral and will help the structure to blend into the natural environment (grassland and mixed woodland).

Workshop
The proposed workshop has a gable roof, and exterior materials and colors similar to the main residence: limestone veneer, earth toned cement plaster, and a dark gray standing seam metal roof (**Attachment 15**, Sheet WS-2).

Gate House
The proposed gate house is more modern in design than the other two structures. The structure has a flat roof and steps up the hillside, with the rear elevation being almost completely buried into the slope. Part of the roof would be used as a roof deck and the other portion would be planted. All sides of the structure would be faced with the same limestone proposed on the workshop on the main residence (**Attachment 15**, Sheet GH-1 and GH-2).

Exterior Lighting
Proposed exterior lighting (**Attachment 15**, Sheets E-1 and E-2) would be limited; consistent with the Town's rural character, General Plan Policy LU1.2, and the Residential Design Guidelines

(Section 3e). All proposed exterior light fixtures are shielded and are downlights, in compliance with the Town's requirements for outdoor lighting.

Table 2. Proposed Exterior Lighting.

Fixture Type	*Finish*	*Qty.*	*Location*
Outdoor Down Light	Bronze	10	Main Residence: • 1 at the guest bedroom courtyard; • 2 at the breakfast room door; • 1 at the lightwell, off of the gym; and, • 2 at the patio, off of the recreational room. Gate House: • 4 at the deck, off of the main living area.
Vintage Barn Sconce	Bronze	11	Main Residence: • 2 at the attached garage; • 3 at the deck off of the main living area; • 2 off of the master bedroom deck; and, • 1 at the patio, off of the recreational room. Work Shop: • 2 at the barn doors. Gate House: • 1 at the front entry.
Step and Wall Light	Black	9	Main Residence: • 4 at the stairs off of the pool deck. Gate House: • 5 at the stairs to the front entry.

Sustainable Construction Considerations

Although the Town has not adopted a local green building ordinance, the new California Building Codes will be increasingly requiring sustainable practices. It is recommended that the applicant utilize recycled or repurposed building materials in the new construction. The applicant is further encouraged to employ sustainable measures such as solar and/or rainwater or gray water collection for landscape irrigation. Additional green building measures that could be incorporated include: low-VOC paints and carpeting, sustainably harvested wood and wood products, high-efficiency fixtures, appliances, heaters, and air conditioning units, geothermal or radiant heating, solar energy technology, and high-efficiency insulation for walls, doors, and windows.

Building Design/Consistency with Woodside Municipal Code and General Plan

Pursuant to the discussion above, the proposed project would occur in a manner consistent with the policies of the General Plan and the Woodside Municipal Code (§153.227.C.3), in that the proposed project:

- includes an integral color scheme that will help blend the proposed structures into the natural environment;
- includes fire safe, natural and natural appearing materials;
- is architecturally cohesive and supportive of the rural character of the Town; and,
- includes an exterior lighting plan that is appropriate for the scale of the structures and the lot.

Landscaping Elements
Woodside Municipal Code § 153.221.C.4 states that the Board shall review proposals to ensure "*that the landscape design minimizes grading, preserves natural and scenic features; that the planting design respects existing native and mature vegetation and is informal in design; that the fencing and entry features are open and rural in design; that exterior lighting is minimized; and that the landscape design is fire safe and sustainable.*"

The 2012 General Plan Land Use and Community Design Policy LU1.3.3 states, "*Landscaping should be designed to complement the natural attributes of the site, rather than be relied upon to reduce the visual impacts of inappropriately designed and scaled structures. Avoid linear planting which can result in green fences and walls.*"

Landscaping
Softscape
The Landscape Plan (**Attachment 15**, Sheets L-1 – L-3) concentrates formal landscaping around the proposed structures and leaves the majority of the site in Natural State (**Attachment 15**, Sheet NS-1). The majority of the proposed plantings are native, fire resistant species, and the Plan complies with the State's Water Efficient Landscape Ordinance (**Attachment 15**, Sheet L-4). 40 path lights are proposed along the driveway and within the landscaped areas immediately adjacent to the proposed structures (**Attachment 15**, Sheets L-1 – L-3).

Hardscape
In 2003, the Planning Commission approved Variance VAR2003-002, maximizing the amount of Paved Area and Surface Coverage allowed on site. The Variance increased the amount of Paved Area and Surface Coverage allowed on-site to 15,000 square. The applicant is proposing a total of 10,651.8 square feet of Paved Area and Surface Coverage (**Attachment 15**, Sheet AA-2 and A-1). This includes the existing tennis court (7,220 square feet) within the easement area.

Fencing, Walls, and Gates
The applicant is not proposing any fences, walls or gates.

Trees
The proposal includes the removal of 8 trees, only one of which is significant in size and included in the Arborist Report, prepared by Kielty Arborist Services, LLC, dated April 1, 2016 (**Attachment 12**). Out of the 8 trees proposed for removal:

- 6 trees (none significant in size) are within the footprint of the proposed main residence;
- 1 tree (not significant in size) is within the proposed driveway footprint; and,
- 1 tree, a 28" Valley Oak (#41 in the Arborist Report), is already dead.

Landscape Elements/Consistency with Woodside Municipal Code and General Plan
Pursuant to the discussion above, the proposed project would occur in a manner consistent with the policies of the General Plan and the Woodside Municipal Code (§153.227.C.4), in that the proposed project includes:

- landscaping which concentrates more formal plantings near the residence;
- native, fire resistant plantings;
- the installation of minimal landscape lighting to illuminate driveways and pathways; and,
- no fencing, which maintains opportunities for wildlife to pass through the site.

Other Property Attributes

Fire Hydrant

The Woodside Fire Protection District approved the Project Plans on May 23, 2016 (**Attachment 13**), subject to a Condition of Approval that the plans submitted for Building Permits include a new fire hydrant in a location that complies with the Woodside Fire Protection District's standards (**Condition of Approval I.g.**). The applicant has since revised the Formal Design Review plans to show a new fire hydrant located immediately east of the parking bay for the gate house (**Attachment 15,** Sheet A-1).

Septic System

Given that there are no public sewer systems in the area, the plans submitted for Formal Design Review include a preliminary Septic Plan (**Attachment 15,** Sheet C6.0 – C6.2). A 2,000 gallon septic tank with the capacity to serve 6 bedrooms is proposed on-site. The septic tank and the leach lines are proposed between the main residence and the gate house.

Easements

The proposed development would not impact any of the existing easements on-site. Existing easements, shown dashed in blue on the Site Plan (**Attachment 15**, Sheet A-1), include:

- A 15-foot wide pedestrian and equestrian easement along the southwest property line;
- A pedestrian/equestrian easement traversing the southwest corner of the property, east of the tennis court;
- An easement for tennis court purposes, granted to Robert Falkenberg (155 Marva Oaks), at the southwest corner of the property, containing the existing tennis court;
- Three non-exclusive drainage easement running towards the center of the property, from the southwest property line (the two northernmost drainage easements converge, behind the proposed gate house);
- A 5-foot wide public utility easement along the east property line;
- A 10-foot wide, pedestrian and equestrian easement along the northeast property line, containing an unimproved dedicated, off-road trail (General Plan Map CL3: Equestrian Trails (Public));
- An ingress/egress and public utility easement where the property connects to Marva Oaks Drive; and,
- A slope easement (not depicted on the site plan) for the construction and maintenance of the equestrian trail, adjacent to the southwest property line and northwest of the proposed workshop.

Geotechnical Considerations

Due to the existence of active, old and dormant landslides on the site, the plans were routed to the Town Geologist, for review, at this early, design review stage. The Town Geologist reviewed the plans and met with the Project Geologist to discuss the long history of geologic and geotechnical investigation at the site. After meeting with the Project Geologist, the Town Geologist did not have any significant concerns about the geotechnical feasibility of the design plan. The Town Geologist was amenable to having the project move forward through Formal Design Review with the ASRB, while the applicant continues to conduct their geotechnical investigation. The plans will be routed back to the Town Geologist, for review, at the Building Permit phase.

Code Compliance
Town practice does not allow the Planning Department to process any application for a property that has an open code compliance case(s) unless the application is required to bring the property into compliance. There are no open code compliance cases on the subject property; therefore, the Town may process the current project proposal.

Neighbor Communications
As of the drafting of this Staff Report, staff had not received any communications regarding this project. Any communications received prior to the Formal Design Review Hearing of November 21, 2016, will be forwarded to the ASRB as desk items and made available to the public.

Property Information

ZONING: SCP - 5 acres (Special Conservation Planning - 5 acres)

LOT SIZE: 10.56 acres (459,996.07 square feet) (gross)
10.4 acres (453,006.84 square feet) (net)

TOTAL FLOOR AREA:

Allowed:	24,915.38 square feet
Proposed:	8,358.22 square feet

MAIN RESIDENCEFLOOR AREA:

Allowed:	6,000 square feet
Proposed:	5,941 square feet (660 sf of attached garage deducted)

BASEMENT GRADING
2,549.73 square feet 1,133.21 cubic yards

MAIN RESIDENCE HEIGHT:

Allowed:	30 feet maximum
Proposed:	26 feet, 11 inches

ACCESSORY STRUCTURE (WORKSHOP/STUDIO) FLOOR AREA:

Allowed:	1,500 square feet
Proposed:	821.44 square feet

ACCESSORY STRUCTURE (WORKSHOP) HEIGHT:

Allowed:	17 feet maximum
Proposed:	15 feet, 1 inch

ACCESSORY LIVING QUARTERS (GATE HOUSE) FLOOR AREA:

Allowed:	1,500 square feet
Proposed:	935.78 square feet

ACCESSORY LIVING QUARTERS (GATE HOUSE) HEIGHT:

Allowed:	17 feet maximum

Proposed:	12 feet

SETBACKS:	Front	Rear	Side
Main Residence			
Required: *(<17' Height)*	50'	50'	50'
Required: *(17-30' Height)*	*'	50'	50'
Proposed:	112'-3"	54'-9"	300' and 200'-5"

* front setback increases 2 feet for each foot the main residence exceeds 17 feet

Accessory Structure (Workshop/Studio)			
Required: *(<17' Height)*	50'	50'	50'
Proposed:	52'-9"	174'-5"	260' and 285'-7"
Accessory Living Quarters (Gate House)			
Required: *(<17' Height)*	50'	50'	50'
Proposed:	123'-6"	450'+	63'-5" and 450'-2"

PAVED AREA AND SURFACE AREA COVERAGE:

Allowed:	15,000 square feet maximum
Existing:	7,220 square feet (tennis court)
Proposed:	10,651.8 square feet

PARKING:

Minimum Required:	6 parking spaces
Proposed:	6+ spaces (4 covered, 2+ uncovered)

ATTACHMENTS

1. Application
2. Location Map
3. ARSB Staff Report, dated September 14, 2015
4. ASRB Minutes, dated September 14, 2015
5. ASRB Action Letter, dated September 16, 2015
6. Response Letter to ASRB Recommendations, dated May 18, 2016
7. Neighbor Response Letter, Cal Water, dated July 25, 2016
8. Analysis of Project Visibility, prepared by SDG Architecture, dated October 13, 2016
9. CC&R regarding Conceptual Building Envelopes, filed on December 22, 1997
10. PC Staff Report, dated March 23, 1993 (1993 Land Division)
11. Earthwork Exception Request, prepared by BKF, dated November 4, 2016
12. Arborist Report, prepared by Kielty Arborist Services, LLC, dated April 1, 2016
13. Woodside Fire Protection District's Conditions of Approval, dated June 14, 2016
14. Conceptual Design Review Plans, received January 8, 2016(ASRB only*)
15. Formal Design Review Plans, submitted August 31, 2016(ASRB only*)

*Copies of all materials distributed to ASRB members are available at Town of Woodside, located at 2955 Woodside Road, Woodside, CA 94062 from 8:00 a.m.-12:00 p.m. and 1:00 p.m.-5:00 p.m., Monday through Friday.

PERMIT # GRAD 2016-0003
ASR132016-0026

PLANNING PUBLIC HEARING – APPLICATION

ARCHITECTURAL & SITE REVIEW BOARD/PLANNING COMMISSION

Town of Woodside
2955 Woodside Road
Woodside, California 94062
650 851.6790
www.woodsidetown.org

Property Address: 153 Marva Oaks Drive, Woodside, CA **APN #:** 072-060-870

Property Owner: Alyn Beals
Owner Address: 842 Edgewood Road, Redwood City, CA
Phone Number: 650-369-3656
Email: alyn@bealsmartin.com

Applicant: Steve Simpson, AIA / SDG Architects
Applicant Address: 603 Jefferson Avenue, Redwood City, CA 94063
Phone Number: 650-366-9277 / fax 650-366-9270
Email: steve@simpsondesigngroup.com

REQUEST FOR PUBLIC HEARING: (check all that apply)

- [ ] ASRB/Conceptual Design Review
- [ ] ASRB/Formal Design Review or Planning Director
- [x] Planning Commission/Formal Design Review
- [ ] Variance
- [ ] Lot Merger
- [ ] Lot Line Adjustment
- [ ] Subdivision/Land Division
- [ ] CEQA Review
- [x] Exception to site development regulations specify which exception: Grading quantity
- [ ] Exception to setback
- [ ] Exception to maximum residence size
- [ ] Conditional Use Permit (new, amendment, or renewal)
- [ ] Amendment to Zoning Ordinance
- [ ] Amendment to General Plan
- [ ] Other

Description of Project:

New two story home with partial basement, new detached workshop & new detached gate house.

