

**TOWN OF WOODSIDE
REPORT TO ARCHITECTURAL AND SITE REVIEW ADMINISTRATOR**

Meeting Date: December 5, 2016
Prepared by: Sage Schaan, AICP, Principal Planner
Reviewed by: Jackie Young, AICP, Planning Director

Agenda Item: 1

Title: ASRA2016-0025 – Presentation and approval, conditional approval, or denial of a proposal requiring Design Review by the Architectural and Site Review Administrator to construct an addition to an existing single family residence on a property visible from a Town-designated Scenic Corridor (Interstate 280).

Property Information

Address: 935 Cañada Road
 APN: 068-301-240
 Property Owner: Jeanne and David Connolly
 Zoning District: SR (Suburban Residential – 1-acre minimum)
 General Plan Designation: R (Residential)
 Lot Area: 1.9 acres (82,764 square feet)

Property Description (Attachment 6, Location Map):	
Existing Development:	Single-family residence, detached garage, workshop, pool house, and swimming pool.
Existing Fencing/Walls:	The site is surrounded by a perimeter fence, varying in type and height. There is also an existing solid vehicle gate to access the site at the end of the shared driveway with other properties. No changes are proposed to the existing fences or gate.
Site Constraints:	Visible from the Interstate 280 Scenic Corridor with some visibility from Cañada Road in the event all vegetation was removed. Located in the Eastern Hills, known for having expansive soils, erosion, slope instability/landsliding, seismic ground shaking, seismically induced landslides, shallow groundwater, and steep slopes (General Plan Map NH1: Geologic Hazards, Table NH1: Potential Hazards). Within the Very High Severity Fire Hazard (Map NH4: Very High Severity Fire Hazard Zone).
Easements	No easements have been provided on the plans. The title report identifies a 25-foot wide ingress/egress easement for two other properties (933 and 937 Cañada Road) that share the "panhandle" driveway of this panhandle lot, which would not be impacted by the proposed addition.
Code Enforcement Status:	No open case.

ANALYSIS

Woodside Municipal Code	
Citing:	Requirement:
153.047(G) Table C	Required Setbacks (SR zoning): 50 feet (front); 30 feet (rear); 30 feet (side), for the two-story structure.

General Plan, Residential Design Guidelines and Woodside Municipal Code

The General Plan, Residential Design Guidelines (RDG), and Woodside Municipal Code (MWC) include the following guidance for Community Character, Site Planning, Building Design and Landscape Elements:

- I. Community Character:
 - WMC §153.227(C)(1): *“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.”*
 - General Plan, Land Use and Community Design, Policy LU1.4: *“Residential lands are intended for a main dwelling as the principal use of a parcel, together with uses and structures customarily accessory to it.”*
- II. Site Planning:
 - WMC §153.227(C)(2): *“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.”*
 - 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.”*
 - RDG: Consider the location, scale, and orientation of site improvements, and how they will complement and be consistent with neighborhood and community development patterns.
- III. Building Design:
 - WMC § 153.227(C)(3): *“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.”*
 - General Plan, Land Use and Community Design, Policy LU1.3.1: *“Large, bulky structures should be discouraged, specifically if they are visible from the road.”* Land Use and Community Design, Policy LU1.3.2: *“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.”*
- IV. Landscape Elements: No changes to the existing landscaping are proposed.

Project Description (Attachment 6, Project Plans):	
CEQA:	Exempt per Section 15301(e), which includes additions to existing structures.
<i>Project Components:</i>	
SITE PLANNING:	
<p>The property is a panhandle lot with a 420-foot long driveway that connects to Cañada Road. As noted above, the panhandle portion of the lot is a driveway that is shared by the subject site and two other residences. The existing main residence is located at the top of the knoll and is partially screened by existing mature oak trees. The existing main residence meets all setbacks, but is constructed closer to the western and southern property lines.</p> <p>The applicant proposes a 486.56 square foot addition to an existing 3,219.42 square foot main residence/carport for a total main residence floor area of 3,705.98 square feet. A 74.4 square foot kitchen expansion and remodel of the bathroom, and conversion of a bathroom to a studio, is proposed at the first level. All other square footage would be at the second level, including construction of an additional bedroom, bath, and deck, over a one-story portion of the existing building footprint (Attachment 3, Sheet A-6 and A-7).</p> <p>The property is served by sewer, which can accommodate the additional proposed bedroom.</p>	
BUILDING DESIGN:	
<p>The existing main residence is a two-story structure constructed with painted shingle siding, wood clad windows, a composition shingle roof, and brick accents including a brick fire place and chimney, brick steps leading to the main residence, and a low brick wall near the main entrance. Windows include vertical, horizontal and square windows. At the west elevation, the window at the porch is rounded at the exterior upper corners. At the south elevation, the window at the living area has a large pane below and four small, horizontal, divided light windows above.</p> <p>The exterior materials of the proposed 486.56 square foot addition would match those of the existing main residence (Attachment 3). The dormers on the south and north elevations would have windows that match other main residence windows, but they would each have a set of square windows of a smaller dimension (each dormer would have two windows that together are 4' high and x 6' wide).</p>	
<ul style="list-style-type: none"> • Building Lighting 	The proposed addition includes one exterior wall sconce outside of the door on the second-floor balcony as required by the Building Code. The proposed fixture complies with the requirement for the fixture to be shielded.
LANDSCAPE ELEMENTS:	
<ul style="list-style-type: none"> • Softscape 	No landscape planting is proposed.
<ul style="list-style-type: none"> • Hardscape 	No new hardscape would be added as part of the proposed project.
<ul style="list-style-type: none"> • Landscape Lighting 	No changes in landscaping or landscape lighting are proposed. Approximately 75 square feet of existing landscaping between the house and the driveway would be removed for the kitchen expansion.
<ul style="list-style-type: none"> • Fencing 	No changes in fencing are proposed.

Project Impacts:	
<ul style="list-style-type: none"> Grading 	Minor grading for the building foundation would be limited to the 75 square foot kitchen expansion.
<ul style="list-style-type: none"> Trees 	The is one tree that would have a dripline near the proposed ground floor kitchen expansion. The applicant shall protect all trees in the vicinity during project construction, and any work within the dripline of a tree will require the supervision of an arborist pursuant to Municipal Code