AFFIDAVIT

I declare that I am the owner (or authorized agent*) of the property involved in this application, and that the foregoing is true and correct in accordance with the requirements listed in Sections 153.226 of the Woodside Municipal Code.

In order for this application to be complete, **the story poles are required to be erected at least 14 days prior to the meeting date**. If the story poles are not erected by that time, the application will be deemed incomplete, in which case the application will be considered by the Board at a later date.

Government Code Section 65105: Entry on land by planning agency personnel – In the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

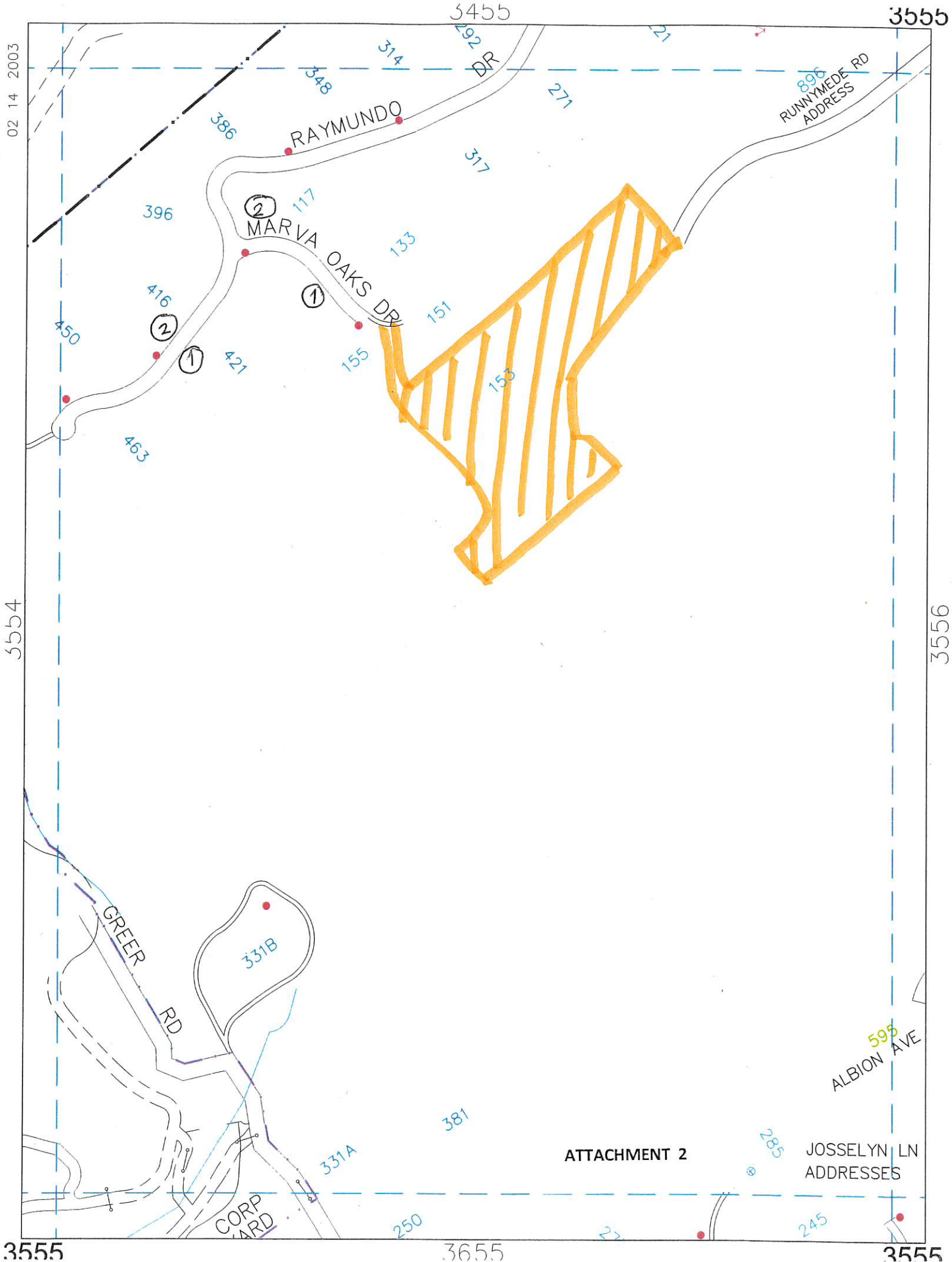
Signature of Owner: Alyn Beals **Date:** 10/13/16

*Authorized agent must provide written verification from the property owner.

ATTACHMENT 1

FOR STAFF TO COMPLETE

Fee: $ 1,410 **Deposit:** 600 **Receipt #:** R15698 **Received By:** [illegible] **Date:** 11/7/2016



ATTACHMENT 2

TOWN OF WOODSIDE
ARCHITECTURAL AND SITE REVIEW BOARD

Meeting Date:	**September 14, 2015**	**Agenda Item: 5**
Prepared by:	**Corinne Jones, Assistant Planner**	
Reviewed by:	**Jackie Young, AICP, Planning Director**	

TITLE: ASRB2015-0037: Presentation and consideration of a proposal requiring Conceptual Design Review to construct a main residence with an attached garage, a detached accessory structure (shop/studio), a swimming pool and a detached accessory living quarters (gate house) on an undeveloped lot.

Property Information

Address:	153 Marva Oaks Drive
APN:	072-060-870
Property Owner:	Alyn Beals
Zoning District:	SCP-5 (Special Conservation Planning – 5 Acres)
General Plan Designation:	R-ESA (Residential/Environmentally Sensitive Area)
Lot Area:	10.5 acres

EXECUTIVE SUMMARY

The applicant submitted plans for Conceptual Design Review for a proposal to construct a main residence with an attached garage, a detached accessory structure (shop/studio), a swimming pool and a detached accessory living quarters (gate house) on an undeveloped lot (**Attachment 7**).

The project is being presented and considered as a Conceptual Design Review pursuant to Municipal Code Section 153.221 and 153.225(A). The purpose of this review is to secure early evaluation by the Architectural and Site Review Board (ASRB) related to Community Character, Site Planning, Building Design, and Landscape Elements prior to applying for a Formal Design Review, and submitting applications for any other entitlements/permits which may be necessary.

Pursuant to the Conceptual Design Review submittal requirements in Appendix 2 of the Residential Design Guidelines (RDG) and Municipal Code Section 153.225(A), the applicant has submitted a topographic survey of existing site conditions; an aerial photo of the property and surrounding residences; photographs of the site; conceptual floor plans and elevations showing proposed building style and massing; and, a conceptual site plan showing the proposed building locations on site.

PROPERTY DESCRIPTION

The subject site is an undeveloped 10.56-acre (459,996 square foot) parcel, located at the end of the Marva Oaks Drive cul-de-sac and accessed off of Raymundo Drive, both public roads. The site slopes easterly, from the roadway, with the elevation ranging from 740 feet at the cul-de-sac,

to 610 feet at the eastern property line (**Attachment 7**, Sheet A-2). Slopes are generally greater at the northwest end of the property, surrounding a drainage swale that traverses the property (**Attachment 7**, Sheet C.1-23). The site contains grassland, scrub vegetation and mixed woodland, primarily oaks (**Attachment 7**, Sheet EP-1).

Easements

The Title Report submitted shows the location of a number easements, including:

- A 15-foot wide pedestrian and equestrian easement along the southwest property line (**Attachment 3**, Item 13, 15);
- A pedestrian/equestrian easement, at the southwest corner of the property, running through a corner of Approved Conceptual Building Envelope #2 (**Attachment 3**, Item 13, 20);
- An easement for tennis court purposes, granted to Robert Falkenberg (155 Marva Oaks), at the southwest corner of the property, containing a 7,272 square foot tennis court with side paving (**Attachment** 3, Item 10);
- A slope easement adjacent to the southwest property line (**Attachment 3**, Item 17);
- A drainage easement running towards the center of the property, from the southwest property line (**Attachment 3**, Item 19);
- A 5-foot wide public utility easement along the east property line (**Attachment 3**, Item 5);
- A 10-foot wide, pedestrian and equestrian easement along the northeast property line, containing an unimproved dedicated, off-road trail (General Plan Map CL3: Equestrian Trails (Public)) (**Attachment 3**, Item 4); and,
- An ingress/egress and public utility easement where the property connects to Marva Oaks Drive (**Attachment 3**, Item 8).

Site Visibility

Portions of the project site may be visible from the driving surface of Interstate 280, a State-designated scenic highway, if all existing vegetation were removed.

Project Vicinity

Marva Oaks Drive is a short cul-de-sac off of Raymundo Drive. The site is located between the Cañada Fault and the San Andres Fault, outside of the Alquist Priolo Special Study Zone (GP Map NH2). A roadside equestrian trail exists northwest of the property, along Raymundo Drive and Marva Oaks Drive. An unimproved dedicated equestrian trail extends perpendicular to Marva Oaks Drive and along a portion of the northeast property line (General Plan Map CL3: Equestrian Trails (Public)). Although the project is not located within a Very High Fire Hazard Severity Zone (General Plan Map NH4: Very High Severity Fire Hazard Zone), the project will need to comply with the Town's required fire protection standards, such as sprinklers, Class A roof material, and fire resistant siding material.

PROJECT DISCUSSION

The application was submitted after the 2012 General Plan was adopted; therefore, the project is subject to the 2012 General Plan policies. The application was submitted after the approval of Ordinance No. 2012-554 (recent Municipal Code changes to design review process and fence and gate standards); therefore, the current design review process and gate and fence standards apply. The application was submitted after the adoption of the 2012 Residential Design Guidelines (RDG); therefore, the project is subject to the current RDG. The application was

submitted after the adoption and effective date of Ordinance 2013-559 (Changes to Paved Area and Surface Coverage regulations); therefore, the project is subject to the new paved area and surface coverage regulations. Story poles are not required for Conceptual Review and have not been installed at this time.

Background

In 1993, a minor land division occurred. The Planning Commission approved the subdivision of a 15.5 acre lot into one of 10.5 acres, 153 Marva Oaks Drive, and one of 5 acres (155 Marva Oaks Drive).

In 1997, the subdivision map was finaled, and a Declaration of Covenant, Conditions and Restrictions (CC&R) was recorded, stipulating: "The main residence for each parcel should be located substantially as designated as one of the 'Conceptual Building Envelope' sites on the Tentative Map (LD #317, Lands of Ligeti and Campbell) (**Attachment 4**) approved by the Town Planning Commission, March 23, 1993, with such modifications as are permitted by the Town Council based on review by the ASRB" (**Attachment 5**).

Site Plan and Uses

Main Residence and Attached Garage

The applicant proposes to construct an approximately 5,912 square foot main residence located substantially within Approved Conceptual Building Envelope #1 (**Attachment 7**, Sheet A-2), as stipulated in the CC&R (**Attachment 5**).

The proposed floor plans show a daylighted basement which would include: a home theater; bedroom/gym; full bathroom; wine cellar; mechanical/storage room; recreation room; and a bar area (**Attachment 7**, Sheet A-3). The proposed recreation room would open out onto a patio and a swimming pool is proposed northeast of the main residence.

The proposed basement includes an external access and provides all facilities for human habitation (a place to sleep, a full bathroom and a place to prepare food); therefore, it would be considered an Accessory Living Quarters (ALQ). Before submitting for Formal Design Review, the applicant will need to either work with staff to ensure that the basement complies with all attached ALQ standards found in WMC Section 153.026(B), or revise the plans so that the basement does not include all facilities for human habitation.

The proposed first floor would include: a 3-car garage; mud room; laundry room; guest bedroom with full bathroom; an office/library; living room; dining room; powder rooms (2); and a kitchen, open to a family dining area and great room (**Attachment 7**, Sheet A-4).

The proposed second floor would include: a master suite (bedroom, dressing room and bathroom); two bedrooms with full bathrooms; and, a lounge (**Attachment 7**, Sheet A-5).

Accessory Living Quarters (Gate House)

An approximately 1,040 square foot Accessory Living Quarters (gate house) is proposed approximately 50 feet from the western property line. The proposed floor plans for the gate house include: a guest bedroom; a full bathroom; a mechanical/storage room; and, a kitchen, open to a great room. The great room and guest bedroom would open out onto a grass terrace (**Attachment 7**, Sheet GH-1).

Accessory Structure (Workshop/Studio)
An 820 square foot, one-room accessory structure (workshop/studio) is proposed northwest of the main residence (**Attachment 7**, Sheet WS-1).

Driveway and Parking
Access to the proposed structures would be from a proposed driveway off of the Marva Oaks Drive cul-de-sac (**Attachment 7**, Sheet A-2). The driveway would run along the western property line, feature a fire engine turn-out halfway between the gate house and the main residence and a fire engine turnaround in front of the shop/studio. Eight parking spaces are being proposed, four covered and four uncovered (**Attachment 7**, Sheet A-1).

Natural State
Municipal Code Section 153.139(B) requires that applicants submit the average slope of the lot excluding slopes in excess of 35% (net area). The Topographic Survey (**Attachment 7**, Sheet C.1-23) indicates the total lot area with slopes less than 35% (7.9 acres), the disturbed area (2.3 acres) and the proposed area to remain natural (5.6 acres), but does not include the average slope of the net lot area, which is required to determine how much, if any, of the lot must remain in a natural state. Prior to Formal Design Review, the applicant shall submit a Natural State Plan showing the areas and percentage of the property that would remain in a natural state (**Recommendation I.a**).

Architectural Design
Main Residence and Attached Garage
The proposed main residence is a two-story, modern farmhouse, designed to step with the land. Proposed exterior finishes include: horizontal cedar siding; board-formed concrete; painted wood fascia; stucco; and, a standing seam metal roof with both flat and gabled sections (**Attachment 7**, Sheet A-7). The plans provided show accommodations for photovoltaic panels on the roof of the main residence and the option for either panels or a green roof atop the attached garage (**Attachment 7**, Sheet A-6).

The proposed front elevation (west) features moderate glazing. Three sets of three picture windows are proposed: one set at the Office/Library, one set at an upstairs bedroom and one set at the stairwell. Two windows are proposed at the Master Bedroom and at the Living Room. Six small, horizontal windows are proposed along the front of the garage and two more are proposed above the picture windows at the Living Room. The proposed front porch features a flat roof with square columns and a modern front door with horizontal glass inserts (**Attachment 7**, Sheet A-7).

The proposed side (north) elevation which would provide views of the valley below, features extensive glazing on all three levels. The lower level features folding glass panel doors at the Recreation Room and the Bar. The proposed first floor features folding glass panel doors at the Great Room and Dining Room; five picture windows with smaller horizontal windows above, at the Living Room; and, a small window at the Mudroom. The proposed second floor features several picture windows, three at the Master Bath; four at the Dressing Room; one at the stairwell; three at Bedroom #1; and, a set of French doors with matching side panels at the Master Bedroom that would open onto a balcony (**Attachment 7**, Sheet A-8).

The proposed rear (east) elevation features moderate glazing. On the first floor, a picture

window with a horizontal transom window is proposed at the Living Room. Two more are proposed at the Great Room. Two sets of three picture windows are proposed, at the Guest Bedroom and at the Family Dining Room. A proposed exterior door at the Family Dining Room would open out onto a pathway leading to the pool deck. On the second floor, two picture windows are proposed at Bedroom #2, three at the Master Bath, and two at the Master Bedroom (**Attachment 7**, Sheet A-9).

The proposed side (south) elevation, features minimal glazing as portions of the first floor are buried into the hillside. On the first floor, two sets of three picture windows are proposed, one at the Kitchen and one at the Family Dining Room. Portions of two Laundry Room windows and one Guest Bathroom window are visible across a sunken courtyard off of the Guest Bedroom. On the second floor, picture windows are proposed at the Master Bath, Master Closet, Bathroom #2, and Bathroom #1. Additionally, three picture windows are proposed at Bedroom #2 and two are proposed at the Lounge (**Attachment 7**, Sheet A-10).

Accessory Living Quarters (Gate House)
The proposed gate house would be buried into the hillside and would have a flat, green roof with a roof terrace featuring glass panel railing. The exterior material proposed is board-formed concrete. The front (east) elevation would have extensive glazing with floor-to-ceiling steel and glass doors and windows. The front elevation would also feature a walk-out grass terrace with glass panel railings (**Attachment 7**, Sheet GH-2).

Accessory Structure (Workshop/Studio)
The workshop/studio would continue the design elements of the main residence and gate house, with minimal glazing. Exterior materials proposed include: board-formed concrete, stucco, and painted wood fascia. The structure would be built into the hillside and would feature a gable standing seam metal roof. A set of three, small horizontal windows are proposed on each of the side (northwest and southeast) elevations. The plans show proposed photovoltaic panels on the roof. Additionally, a set of large, sliding double barn doors on the front (northeast) elevation would provide access to the workshop/studio (**Attachment 7**, Sheet WS-2).

Exterior Lighting
An Exterior Lighting Plan has not been submitted. Prior to Formal Design Review, the applicant shall submit an Exterior Lighting Plan. Exterior lighting should be minimized and all fixtures should meet the requirements set forth in WMC Section 153.049(H) (**Recommendation I.b**).

Tree Removal, Landscaping and Fencing/Gates
Tree Removal
Details of proposed tree removal have not been provided. Prior to Formal Design Review, the applicant shall submit an Arborist Report, prepared by a Certified Arborist, including an inventory of all trees that have driplines within the project area, a health evaluation of all trees in the inventory, and recommended mitigation and protection measures for all impacted trees (**Recommendation I.c**).

Hardscape
In 2003, the Planning Commission approved Variance VAR2003-002, maximizing the amount of Paved Area and Surface Coverage allowed on site. The Variance approved up to 15,000 square feet of paved coverage on site, subject to three conditions: (1) that the lot remain a 10.5

acre parcel; (2) that the tennis court be located at a location where the average slope before grading is less than 6.5%; and, (3) that the property owner submit a written, notarized statement to the Town stating that he/she is willingly forfeiting one of two Conceptual Building Envelopes on site (for the construction of the tennis court) and does not consider doing so a creation of a hardship (**Attachment 6**). Prior to Formal Design Review, the applicant shall submit a Paved Area and Surface Coverage Plan including location, type, and size of existing and proposed landscaping (**Recommendation I.d**).

Softscape
A Landscape Plan has not been submitted at this time. Prior to Formal Design Review, the applicant shall submit a Landscape Plan including details on proposed planting, irrigation, and any fences, walls or gates. If the irrigated landscape area is 5,000 square feet or more, the applicant shall submit a Landscape Documentation Package as required by the California Water Efficient Landscape Ordinance (**Recommendation I.e**).

Landscape Lighting
The plans submitted do not depict any landscape lighting. The applicant will need to provide a full Lighting Plan, including the manufacturer's specifications, for all proposed exterior light fixtures with the Formal Design Review application, and is encouraged to keep lighting to a minimum (**Recommendation I.b**).

Fencing, Walls and Gates
10-foot chain-link fencing exists around the 7,272 square foot tennis court, and 6-foot wood and wire fencing exists along the 15-foot wide pedestrian and equestrian easement traversing the southwest corner of the site, east of the tennis court (within the easement grated to Bob Falkenberg, the neighbor to the west, at 155 Marva Oaks Drive). Details of any proposed fences, walls, gates, and/or entry features will need to be submitted with the Formal Design Review application (**Recommendation I.e**).

Grading
A Grading Plan has not been submitted at this time. Prior to Formal Design Review, the applicant shall submit a Preliminary Grading and Drainage Plan which indicates all existing and proposed drainage facilities/patterns; all proposed grading contours; and, all cut and fill grading quantities in cubic yards (**Recommendation I.f**).

Sewer Service
There is no public sewer system in the area; therefore, the project will require approval of an on-site septic system. Details regarding the adequacy and siting of the proposed on-site septic system would be needed prior to Formal Design Review (**Recommendation I.g**). The plans will need to include a Preliminary Septic Plan that identifies the number of bedrooms that the septic system would serve and shows that the leach fields would not run through any areas being counted as natural state, or where the slope exceeds 35%.

Utilities
Plans showing the proposed routing of underground utilities will be needed prior to Formal Design Review (**Recommendation I.h**).

Sustainable Construction Considerations
Although the Town has not adopted a local green building ordinance, the new California Building Codes will be increasingly requiring sustainable practices. Staff appreciates that the applicant has sited the main residence and accessory structure to accommodate solar, and has proposed a green roof for the accessory living quarters. The applicant is encouraged to consider employing other sustainable measures such as rainwater or greywater collection for landscape irrigation, Low-VOC paints and carpeting, sustainably harvested wood and wood products, high-efficiency fixtures, appliances, heaters, and air conditioners, geothermal or radiant heating, and high-efficiency insulation for walls, doors, and windows.

ENVIRONMENTAL REVIEW
It is likely that the project would be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) by Section 15303(a)(e), which includes single-family residences, however, a more detailed proposal is needed to make this determination. Staff will make this determination following the submittal of all required information that is required for Formal Design Review, and review of any other necessary entitlements.

CODE COMPLIANCE
Town practice does not allow the Planning Department to process any application for a property that has an open code compliance case unless the application is required to bring the property into compliance. There are no open code compliance cases on the subject property; therefore the Town may process the current project proposal.

FORMAL REVIEW PROCESS
During the Conceptual Review of this project, the ASRB shall provide direction on the project. The ASRB shall make a motion with recommendations for the Formal Design Review submittal and take a vote on the motion. After the final comments/direction are provided to the applicant, the applicant shall incorporate the ASRB comments into the project. Once the applicant prepares a complete application, the applicant may submit an application for Formal Design Review and any other required entitlements.

Once the application for Formal Design Review is submitted along with any other required entitlements, the Town will provide a review of the application for zoning compliance. During the 30-day review process, all necessary Town departments and the Woodside Fire Protection District will review the project and provide comments to the applicant. All required plans, fees, and submittal information shall be submitted to the Town for review. The Town may require additional information based on the specific project review.

RECOMMENDATION
Staff recommends that the ASRB hear the presentation of the applicant, consider any public comments, discuss the applicant's proposal, and recommend that the applicant return with a more fully developed application for consideration, which is consistent with the 2012 General Plan, the 2012 Woodside Municipal Code, and the 2012 Residential Design Guidelines. Staff also recommends that any recommendation of approval include the following:

i. Prior to submitting for ASRB Formal Review:
    a. Submit a Natural State Plan.
    b. Submit an Exterior Lighting Plan.

c. Submit a Tree Plan identifying all trees proposed for removal, and incorporating the recommendations of an Arborist Report pertaining to Tree Protection.
d. Submit a Paved Area and Surface Coverage Plan.
e. Submit a full Landscape Plan that includes details such as species, quantity, and location for proposed landscaping as well as details of any proposed fences, walls, and/or gates.
f. Submit a Preliminary Grading Plan and Drainage Plan.
g. Submit a Preliminary Septic Plan.
h. Submit details proposed routing of underground utilities.
i. Submit a Colors and Materials Board, including physical samples of all proposed exterior materials, and color elevations of proposed buildings and entry features.
j. Submit a PDF or digital copy of all plans.

Property Information

ZONING: SCP-5 (Special Conservation Planning – 5 Acre Minimum)

LOT SIZE: 10.56 acres (459,996.07 square feet) (gross)
10.4 acres (453,006.84 square feet) (net)

TOTAL FLOOR AREA:

Allowed:	24,916.32 square feet
Proposed:	8,618.51 square feet

MAIN RESIDENCE FLOOR AREA:

Allowed:	6,000 square feet
Proposed:	5,912.26 square feet

BASEMENT GRADING

2,849 square feet 1,266 cubic yards
(Basement data added to report on 2-1-16)

MAIN RESIDENCE HEIGHT:

Allowed:	30 feet maximum
Proposed:	26 feet, 11 inches

BASEMENT FLOOR AREA:

Proposed:	2,707.47 square feet (approximate)

ACCESSORY STRUCTURE (WORKSHOP/STUDIO) FLOOR AREA:

Allowed:	1,500 square feet
Proposed:	821.44 square feet

ACCESSORY STRUCTURE (WORKSHOP/STUDIO) HEIGHT:

Allowed:	17 feet maximum
Proposed:	15 feet, 1 inch (approximate)

ACCESSORY LIVING QUARTERS (GATE HOUSE) FLOOR AREA:

Allowed:	1,500 square feet
Proposed:	1,040.07 square feet

ACCESSORY LIVING QUARTERS (GATE HOUSE) HEIGHT:

Allowed:	17 feet maximum
Proposed:	11 feet (approximate)

SETBACKS:	Front	Rear	Side
Main Residence			
Required: *(<17' Height)*	50'	50'	50'
Required: *(17-30' Height)*	*'	50'	50'
Proposed:	117'-2"	56'-2"	205'-1"

* front setback increases 2 feet for each foot the main residence exceeds 17 feet

Accessory Structure (Workshop/Studio)			
Required: *(<17' Height)*	50'	50'	50'
Proposed:	56'-3"	172'-10"	291'-5"
Accessory Living Quarters (Gate House)			
Required: *(<17' Height)*	50'	50'	50'
Proposed:	50'	TBD	481'-5"

PAVED AREA AND SURFACE COVERAGE:

Allowed:	15,000 square feet
Proposed:	10,468.64 square feet (approximate)

PARKING:

Minimum Required:	8 parking spaces (4 for the main residence, 2 for each ALQ)
Proposed:	8 parking spaces (4 covered, 4 uncovered)

It should be noted that the plans submitted are for Conceptual Design Review and do not include enough information to verify compliance with all Municipal Code, County, and State requirements. Additional changes or information may be necessary to complete an application for Formal Design Review and other necessary entitlements.

ATTACHMENTS

1. Application
2. Location Map
3. Title Report Map
4. Tentative Map (LD #317, Lands of Ligeti and Campbell)
5. Declaration of Covenants, Conditions and Restrictions (CC&R)
6. Action Letter (VAR2003-002), dated May 8. 2003
7. Conceptual Project Plans

*Copies of all materials distributed to ASRB members are available at Town of Woodside,

located at 2955 Woodside Road, Woodside, CA 94062 from 8:00 a.m.-12:00 p.m. and 1:00 p.m.-5:00 p.m., Monday through Friday.

State requirements, any areas where it may harm protected trees, or within any other environmentally sensitive area.

b. All tree protection/limit of grading fencing shall remain in place for the duration of the project.
c. The locations, plate heights, and overall heights of all structures shall be certified by a licensed land surveyor.
d. A sign shall be posted in a location readable from the roadway stating the permitted hours of construction pursuant to Municipal Code Section 151.55(B), and a contact name and phone number for the contractor. The sign shall be posted and maintained for the duration of the project, and shall be removed upon approval of the final inspection of all permits onsite.
e. The applicant shall hydro-seed and install the approved landscaping during the wetter months to the extent feasible as a water conservation measure.

III. Prior to final inspection, the following shall occur:

j. Submit a Soil Management Report pursuant to Section 492.5 of the State's Water Efficient Landscape Ordinance. The Soil Management Report shall include an analysis of laboratory tested samples related to:
   i. Soil texture
   ii. Infiltration rate
   iii. pH
   iv. Total soluble salt
   v. Sodium
   vi. Percent organic matter
k. All landscaping shall be installed per the approved plan. The applicant shall submit a Certificate of Completion pursuant to Section 492.9 of the State's Water Efficient Landscape Ordinance.
l. All approved exterior light fixtures shall be installed. The bulb or light source shall be located entirely behind a non-translucent surface. No additional lights or alternate fixtures shall be installed without first being reviewed and approved by the Town.
m. All graded or disturbed areas shall be properly compacted and planted with native grasses or approved planting to reduce potential erosion.
n. All paved areas, including gravel/rock areas, shall be installed pursuant to the approved plans. No changes in the size or location of paved areas shall be made without first obtaining review and approval by the Town.
o. All exterior finishes, colors, and materials approved by the Planning Commission/Planning Director as recommended by ASRB shall be used. Any changes may require further review by ASRB, as determined by the Planning Director.
p. All waterline backflow preventers located within required setbacks shall be installed in accordance with Municipal Code Section 153.050(B). The devices shall meet the required location, height, color, and screening requirements.
q. All construction debris and trailers shall be removed from the site.

Motion:	Vice Chair Livermore/ Second: Chair Lubin
Ayes:	Chair Lubin, Vice Chair Livermore, Members Carlsmith, Mah, and Reyering
Noes:	None
Absent:	None
Abstain:	None

The motion carried.

5. Alyn Beals — ASRB2015-0037
153 Marva Oaks Drive — Planner: Corinne Jones, Assistant Planner

Presentation and consideration of a proposal, requiring Conceptual Design Review, to construct a main residence with an attached garage, a detached accessory structure (shop/studio), a swimming pool, and a detached accessory living quarters (gate house) on an undeveloped lot.

DISCUSSION

Corinne Jones, Assistant Planner, presented the staff report.

Member Mah said there is a graded-off portion near the driveway. She asked if that is part of the trail system.

Ms. Jones deferred the question to the applicant.

Member Carlsmith said there is a second CC&R regarding a 200' limitation to a structure within the property line. Can staff confirm which property line that is?

Ms. Jones said it's not shown on the Site Plan. It's the property line for 155 Marva Oaks and for Cal Water.

Chair Lubin invited the applicant to speak.

Steve Simpson, project architect, said this is a tough site topographically and has deed restrictions placed on it. The location they sited is virtually the only allowable building site of the property. Originally, there were two; however, one was given up when the tennis court easement was granted to the neighbors. Part of the building envelope is in 35% slope. It's approved in an area that cannot be built. That's why they propose to shift it out a bit. The way the subdivision is worded, we should be within the building envelope. They aren't entirely within it because they just can't get too close to those slopes. Even when they're building, there is a bit of a slope. They tried to step down as best they can. The straight on view looks that way. That also presents more of an impact on the downhill side. They tried to create some separation in between the levels. They're hoping that will mitigate some of that downhill view. Architecturally, they're hoping to blend in with the color of the native grasses. The idea is the board form concrete base would be tan-gray. The cedar can be toned down with a taupe grey, or an Alaskan yellow cedar that would have more of a tan color, and an integral colored plaster. They wanted to help blend in the mass and the material palette as best they can. They would like to entertain turtle glass. They don't see it as a farm house. They see it as a modern house. Having a fair amount of glass is helping to pull that off. The main challenge was the topography and access. The road is tricky. Eventually when the story poles go up, it will be helpful. They aren't showing any driveway and trails. There is one narrow area where they can put a driveway.

Chair Lubin said there is a leveled-off trail. Member Mah's question was whether the road would follow that.

Vice Chair Livermore said there is a trail easement. In his view, some of the trail is not even on their property. That trail easement is a real horse trail.

Mr. Simpson said they're not going into the horse trail. They are trying to minimize the front structure as much as possible. They basically buried it and put a living roof on it. In an effort to minimize appearance, they also know the neighbor on that side has a concern about the project. From their side, that structure will be very minimal. They would be looking down on a vegetative roof.

Member Mah asked how the building envelope came to be designated. If there are areas with over 35% slopes that are in the envelope, and these plans were submitted subsequent to the 2012 Residential Design Guidelines and General Plan, how do the two coincide? How does the ASRB address that? If the building envelope was designated at a time back then and there are areas that are 35%. If it's not to be disturbed, how can we work with

that?

Director Young said staff can provide more background research on the origin of the building envelope as part of Formal Design Review. That building envelope is set. There is a much flatter alternative; however, it would be much more visible to the upslope neighbor.

Vice Chair Livermore said the building envelope was designed to avoid having something prominent out in the open space. It was meant to be tucked in. He is not sure why the envelope included steep 35% slopes. The two building envelopes were meant to be hidden.

Mr. Simpson said there is a great building site they cannot use.

Member Mah said she remembers riding in the Sculpture Farm a long time ago and seeing story poles. This was before she had anything to do with Town Planning.

Mr. Simpson said there was an application years ago for a house in that area. It wasn't approved.

Chair Lubin said she shares Member Mah's concern. Why would a building envelope be created that would complicate their life?

Member Carlsmith said the CC&R was done according to the prior owners of the property. The previous owner made the CC&R for his own use, and did a lot split. He wonders if the Town reviews whether a CC&R would offer compliance with existing statutes.

Vice Chair Livermore said they cannot build within 35% slopes.

Member Mah said that Mr. Simpson said portions of the building may be in those 35% slopes.

Mr. Simpson said no, their proposal stays out of 35% slopes. They shifted the building slightly out of the other side of the building. They meet all of the rules. It may have been an oversight at the time.

Director Young said Sheet C1 shows the southern corner of the designated building envelope where they are siting the main house as having a small corner of it in 35% slopes. The upper portion has patches of 35% slopes.

Member Reyering said at some point it would be nice to see a model, especially with this type of topography. It will be nice to see how it lays on that hill. Something really simple to show the terrain.

Chair Lubin agreed.

Mr. Simpson said they have it entirely modeled on the computer. They can do a physical model if the ASRB requests.

Chair Lubin said it would really help to understand the project. Also, she suggests providing a longer site section.

Member Carlsmith asked if a cluster of about 30 small, autonomous oak trees located near the location of the old house are going to disappear.

Mr. Simpson said there may be a few on the downhill side. It kind of dips into a ravine. They could look at saving those trees.

Member Carlsmith said none of them were of any significant size.

Member Reyering said they are seeing houses incorporating more fenestration. What's vexing is the number of birds that are flying into windows. It appears there is a solution to reducing light emission (e.g., turtle glass). She wonders if there is some new research on mitigation for birds.

Mr. Simpson said the turtle glass is mostly a shading in the glass; it's not a reflection.

Chair Lubin asked if it's for minimizing heat gain.

Mr. Simpson said the glass has a gray tint, which may help with the birds because it doesn't appear as clear.

Member Reyering said a dark window may look like a thicket or shadow area. She requested that they look into it.

Vice Chair Livermore complimented Mr. Simpson on the way they stepped the design down the hill.

Member Mah disagreed. There is a lot of proposed mass for the site and the sensitivity of this location. It really dominates. She knows he has tried to step it down. It still has a lot of massive, blocky forms. She would like to see it more subdued and broken up, so it's not such a dominating mass of a house. Perhaps other renderings will give a better idea. It's a lot of house sticking up on a prominent area. It may be visible from Highway 280. That would need to be researched further.

Chair Lubin said she understands why he would design the mass in one area. He's avoiding spreading out the structure; however, it creates a massive, bulky, and intense use in one place. The north elevation gives the impression of a three-story house. She understands a lot of the mass is below grade. She's specifically looking at the living room over the recreation room. She wonders if there is a way to lower it. She understands it's a major viewpoint. She suggested cantilevering the upper story or breaking it up.

Member Carlsmith said the one mitigating factor is the house seems to sit in a bit of a gully.

Chair Lubin said she interpreted it like a shelf.

Mr. Simpson said right. The dip down is quite a ways down. They've tried to turn it away from the straight downhill.

Member Carlsmith said the driveway level is at the first floor level. The natural grade at the play room downstairs follows the grade of the site. From a visual point of view, it doesn't present as a three-story from the driveway direction or other directions. The story poles will tell us a great deal.

Chair Lubin said the south side is cutting into hill. If it's visible from Highway 280 or Cañada College, the north elevation appears to be more massive.

Member Reyering agreed that if there is a way of mitigating mass, it will be worth looking into for the next rendition.

Mr. Simpson said yes, there is a way to mitigate mass on that element. That is a prominent element. The room next to it on the lowest level is recessed back seven or eight feet under a deck. It's not really visible. That one element is prominent. They can do something to break it up. They can work in a trellis or some kind of strong

architectural line to off-set the two-story element.

Chair Lubin asked if staff had any comments.

Director Young said it would be helpful to do an east-west site section. That north elevation on Sheet A.5, where the pool bar is, is set into the structure by 11 feet. Looking at the conceptual illustration on the cover sheet, the elevation looking from the driveway in will read as two-story. The elevation from below, where the pool is, would appear to step up. A site section will be helpful for both the pool bar and recreation room section to show how it steps up.

Vice Chair Livermore said siting the accessory living quarters up front is a good way to deal with the small structure. It is basically buried into the hill.

Member Reyering asked if they're proposing a tunnel.

Mr. Simpson said no.

Chair Lubin asked if there were any concerns regarding the equestrian trails.

Member Mah said her concerns regarding trails involve activity during construction. Visual impacts will increase as there currently is nothing there. One of the great pleasures of riding around there is nothing is there. There is no actual impact to the trail.

Vice Chair Livermore said the trail goes up by the tennis court at the point where the house is.

Member Mah said there are unimproved easements that run along there. There is also circulation in the private trail system.

Chair Lubin asked if there are any mitigation measures to protect the horses during construction.

Member Mah said we're working on that. We should also note that this property is surrounded by trails.

Member Reyering commented that she will be focusing on fencing.

Director Young invited anyone from the public to speak.

Bruno Pati, Marva Oaks Drive, said that historically, there were two sites. One was perfectly flat and very buildable. This site was the one that was more tucked away; however, that was exchanged for a tennis court to be built there. He doesn't object to anybody having a tennis court. Years ago, he went to the meeting and pointed out that they're taking a restricted site with two buildable areas and building a tennis court on the best buildable area. That may answer the question as to why there is a slope on this.

Vice Chair Livermore said it's also the one closest to the Falkenburg house with the best view.

Mr. Pati said that is correct.

Vice Chair Livermore said that's why the Falkenburgs wanted it.

Mr. Pati said that's how they ended up with one site there. It must have been in 2000 when there were story poles. That proposal completely ignored all the conceptual building envelopes, and stuck the building in the

middle. He's happy to see it back to where it needs to be. His house overlooks that entire site. The visual impact from the trails could be pretty severe. He asks that the Board look carefully at landscaping, screening, and visibility from adjacent properties. It is a lovely meadow or savannah. It's something that is quite stunning in its natural state. A lot of care can be taken to shield the visual impacts from Highway 280 or the trails. His house is probably the most affected.

Chair Lubin asked Mr. Pati to point out on the exhibit board where his property is located.

Mr. Pati pointed out his main house, riding ring, and barn.

Member Mah asked if the ASRB may view the project site from Mr. Pati's property when the applicant comes back for ASRB review.

Mr. Pati said he welcomes that.

Chair Lubin suggested bringing in photographs of the viewpoints.

Director Young summarized the ASRB's suggestions. The applicant noted there is a considerable amount of glazing, and they are looking at turtle glass or something similar. Staff is going to provide a background on the decision regarding the building envelope, and how that was created. The applicant will present additional three-dimensional modeling in plan or physical form. There is a request from Board Member Reyering to look at potential effects of the turtle glass on other species (e.g., birds). The applicant will provide some site sections to show how this building steps down the hill. We will need to look at whether this project will be visible from Highway 280. The equestrian trails need to be shown on the plans. We also need to be careful with how the construction staging is planned so that there are no negative impacts on riders on the equestrian trails. Fencing should be carefully evaluated. Also, to have a neighborhood plan produced in order to look at development on the neighboring properties to assess the visual impacts. She asked if there is anything she had missed.

Chair Lubin suggested that the neighbors meet prior to the Formal Design Review, if there are any concerns.

Director Young asked how the ASRB would like the application returned to the ASRB.

Member Mah suggested having another Conceptual Design Review because it is difficult to understand more implications. It's a big project for a very sensitive site. If the ASRB sends it to Formal Design Review, it's more of an investment. It makes it more difficult to address the concerns of the neighbor, as well.

Mr. Simpson said it sounds like what they're doing to address concerns are for a Formal Design Review package.

Vice Chair Livermore asked if Mr. Simpson has enough input from the ASRB that he would feel comfortable going to Formal Design Review.

Mr. Simpson said yes. He's not sure it means it will get through Formal Design Review; however, he has enough to respond. They will have to put together a package that will be similar to a Formal Design Review package anyway.

Member Reyering said another option is to move straight to staff review for Formal Design Review. She asked staff what they thought would be less impactful for the applicant.

Director Young said a Conceptual Design Review packet consists of a Site Plan, floor plans, and elevations. The Formal Design Review packet has drawings prepared by the architect, the civil engineer, and the landscape architect. That's a completely different set of requirements.

Mr. Simpson said yes, it is. He's hearing that providing information on landscape screening may be helpful, and they can return with landscape plans. If it's not helpful to the ASRB, they can return with something more basic.

Member Mah said they cannot consider landscape screening as mitigation. At this point, it doesn't help mitigate her concerns about the house.

Chair Lubin said she doesn't think the design is quite developed yet. It's a really tough site. It packs the intensity in one spot.

Mr. Simpson said he didn't hear anything brought up that they cannot resolve.

Chair Lubin said story poles would be helpful.

Director Young agreed. This lot is so raw. Drainage can potentially be a concern.

Mr. Simpson said yes, they would have to resolve drainage. If they cannot solve the drainage, they cannot build a house.

Chair Lubin said the ASRB is concerned that if the project comes back for Formal Design Review, and the ASRB still feels it's not resolved, it's hard for the Board.

Member Reyering said that is always very difficult for the Board. We would like to move it to Formal Design Review because it looks like they are that close.

Vice Chair Livermore said the applicant understands the risk. If the applicant feels comfortable doing that, he recommends going to Formal Design Review, and addressing those concerns.

Mr. Simpson said if they could explore different building sites, then it may make sense for another Conceptual Design Review. This project could go either way. He could meet with the client, meet with staff, and establish what they could do.

Chair Lubin said they're locked in with the building envelope and the septic.

Mr. Simpson said right. They don't have many other options. What they can do now is submit more information, which takes the project towards Formal Design Review anyway.

Chair Lubin said this is the site, and it's a matter of developing the design further.

Member Reyering said right. As long as the comments capture the ASRB's concerns about massing, she is okay.

Mr. Simpson said they can make a more compelling argument with the house at Formal Design Review. They can also address the comments as best they can.

Chair Lubin said it also gives them a chance to meet with the neighbors.

Member Reyering said a more "compelling" argument alarms her. She hopes they don't come back for a more compelling argument for the same house design.

Mr. Simpson apologized and clarified they will return with a more compelling project and presentation.

ACTION

The ASRB recommended that the applicant proceed to Formal Design Review before the ASRB, and provide the following:

I. Community Character:
   a. A reporting on neighborhood outreach.

II. Site Planning:
   a. A sketch model or 3D drawings, and building cross sections to show that the proposed main residence steps with the hill;
   b. An analysis of project visibility from I-280 and neighboring properties; and,
   c. A staging plan which minimizes impacts on the equestrian easement;

III. Building Design:
   a. Additional information on the specification of "turtle glass", which was noted as a proposed material by the project architect.

IV. Landscaping:
   a. A fencing plan which is sensitive to wildlife passage and visual impact.

Prior to submitting for ASRB Formal Review, please submit:

a. A Natural State Plan.
b. An Exterior Lighting Plan.
c. A Tree Plan identifying all trees proposed for removal, and incorporating the recommendations of an Arborist Report pertaining to Tree Protection.
d. A Paved Area and Surface Coverage Plan.
e. A full Landscape Plan that includes details such as species, quantity, and location for proposed landscaping as well as details of any proposed fences, walls, and/or gates.
f. A Preliminary Grading Plan and Drainage Plan.
g. A Preliminary Septic Plan.
h. Detailed proposed routing of underground utilities.
i. A Colors and Materials Board, including physical samples of all proposed exterior materials, and color elevations of proposed buildings and entry features.
j. A PDF or digital copy of all plans.

Motion:	Vice Chair Livermore/ Second: Chair Lubin
Ayes:	Chair Lubin, Vice Chair Livermore, Members Carlsmith, and Reyering
Noes:	None
Absent:	None
Abstain:	Member Mah

The motion carried.

6. Minutes of July 20, 2015

ACTION

The ASRB continued the Minutes of July 20, 2015, to the meeting of September 21, 2015.

The Town of
Woodside

September 16, 2015

Alyn Beals
842 Edgewood Road
Redwood City, CA 94062

Re: ASRB2015-0037 – 153 Marva Oaks Drive

Dear Alyn Beals,

The following summarizes the September 14, 2015, Conceptual Design Review recommendations of the Architectural and Site Review Board (ASRB), and the required next steps for the project.

PROJECT DESCRIPTION

Presentation and consideration of a proposal requiring Conceptual Design Review to construct a main residence with an attached garage, a detached accessory structure (shop/studio), a swimming pool and a detached accessory living quarters (gate house) on an undeveloped lot.

ASRB COMMENTS AND RECOMMENDATION

The ASRB recommended that the applicant proceed to Formal Design Review before the ASRB, and provide the following:

I. *Community Character*:
   a. A reporting on neighborhood outreach.
II. *Site Planning*:
   a. A sketch model or 3D drawings, and building cross sections to show that the proposed main residence steps with the hill;
   b. An analysis of project visibility from I-280 and neighboring properties; and,
   c. A staging plan which minimizes impacts on the equestrian easement;
III. *Building Design*:
   a. Additional information on the specification of "turtle glass", which was noted as a proposed material by the project architect.
IV. *Landscaping:*
   a. A fencing plan which is sensitive to wildlife passage and visual impact.

Prior to submitting for ASRB Formal Review, please submit:

a. A Natural State Plan.
b. An Exterior Lighting Plan.
c. A Tree Plan identifying all trees proposed for removal, and incorporating the recommendations of an Arborist Report pertaining to Tree Protection.
d. A Paved Area and Surface Coverage Plan.

P.O. Box 620005
2955 Woodside Road
Woodside CA 94062

650-851-6790
Fax: 650-851-2195
townhall@woodsidetown.org

ATTACHMENT 5

e. A full Landscape Plan that includes details such as species, quantity, and location for proposed landscaping as well as details of any proposed fences, walls, and/or gates.
f. A Preliminary Grading Plan and Drainage Plan.
g. A Preliminary Septic Plan.
h. Detailed proposed routing of underground utilities.
i. A Colors and Materials Board, including physical samples of all proposed exterior materials, and color elevations of proposed buildings and entry features.
j. A PDF or digital copy of all plans.

NEXT STEPS

You have completed the Conceptual Design Review Process, and you may now submit an application for Formal Design Review Process before the ASRB. If you have any questions related to the submittal requirements and/or fees for the Formal Design Review application and any other entitlements that may be necessary for your project, please contact Planning Department staff at (650) 851-6796.

If your Formal Design Review application and any other necessary entitlements are approved by the Town, you would then submit an application for any necessary construction permits (i.e. Building Permit, Site Development Permit, etc.).

Pursuant to WMC 153.229, the ASRB's recommendations of this Conceptual Design Review shall lapse and become null and void six months following the date of this letter, unless, prior to the expiration of the six months, you submit a Formal Design Review application along with an application for any other required entitlements.

If you have any questions related to this letter or your project, please contact your project Planner, Corinne Jones at (650) 851-6796, or you may e-mail her at cjones@woodsidetown.org.

Warmest regards,

Jackie C. Young

Jackie C. Young, AICP
Planning Director

CC: Steve Simpson, SDG Architects
603 Jefferson Avenue
Redwood City, CA 94063

SDG

ARCHITECTURE

May 18, 2016

Corinne F. Jones
Town of Woodside
2955 Woodside Road
Woodside, CA 94062

RECEIVED

MAY 19 2016

WOODSIDE TOWN HALL

Re: 153 Marva Oaks Drive, Woodside, CA
Woodside Planning No. : *ASRB2015-0037 (APN 072-060-870)*

This list accompanies the Formal ASRB documents responding to the comments made by the Architectural and Site Review Board for the above referenced project, dated September 16, 2015.

I. Community Character:

a. Upon submittal to the Town, plan sets and letters will be mailed out the neighboring properties offering an in-person meeting with our staff to discuss questions or concerns as well as alternate means to provide feedback if they so choose.

II. Site Planning:

a. A 3D rendering and site sections have been provided as part of the Formal ASRB package.
b. Photographs of the site from neighboring properties (assuming neighbor cooperation) as well as from 280 will be provided as soon as Staff deems the project complete and directs us to put up the story poles.
c. A staging plan has been submitted as part of the Formal ASRB package.

III. Building Design:

a. "Turtle Glass" (or similar) has been proposed on the downhill (north) elevation to reduce light transmittance towards the neighboring property. "Turtle Glass" by definition is "any glass treated, either by film or other technology, to achieve and industry approved, inside-to-outside light transmittance value of 45% or less and limited to the visible spectrum"

IV. Landscaping:

a. No fencing is proposed at this time for the project in order to be sensitive to wildlife passage.

Prior to submitting doe ASRB Formal Review:

a. A Natural State Plan has been provided as part of the Formal ASRB package.
b. An Exterior Lighting Plan has been provided as part of the Formal ASRB package.
c. The Site Plan provided as part of the Formal ASRB package contains the tree information. An Arborist Report has also been submitted.
d. A Paved Area and Surface Coverage Plan has been provided as part of the Formal ASRB package.

SDG
ARCHITECTURE

e. A full Landscape Plan has been provided as part of the Formal ASRB package.
f. A Preliminary Grading & Drainage Plan has been provided as part of the Formal ASRB package.
g. A Preliminary Septic Plan has been included as part of the preliminary civil documents.
h. Proposed utility routing has been included as part of the preliminary civil documents.
i. A Colors and Materials Board will be provided as soon as Staff deems the project complete.
j. A PDF copy of all plans has been provided as part of the Formal ASRB package.

Best Regards,

Matthew Mach
Project Architect
Matt@SDGarchitecture.com
650.366.9277

Subject: 153 Marva Oaks
Date: Monday, July 25, 2016 at 3:07:13 PM Pacific Daylight Time
From: Gonzalez, Martin
To: Matt Mach

Good afternoon Matthew,

Just wanted to reach out and just let you know that we have a water main which runs along the southwest side of the property in question. We just want to make sure that we are notified of any excavation work which might occur along that stretch of property. If you have any questions feel free to call 650-854-5454 my name is Martin Gonzalez

Martin Gonzalez
Superintendent II
CALIFORNIA WATER SERVICE
650-854-6376

Quality. Service. Value.
calwater.com

This e-mail and any of its attachments may contain California Water Service Group proprietary information and is confidential. This e-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this e-mail, please notify the sender immediately by replying to this e-mail and then deleting it from your system.

RECEIVED
NOV 07 2016
WOODSIDE TOWN HALL

SDG
ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
SDGarchitecture.com
650.366.9277

153 MARVA OAKS DRIVE
WOODSIDE, CALIFORNIA

SITE MAP

DATE: 10.13.16

SHEET: 1 OF 5

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2017
STATE OF CALIFORNIA

NOTE:
PHOTO TAKEN @ EDGE OF 153 MARVA OAKS DIRECTLY BETWEEN GATE HOUSE & 151 MARVA OAKS MAIN HOUSE.
THERE IS EXISTING PLANTED SCREENING ON 151 MARVA OAKS NOT SEEN IN THIS IMAGE

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063

SDGarchitecture.com

650.366.9277

153 MARVA OAKS DRIVE
WOODSIDE, CALIFORNIA

PROPOSED GATE HOUSE
AS VIEWED FROM:
151 MARVA OAKS DRIVE

DATE: 10.13.16

SHEET: 2 OF 5

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2017
STATE OF CALIFORNIA

NOTE:
PHOTO TAKEN @ EDGE OF 153 MARVA OAKS DIRECTLY BETWEEN MAIN HOUSE & 151 MARVA OAKS MAIN HOUSE. THERE IS EXISTING PLANTED SCREENING ON 151 MARVA OAKS NOT SEEN IN THIS IMAGE

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063

SDGarchitecture.com

650.366.9277

153 MARVA OAKS DRIVE
WOODSIDE, CALIFORNIA

PROPOSED MAIN HOUSE
AS VIEWED FROM:
151 MARVA OAKS DRIVE

DATE: 10.13.16

SHEET: 3 OF 5

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2017
STATE OF CALIFORNIA

NOTE:
PHOTO TAKEN @ EDGE OF ROAD BETWEEN RUNNYMEDE ROAD & HIGHWAY 280.
HILL IN DISTANCE (NOTED AS "PEAK OF HILL" ON SITE MAP) COMPLETELY SCREENS HOUSE FROM HWY 280.

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063

SDGarchitecture.com

650.366.9277

153 MARVA OAKS DRIVE
WOODSIDE, CALIFORNIA

PROPOSED MAIN HOUSE
AS VIEWED FROM:
HIGHWAY 280

DATE: 10.13.16 | **SHEET:** 4 OF 5

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2017
STATE OF CALIFORNIA

NOTE:
PHOTO TAKEN @ EDGE OF 153 MARVA OAKS DIRECTLY BETWEEN MAIN HOUSE & 155 MARVA OAKS MAIN HOUSE.
PROPOSED HOUSE IS BEHIND HEAVY PLANTED SCEENING AND DOWN HILL.

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063

SDGarchitecture.com

650.366.9277

153 MARVA OAKS DRIVE
WOODSIDE, CALIFORNIA

PROPOSED MAIN HOUSE
AS VIEWED FROM:
155 MARVA OAKS DRIVE

DATE: 10.13.16

SHEET: 5 OF 5

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2017
STATE OF CALIFORNIA

When Recorded Return To:

TOWN CLERK
TOWN OF WOODSIDE
P.O. BOX 620005
WOODSIDE, CA 94062

OFFICIAL RECORDS OF SAN MATEO COUNTY
ASSESSOR-COUNTY CLERK-RECORDER
WARREN SLOCUM

Recorded at Request of
NORTH AMERICAN TITLE INSURANCE

97-168656 12/22/97 11:36

Recording Fee: 23 EDUANE

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, JOINT ACCESS EASEMENT AND RETAINING WALL MAINTENANCE AGREEMENT

7P

THIS DECLARATION, made on the date hereinafter set forth by Robert L. Falkenberg, III, and Martha Falkenberg, hereinafter referred to as "Declarant," is made with reference to the following facts:

A. Declarant is the owner of certain property located in the Town of Woodside ("Town"), County of San Mateo, State of California, described as: Parcels 1 and 2 of Land Division Map No. 317, which Map was filed for record in the Office of the Recorder of the County of San Mateo, State of California, on 12/22, 19 97, in Book 70 of Maps, pages 20,21. ("Parcel Map").

B. Declarant intend by this document to impose upon the property mutually beneficial restrictions under a general plan of improvement for the benefit of all owners of Parcels 1 and 2.

THIS DECLARATION is also intended to comply with California Civil Code Sections 845 and 1468, and relates to maintenance of the private driveway within the right of way of Marva Oaks Drive, and retaining wall located within Parcel 2 of the Parcel Map. Said private driveway is more particularly described in the Parcel Map, as "Proposed Ingress/Egress and Utility Easement for the Benefit of Parcel 1 of this Map" ("Easement Area").

Law Offices of
Harris & Van Aken
525 University Avenue, Suite 705
Palo Alto, CA 94301
Telephone (415) 321-5780

ATTACHMENT 9

NOW, THEREFORE, Declarant hereby declare that all of the property described above shall be held, sold, leased, mortgaged, encumbered, rented, used, occupied, improved and conveyed subject to the following declarations, limitations, easements, covenants, restrictions, and conditions, which are imposed as equitable servitudes pursuant to a general plan for the development of the property for the purpose of enhancing and protecting the value and desirability of the project and every part thereof, and which shall run with the real property and be binding on Declarant and its successors and assigns, and on all parties having or acquiring any right, title or interest in or to the property described or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

1. The undersigned (Declarant), who are the current owners of Parcels 1 and 2, by this document bind themselves and any successor owners ("Owners") of Parcels 1 and 2 to the covenants contained herein.

2. An exclusive easement for driveway and public utility purposes is hereby reserved and covenanted over the Easement Area of Parcel 2 shown on the Parcel Map in favor of Parcel 1.

3. The undersigned Owners and their successors shall cause the road surface of the Easement Area and the retaining wall constructed within the right-of-way of Marva Oaks Drive (as shown on the approved improvement plans) to be maintained and repaired when: (a) the Owners agree that such repair is necessary and also agree upon the total amount to be expended therefor; or (b) when in the opinion of the Town Engineer of the Town of Woodside the road or retaining wall have deteriorated to such an extent that either no longer meets the requirements of the improvement plans as finally approved in Land Division No. 317 by the Town of Woodside; (c) maintenance of the private road and/or retaining wall is required to ensure access by emergency vehicles to the lots served by the private road, as determined by the Woodside Fire Protection District. Such repairs shall include the removal of overhead or side brush that restrict the use of the Easement Area. Any such repair shall be performed in such a manner as to preserve the rural character of the private road and shall retain a paved surface in conformance with the approved improvement plans.

4. The road surface subject to maintenance under this Agreement shall be the commonly traveled surface only and shall not include road surfaces extending beyond the Easement Area to individual driveways serving the parcels.

5. The Owners of Parcels 1 and 2 shall bear equally the cost of maintenance and repair of the Easement Area including the road surface and the retaining wall.

6. The private driveway (Easement Area) road may be used by all future Owners of Parcels 1 and 2 and their families and invitees for the benefit and convenience of their respective lots, and there shall be no apportionment of expenses of maintenance on account of the relative use by the parties for such purposes. However, if any of the parties cause the private road or retaining wall to be excavated, filled or significantly disturbed or damaged on account of activities peculiar to only one of the Parcels, then the property owner so involved shall be obligated, on his or her own account and at his or her own expense, to forthwith repair the private road or retaining wall, not later than forty-five (45) days after receipt of written notice from the other party.

7. The implementation of the Agreement may affect the safety and welfare of the residents or owners of the Parcels. When in the opinion of the Town Engineer of the Town of Woodside maintenance is required to be performed under the terms of this Agreement and the parties to this Agreement fail to cause said maintenance to be performed within ninety (90) days from the date the Owners are so notified in writing by the Town Engineer, the parties agree that the Town of Woodside, in its sole discretion, may elect, through its authorized agents and representatives to perform the maintenance itself and provide information to the County Assessor to process the cost on the tax rolls for collection so that the cost of said maintenance may be assessed equally to the owners of each Parcel as set forth in this agreement. The parties further agree that any charge so incurred and assessed against a Parcel owner in the above manner will be immediately due and payable to the Town of Woodside and until such time as it is paid in full will be a lien and encumbrance on the property of the defaulting Parcel Owners. The parties shall have the right to appeal to the Town Council any decision of the Town Engineer that such maintenance is required, provided that the notice of such appeal is submitted to the Town Council within thirty (30) days from the date of receipt of the written notification sent by the Town Engineer. The parties agree not to protest the cost of maintenance if determined to be necessary and carried out by the Town. Nothing herein contained shall be construed as to impose any duty,

responsibility, liability, or obligation upon the Town Engineer of the Town of Woodside to inspect, visit or otherwise view said private road and/or retaining wall for purposes of determining whether maintenance or repairs are required pursuant to this Agreement.

8. The main residence for each Parcel shall be located substantially as designated as one of the "Conceptual Building Envelope" sites on the Tentative Map (LD #317, Lands of Ligeti and Campbell) approved by the Town Planning Commission, March 23, 1993, with such modifications as are permitted by the Town Council based on review by the ASRB. All other structures on either site, other than barns, shall be limited to one story in height, as required by the Town's Zoning Code.

9. No structure, except for equestrian facilities (including a barn), shall be located closer than 200 feet from the northwest boundary (line from Marva Oaks cul-de-sac to the California Water Service site) of Parcel 1.

10. All structures shall be reviewed by the Architectural and Site Review Board of the Town prior to submittal of a building permit application. Building materials should be predominantly of natural stone, wood, brick, or stucco, and should emphasize darker colors, particularly for roofs. Simulated stone shall not be allowed.

11. Septic drainfield locations must be certified as appropriate to the satisfaction of the Town's Health Officer.

12. The emergency fire access easement from Parcel 2 to the south (Lands of Rosekrans) must be constructed in conjunction with any building permit or site development permit for that parcel, including a gate allowing ready ingress and egress for emergency vehicles.

13. The recommendations of the Town Geologist, as specified in the January 12, 1993 letter regarding the land division, shall be addressed in the final geotechnical reports for development on each Parcel.

14. Parcel 2 is not further subdividable under current Town of Woodside ordinances.

15. The foregoing covenants contained in this Agreement shall bind and inure to the benefit of all parties having any right, title or interest in Parcels 1 and 2, their heirs, representatives, successors and assigns, and shall run with and be a burden upon each Parcel described herein, and shall be enforceable by any party entitled to the benefit of this covenant, whether or not such covenants are specifically referred to in any instrument of conveyance, and may not be modified or terminated without the express written consent of the Town of Woodside ("Town"). These Covenants may be enforced in a court of competent jurisdiction in San Mateo County and all costs of such action will be borne by the losing party. These Covenants shall also inure to the benefit of the Town. The Town, at its election, may enforce these Covenants, and in any such action, the prevailing party shall be entitled to recover costs and attorney's fees.

Dated: AUG 1, 1997

Robert L. Falkenberg, III

Dated: AUG 1, 1997

Martha Falkenberg

APPROVED AS TO FORM:

Date: 9-2-97

By: _____

Town Attorney

STATE OF CALIFORNIA)

) ss.

COUNTY OF SANTA CLARA)

On this AUGUST 1, 1997, before me, DAVID L. ACH a notary public for the state, personally appeared ROBERT L. FALKENBERG, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public, State of California

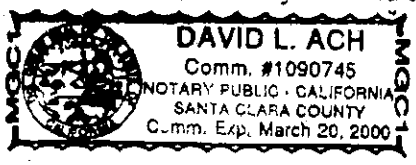
STATE OF CALIFORNIA)

) ss.

COUNTY OF SANTA CLARA)

On this AUGUST 1, 1997, before me, DAVID L. ACH a notary public for the state, personally appeared MARTHA FALKENBERG, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public, State of California

First Republic Savings Bank, as beneficiary under deed of trust recorded July 30, 1997, Instrument No. 97091843, Official Records, San Mateo County, hereby consents to the recording of this Declaration, and subordinates the lien of such deed of trust thereto.

FIRST REPUBLIC SAVINGS BANK
A Nevada Corporation

By: _____

STATE OF CALIFORNIA)
) ss.
COUNTY OF San Francisco)

On this 19 day of August, 1997 before me, Magdalena Carrero, a notary public for the state, personally appeared Deanna Krauss, known to me ~~or 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.

WITNESS my hand and official seal.

Magdalena Carrero
Notary Public, State of California

Magdalena Carrero
Comm. #1014814
NOTARY PUBLIC - CALIFORNIA
City & County of San Francisco
Comm. Expires Jan. 20, 1999

TOWN OF WOODSIDE
Report to Planning Commission

Meeting Date: March 23, 1993
Prepared By: Curtis Williams, Planning Director

Agenda Item: 3

Subject:	Land Division #92-317
Property Address:	Marva Oaks Drive
APN:	072-060-820
Applicant:	Maria Ligeti/Gordon Campbell
Zoning:	SCP-5
Request:	**Proposed land division to divide 15.5 acres of land into two residential parcels of 5.0 acres and 10.5 acres, including driveways and easements.**

BACKGROUND

On November 1, 1989, the Planning Commission approved Lot Line Adjustment #305 (Lands of Jack) to create a 15.7 acre lot and a 6.1 acre lot from an 18.8 acre lot and a 3.0 acre lot. The applicant, at the request of staff and the Planning Commission, also dedicated an ingress/egress easement to accommodate a future cul-de-sac at the terminus of Marva Oaks Drive. The minutes of the Commission meeting are attached (Attachment 5).

PROJECT DESCRIPTION

The proposed project consists of a land division creating 2 parcels, one of 5.0 acres and the second of 10.5 acres, and construction of a cul-de-sac at the end of Marva Oaks Drive and a joint driveway to the two lots. Proposed grading for the cul-de-sac and the driveway would be 1,430 cubic yards. Also proposed are easements for the joint driveway and utilities, and an equestrian trail easement along the southwest boundary of the property, with a connection along the north property line to Marva Oaks.

SITE DESCRIPTION

The proposed project site comprises 15.5 acres of land at the terminus of Marva Oaks Drive southeast of its intersection with Raymundo Drive. The site has an average slope of 17.6%, with approximately 2.26 acres of land over 35% slope. The property is bisected by a drainage swale which is an intermittent tributary of

ATTACHMENT 10

Dry Creek in the Bear Gulch drainage basin.

The site is currently vacant and consists of a mix of grassland and scrub vegetation with a mixed woodland at the top of and along the drainage course. The predominant tree species are oaks, with some buckeye, willow, and bay trees along the drainageway, and occasional redwood and other species near the project entrance. A dirt driveway currently exists throughout the site and corral fencing and chainlink fencing bound several of the property lines.

The site is bounded by large acreage residential and equestrian properties on all sides. Very large tracts (Lands of Flood, Lands of Rosekrans) lie adjacent to the south and southeast property lines. The Charter Oaks stables is situated to the east along Runnymede Road below the subject property.

Site access is from the end of Marva Oaks Drive, a two lane rural road which is reached from Canada Road via Runnymede Road and Raymundo Drive, both of which are also two-lane rural roads. Marva Oaks presently terminates at the adjacent property, 151 Marva Oaks, as a driveway into that property.

CODE CONSIDERATIONS

Section 9-1.307 of the Woodside Subdivision Code (Attachment 7) indicates that the Planning Commission shall determine whether the tentative map is in compliance with the policies and requirements of the General Plan, zoning provisions, site development provisions, the Subdivision Map Act, and the subdivision code. The section further states that the Commission shall consider the following before approving, conditionally approving, or disapproving the proposed tentative map for any land division or subdivision:

(a) The environmental review documents;
(b) The report, findings, and recommendations of the Subdivision Review Committee;
(c) The report and recommendations of relevant Town advisory committees;
(d) Consistency with the General Plan and the zoning and site development provisions;
(e) Applications or requirements for variances or exceptions, if any;
(f) Staff reports;
(g) Public testimony; and
(h) The testimony of the subdivider and/or his authorized representatives.

Section 9-1.308 of the Subdivision Code specifies findings which must be made to justify denial of a land division or subdivision.

DISCUSSION

Subdivision Review Committee

The Town's Subdivision Review Committee, comprised of the Town Engineer, Town Geologist, County Health Officer, Fire Marshal, and Planning Director, did not prepare a formal recommendation for this project due to its small size and a lack of significant issues. Comments of the various staff members have been adequately addressed by the applicants and are reflected either in the the tentative map or have been incorporated as recommended conditions of map approval.

Architectural and Site Review Board

The Town's Architectural and Site Review Board reviewed the subdivision plans at three separate meetings, including one field visit. On March 15, 1993, the Board recommended approval of the land division, subject to the following conditions:

1. The main residence for each lot shall be located substantially as designated as one of the "Conceptual Bldg. envelope" sites on the Tentative Map. All other structures on either site, other than barns, shall be limited to one story in height, as required by the Town's Zoning Code.

2. No structure, except for a equestrian facilities (including a barn), shall be located closer than 200 feet from the northwest boundary (line from Marva Oaks cul-de-sac to the California Water Service site) of Lot 1.

3. All structures shall be reviewed by the Architectural and Site Review Board prior to submittal of a building permit application. Building materials should be predominantly of natural stone, wood, brick, or stucco, and should emphasize darker colors, particularly for roofs. Simulated stone shall not be allowed.

4. The cul-de-sac retaining wall shall be faced with dark natural stone.

5. Prior to approval of a final map, the applicant shall submit a landscape screening plan for review and approval of the ASRB and the Planning Director. The plan should focus on screening around the cul-de-sac and adjacent to the property lines for each building site. Particular attention should be paid to the northwest boundary line of Lot 1. Landscape screening shall be installed for the cul-de-sac prior to final map approval or as part of the improvement agreement for the cul-de-sac.

6. The ASRB recommends that the Commission assure that notice to future property owners be given that Lot 2 may not be further subdivided, but that the method of so restricting the property is more properly within the purview of the Commission.

The ASRB's minutes and staff reports regarding this item are included as Attachments 2, 3, and 4.

Trails Committee

The Trails Committee has requested that a 15-foot equestrian trail easement be dedicated along the southwest boundary of the property, with a connection to Marva Oaks via the northwest property line of Lot 1. The current plan reflects the request, which represents a slight deviation from the Town's Trails map (Attachment 6) to avoid traversing the neighbor's property. The neighbor (Mr. Polati) indicated at the ASRB his concern about having trails in close proximity to his property. The new trail would, however, be located immediately adjacent to his horse corrals.

Consistency with General Plan and Zoning Provisions

The proposed project is located in an area identified in the General Plan as "Residential/Environmentally Sensitive Area". The description of the "Runnymede Lands and South of Raymundo Drive" on page 21 of the Plan states that:

> "This area is in the I-280 scenic corridor and is highly visible from I-280. Portions of the area are exposed to noise levels of 60 and 65 Ldn's. A significant portion of this area is in its natural state, featuring grasses, stands of oak and gentle foothills. The overall impression of the area embodies the rural character of Woodside. Town Geological maps indicate that an inactive trace of the Canada Fault and potential landslides are located on the property."

This tract of land is located outside of the high noise contour levels, although noise is still relatively high on-site. Staff and the ASRB have addressed the I-280 visibility concerns by locating the main residences in areas of low visibility and requiring subsequent ASRB review for any other structures on the site, which will also serve to protect the rural setting. The fault zone lies well to the east of this particular property.

The property is zoned "SCP-5" (Special Conservation Planning), requiring a minimum lot size of 5 acres. Lot 1 is proposed at 5.0 acres, while Lot 2 would be 10.5 acres, both consistent with the zoning standard. Lot width for both lots would be well in excess of the minimum 200 feet required (Attachment 8). Additionally, Section 9-2.504 of the Zoning Code (Attachment 9) provides slope-density standards for determining "lot yield" for land divisions on

hillside properties. According to the formula and based on the zoning category and the average slope, the lot yield would be 2.52 lots for this property, greater than the 2 lots proposed. While the lot density formula would preclude further subdivision of Lot 2 (10.5 acres), staff is concerned that potential purchasers of that lot might not be aware that it could not be divided, and it is recommended that a note on the final map and an accompanying restriction be recorded to that effect.

Cul-de-Sac

One element of the proposed project would be a cul-de-sac to be constructed to Town standards at the end of Marva Oaks Drive. The proposed cul-de-sac was required by the Planning Commission at the time of the previous lot line adjustment, and would consist of a 30-foot radius pavement section within a 40-foot radius right-of-way. To construct the cul-de-sac, a number of pine and poplar trees would need to be removed and a 4-foot high retaining wall would be needed adjacent to Lot 1. The Town Engineer has recommended that, if the retaining wall is to be placed within the right-of-way, an agreement should be established to assure that the adjacent property owners are responsible for its maintenance.

ASRB discussed the cul-de-sac extensively and determined that there seemed to be no less disruptive solution which provides for the necessary turnaround as originally required by the Planning Commission. The Board did, however, recommend that the wall be faced with a natural stone and that landscaping above the cul-de-sac be required as part of the improvement plan for the project.

Environmental Review

Pursuant to the requirements of the California Environmental Quality Act (CEQA), staff has prepared an Initial Study and a Mitigated Negative Declaration (Attachment 10). Mitigation measures include following the recommendations of the Town Geologist for site-specific geotechnical reports, and preparing landscaping and site restoration plans for review and approval prior to issuance of construction permits. The mitigation measures are incorporated into the conditions of approval for the land division.

CONCLUSION

The proposed land division is consistent with the General Plan and zoning provisions for the area, as the two lots would be residential in use and of a conforming size, and as the limited placement of homes on the sites would minimize visual impact, particularly from I-280. Furthermore, the project includes a trail easement consistent with the Town's Trails Plan, and would involve improvement of a cul-de-sac for additional vehicular and emergency

safety.

OPTIONS

Option A: Adopt the Negative Declaration, and approve the land division as proposed, subject to the conditions outlined in Exhibit "A" (Attachment 1).

Option B: Adopt the Negative Declaration, and approve the land division with revised conditions.

Option C: Direct staff to revise the Negative Declaration, and defer consideration of the project.

Option D: Direct staff to prepare an Environmental Impact Report.

Option E: Deny the subdivision.

ATTACHMENT

Attachment 1: Conditions of Approval
Attachment 2: March 15, 1993 ASRB Minutes and Staff Report
Attachment 3: March 1, 1993 ASRB Minutes
Attachment 4: February 1, 1993 ASRB Minutes and Staff Report
Attachment 5: November 1, 1989 Planning Commission Staff Report
Attachment 6: Trails Map
Attachment 7: Sections 9-1.307-308 of the Woodside Subdivision Code
Attachment 8: Section 9-2.203 (Lot Area and Building Limitations Table) of the Woodside Zoning Code
Attachment 9: Section 9-2.504 (Slope-Density Standards) of the Woodside Zoning Code
Attachment 10: Initial Study and Negative Declaration
Attachment 11: Location Map

pc93\ligeti.rep

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November 10, 2016
BKF No. 20150260-10

RECEIVED
NOV 10 2016
WOODSIDE TOWN HALL

Town of Woodside
2955 Woodside Road
Woodside, CA 94062

Subject: **Earthwork Exception Request**
153 Marva Oaks Drive, Woodside

To whom it may concern:

We are requesting an exception to the Town of Woodside Municipal Code Section 151.41(C) for the reasons identified below.

The Application Review Checklist, item I)E identifies that Planning Commission approval of a Grading Exception is required as the amount of site grading (2,300 cubic yards) exceeds the limit of 1,500 cubic yards. The following points shall address the comment:

- A Planning Public Hearing application is attached.
- At the Conceptual Design Review hearing, the ASRB asked staff to research the origin of the two building envelopes that exist on-site. Corinne Jones (Town Planner) informed us that she had reviewed the old meeting minutes and staff reports. A subdivision created the property in 1993 and a condition of that subdivision was that the main residence would be located substantially as designated in one of the Conceptual Building Envelope Sites. If one wanted to/needed to site the main residence somewhere else, they would have to get an amendment to the subdivision approved by the Planning Commission, per the Subdivision Map Act. A previously proposed option was not approved as the residence was not located in one of the Conceptual Building Envelope sites. Unfortunately, the flatter areas of the site requiring less grading were ruled out in the original submission, due to concerns about visibility from neighboring lots.
- The approved Conceptual Building Envelope Sites are located in areas of steeper terrain where additional grading is required in order to accommodate the structures and site improvements, which step down with existing grade and minimize exposed walls in accordance with Woodside Design Guidelines.
- The Town's General Plan Policy LU1.2 (3) seeks to "minimize grading and alteration of natural land forms". Our proposed design does this in a way that takes advantage the site topography and actually preserves more of the existing site grading than is typical for a parcel of this size. To satisfy the requirements of Municipal Code Section 151.40, contour grading of all slope tops and toes will be implemented for a minimum of ten feet horizontal distance.
- The Conceptual Building Envelope Sites are located at the rear of the property and the driveway is therefore, longer and requires more earthworks than if the building site was closer to the entrance to the site. The width of the driveway is governed by fire department standards.

Constraints

- Lot Configuration: The lot has a narrow entry (40 feet wide) from Marva Oaks Drive in the north west corner of the site before widening to approximately 800 feet wide at its widest point and then narrowing to 640 feet wide along the rear boundary. The lot is almost 950 feet from the road entry to the rear boundary. The Conceptual Building Envelope site is located toward the rear of the lot. The proposed driveway takes the

most direct route from the road entry to the Conceptual Building Envelope site.

- Topography: The site slopes from west to east and much of the 850 foot wide portion of the lot to the east of the proposed driveway is over 35% slope. There are areas in the rear of the property near the Conceptual Building Envelope site that are also over 35% slope.
- Geology: Per the Site Geologic Update prepared by TRC Engineers, dated November 3, 2016, the primary geologic and geotechnical concerns at the site are as follows:
    - the presence of existing active, dormant and old landslides;
    - the presence of highly expansive soils and bedrock;
    - the potential for soil creep;
    - differential fill settlement;
    - erosion due to new improvements;
    - potential slope stability associated with the proposed septic leach field.

  Please refer to the Site Geologic Update for further discussion of each of these concerns.
- Sewage disposal: There is no public main in the street and therefore sewage disposal will be provided by an on-site wastewater disposal system. This will be located on the slope downhill from the driveway and the residence.
- Groundwater: Per the Site Geologic Update prepared by TRC Engineers, dated November 3, 2016 – water seepage was observed in some boring investigations by Cyme (2000) but it seems this was related to irrigation at the cul-de-sac area. A spring was located further downstream in the channel bottom on the lower portion of the site (elevation 646). We suspect that perched ground water will be present in the swales during and after heavy rains.
- Scenic Road Impact: The proposed development will not have a scenic road impact. This was confirmed by the Story Pole Visibility Study prepared by SDG Architecture and dated October 13, 2016.
- Storm drainage: The site slopes from west to east and storm water will sheet flow to the proposed driveway where it will be collected in vegetated swales and then piped to dissipation devices on the slope downhill from the driveway. A stormwater detention system will be provided to limit post-development flows to pre-development flow rates.
- Vehicular access: Vehicular access will be provided by a 16-foot wide paved driveway. The driveway must be 16-feet wide to meet Fire Department standards and have a maximum longitudinal slope of 18%.
- Vegetation removal: Per the summary in the Arborist Report prepared by Kielty Arborist Services LLC and dated April 1, 2016, - "The trees on site are all natives with the exception of one stone pine. The trees are located on the perimeter of the property. The architects have done a great job of locating the proposed home where impacts will be minimal to the trees on site."
- Significant trees: Per the summary in the Arborist Report prepared by Kielty Arborist Services LLC and dated April 1, 2016, - "The trees on site are all natives with the exception of one stone pine. The trees are located on the perimeter of the property. The architects have done a great job of locating the proposed home where impacts will be minimal to the trees on site."
- Creek impacts: There are no jurisdictional creeks on the property. The onsite stormwater system will be designed to limit post-development flows to pre-development flow rates.
- Cultural resource impacts: The design team are not aware of any cultural resource impacts for this project.

For the reasons listed above, we kindly ask the Town to approve a Grading Exception for the Site cut and fill.

Feel free to contact me with any questions or comments.

Sincerely,

BKF Engineers

Craig Smith, PE, QSD
Project Engineer

cc: Dale Leda, PE
Project Manager

Kielty Arborist Services LLC

P.O. Box 6187
San Mateo, CA 94403
650-515-9783

April 1, 2016

Simpson Deign Group
Attn: Mr. Steve Simpson
603 Jefferson Avenue
Redwood City, CA 94063

RECEIVED
MAY 19 2016
WOODSIDE TOWN HALL

Site: 153 Marva Oaks, Woodside, CA

Dear Mr. Simpson,

At your request on Wednesday, March 30, 2016, I visited the above site for the purpose of inspecting and commenting on the trees. New construction is planned for this site and your concerns as to the future health and safety of the trees has prompted this visit.

Method:
The trees on site were located on a map provided by you. Each tree was given an identification number. This number was printed on a round metal tag and nailed to the trees near ground level. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). Each tree was given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of each tree was estimated and the spread was paced off. Comments and recommendations are included.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Coast live oak *(Quercus agrifolia)*	8.2	65	35/25	Fair vigor, fair form, at edge of grove.
2	Coast live oak *(Quercus agrifolia)*	7.9	65	35/20	Poor-fair vigor, fair form, shares root zone with #1.
3	Coast live oak *(Quercus agrifolia)*	9.7-5.2	60	30/20	Fair vigor, fair form, suppressed.

Tree#	Species	DBH	CON	HT/SP	Comments
4	Coast live oak *(Quercus agrifolia)*	16est	65	35/30	Fair vigor, fair form, codominant at 3 feet.
5	Coast live oak *(Quercus agrifolia)*	8.6-7.2	55	35/30	Fair-good vigor, fair form, suppressed.
6	Coast live oak *(Quercus agrifolia)*	16.2	75	35/35	Fair vigor, good form, branching at 4 feet.
7	Coast live oak *(Quercus agrifolia)*	9.1	70	35/25	Fair vigor, good form, slightly suppressed.
8	Coast live oak *(Quercus agrifolia)*	12.2-14.1	55	35/30	Fair vigor, fair, poor crotch at 1 foot.
9	Valley oak *(Quercus lobata)*	21.8	65	55/40	Good vigor, fair form, tall for DBH.
10*	Coast live oak *(Quercus agrifolia)*	18.8	50	40/45	Good vigor, poor form, leant to the north.
11*	Black oak *(Quercus kelloggii)*	25est	45	30/25	Good vigor, poor form, broken top.
12*	Coast live oak *(Quercus agrifolia)*	25.9	55	45/40	Good vigor, fair form, leans north.
13*	Coast live oak *(Quercus agrifolia)*	8est	60	25/20	Good vigor, fair form.
14*	Coast live oak *(Quercus agrifolia)*	10.1	60	30/20	Good vigor, fair form.
15	Coast live oak *(Quercus agrifolia)*	14.0	60	35/25	Good vigor, fair form, codominant at 20 feet.
16*	Coast live oak *(Quercus agrifolia)*	20	65	40/45	Good vigor, fair form, codominant at 2 feet.
17	Coast live oak *(Quercus agrifolia)*	20	70	35/30	Good vigor, fair form.

Tree#	Species	DBH	CON	HT/SP	Comments
18	Coast live oak *(Quercus agrifolia)*	12	55	30/25	Good vigor, fair form, suppressed.
19	Coast live oak *(Quercus agrifolia)*	8.1	55	30/25	Good vigor, fair form, suppressed.
20	Coast live oak *(Quercus agrifolia)*	11.0	60	30/30	Good vigor, fair form.
21	Coast live oak *(Quercus agrifolia)*	10.2	50	25/20	Good vigor, poor-fair form, poor crotch at 3 feet.
22	Coast live oak *(Quercus agrifolia)*	12.2	60	25/25	Good vigor, fair form, leans south.
23	Coast live oak *(Quercus agrifolia)*	7.2	55	30/25	Good vigor, fair form, suppressed.
24	Coast live oak *(Quercus agrifolia)*	13.9	55	35/25	Good vigor, fair form, center of grove.
25	Coast live oak *(Quercus agrifolia)*	7.8	55	35/20	Good vigor, fair form, center of grove.
26	Coast live oak *(Quercus agrifolia)*	14.1	50	35/30	Good vigor, poor-fair form, poor crotch.
27	Madrone *(Arbutus menziesii)*	16.3	65	35/20	Fair vigor, fair form, multi leader at 15 feet.
28	Madrone *(Arbutus menziesii)*	13.4-11.2	50	30/25	Fair vigor, poor form, decay a crotch.
29	Madrone *(Arbutus menziesii)*	10.9	0	25/15	Dead.
30	Madrone *(Arbutus menziesii)*	16.7	60	30/35	Good vigor, poor-fair form, canker on trunk.
31*	Coast live oak *(Quercus agrifolia)*	18	55	40/40	Good vigor, poor form, leans northwest.

Tree#	Species	DBH	CON	HT/SP	Comments
32	Madrone *(Arbutus menziesii)*	9.9	55	20/20	Good vigor, poor form, canker on trunk.
33*	Coast live oak *(Quercus agrifolia)*	38	55	40/35	Good vigor, fir form, codominant at 4 feet.
34*	Coast live oak *(Quercus agrifolia)*	36	50	45/40	Good vigor, poor-fair form, codominant at base.
35	Coast live oak *(Quercus agrifolia)*	10	60	25/25	Good vigor, fair form.
36	Coast live oak *(Quercus agrifolia)*	11.6	65	30/30	Good vigor, fair form, on property line.
37	Coast live oak *(Quercus agrifolia)*	10	55	30/20	Good vigor, fair form, on property line.
38	Italian stone pine *(Pinus pinea)*	40	50	45/50	Good vigor, fair form, poor crotches.
39	Coast live oak *(Quercus agrifolia)*	10.4-7.5	55	15/15	Good vigor, fair form, suppressed by #38.
40	Coast live oak *(Quercus agrifolia)*	22	60	35/35	Good vigor, fair form, multi leader at 12 feet.
41	Valley oak *(Quercus lobata)*	28	0	45/35	Dead, failed in past.
42	Redwood *(Sequoia sempervirens)*	26	55	50/40	Poor-fair vigor, fair form, limb dieback.
43	Redwood *(Sequoia sempervirens)*	22	60	80/35	Poor-fair vigor, fair form, drought stressed.
44	Coast live oak *(Quercus agrifolia)*	10	55	45/30	Fair vigor, poor-fair form, suppressed.
45	Coast live oak *(Quercus agrifolia)*	30	60	40/30	Fair vigor, fair form, near edge of asphalt.

Tree#	Species	DBH	CON	HT/SP	Comments
46	Coast live oak *(Quercus agrifolia)*	20	55	35/30	Good vigor, fair form, inner deadwood.

Summary:
The tees on site are all natives with the exception of one stone pine #38. The trees are located on the perimeters of the property ideal for construction. The architects have done a great job of locating the proposed home where impacts will be minimal to the trees on site.

Dead and failed trees should be removed and trees near the proposed building can be trimmed. The stone pine is a non-native tree that is a species known for large limb and leader failure. Removal of this tree is a viable option. If the stone pine is retained landscaping should keep the area near the tree clear of people and valuable landscape pieces (art work).

The trees along the existing and planned drive are all located at an elevation above the natural grade of the driveway. Root loss is not expected as the grade will be raised for the driveway installation. The drive will be located in the outer dripline of these trees and impacts are expected to be low or non-existent.

The following tree protection plan will help to reduce impacts to the protected trees.

Tree Protection Plan:
Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection should be 4 foot tall orange plastic, supported by metal poles or stakes pounded into the ground. The support poles should be spaced no more than 10 feet on center. The location for the protective fencing should be as close to the dripline of desired trees as possible, still allowing room for construction to safely continue. No equipment or materials shall be stored or cleaned inside the protection zones. Areas outside protection fence, but still beneath the tree's driplines, where foot traffic is expected to be heavy, should be mulched with 4-6" of chipper chips covered with plywood. The spreading of chips will help to reduce compaction and improve soil structure. For this site entire areas can be fenced off providing superior tree protection.

Root Cutting
Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The over dig for the foundation should be reduced a much as possible when roots are encountered. The site arborist will be on site for all excavation when within the dripline of the trees listed above.

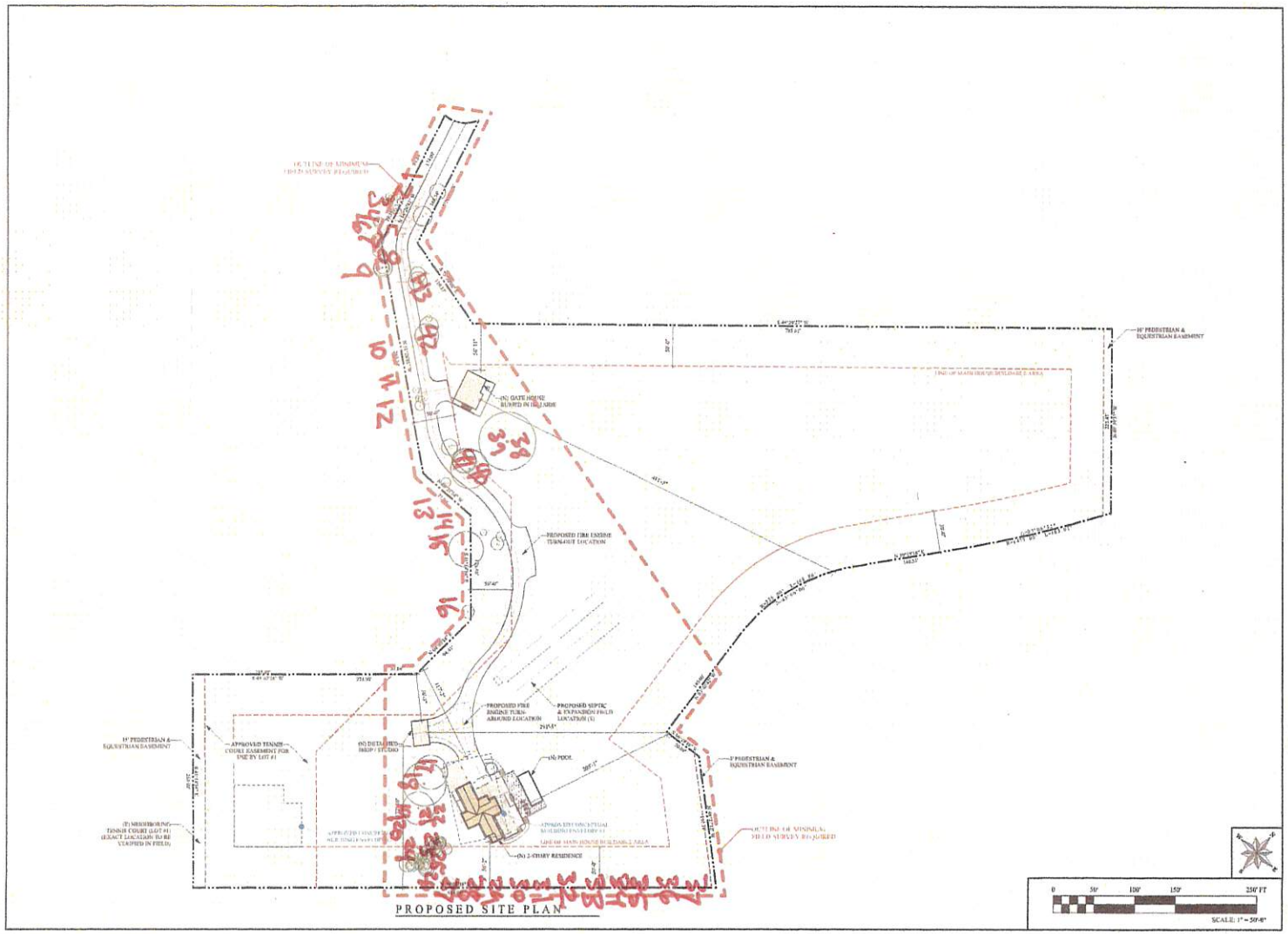
Trenching
Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Irrigation
Normal irrigation should be maintained for the redwood trees and any native trees that have root zone impacts. Irrigation will consist of flood type irrigation with enough water to wet the trees entire root zone. Trees should be irrigated two times per month for the entire warm season. Some irrigation may be required during the winter depending on seasonal rainfall. The oaks on site should not require warm season irrigation unless their root zones are traumatized.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A



PROPOSED SITE PLAN

SDG
ARCHITECTURE

403 JEFFERSON AVENUE
REDWOOD CITY, CALIFORNIA
94063
SDGarchitecture.com
650.366.9277

LICENSED ARCHITECT
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
BEALS RESIDENCE
153 MARVA OAKS DRIVE
WOODSIDE, CALIFORNIA

STATUS
ISSUED FOR CONCEPTUAL ASRB

REVISIONS

CONTENTS
SITE PLAN

DATE
06.05.15

DRAWN
M. MACH

JOB
14-110

SHEET
A-2

WOODSIDE FIRE PROTECTION DISTRICT

Prevention Division

4091 Jefferson Ave, Redwood City CA 94062 ~ www.woodsidefire.org ~ Fire Marshal Denise Enea 650-851-6206

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

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION:153 Marva Oaks	Jurisdiction: WDS
Owner/Architect/Project Manager: Beals	Permit#: 2016-0026
PROJECT DESCRIPTION: New House	
Fees Paid: ☒$YES ☐ See *Fee Comments* Date:	
Fee Comments: CH#6484.....$60.00 5/17/16 (plan check fee)	

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

1. Must comply to WDS Ordinance 2009-544 for ignition resistant construction & materials, (All wood siding must be listed on Calif State Fire Marshal website as tested & approved ignition resistant materials. Foundation, attic, gable,soffit and eave vents must be Brandguard or Vulcan type. Windows to be tempered and roof to be class A.
2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.
3. Approved spark arrestor on all chimneys including outside fireplace.
4. Install Smoke and CO detectors per code.
5. NFPA 13D Fire Sprinkler system to be installed
6. 100' defensible space around proposed new structure prior to start of construction.
7. Upon final inspection 30' perimeter defensible space will need to be completed.
8. Designate driveway turnout on plans (www.woodsidefire.org)
9. Fire Hydrant - Will be required within 500 of structure. Show proposed fire hydrant locaton. Hydrant needs to be within 500' of the front door measured
10. Electric Auto gates must be equipped with KNOX kewswitch
11. PV Solar must meet all WFPD requirements and should be submitted under a separate application for approval. (www.woodsidefire.org)

RESUBMIT TO FIRE AT TIME OF BUILDING PLAN SUBMITTAL: Show 1. New Fire hydrant location & label turnout.

Reviewed by:D. Enea	Date: 5/23/16

☒Resubmit ☐Approved with Conditions ☐Approved without conditions

Sprinkler Plans Approved: NO	Date:	Fees Paid: ☐$350 ☐See *Fee Comments*
As Builts Submitted: ----------	Date:	As Builts Approved Date:
Fee Comments:		

Rough/Hydro Sprinkler Inspection By: ---------	Date:
Sprinkler Inspection Comments:	

Final Bldg and/or Sprinkler Insp By: --------	Date:
Comments:	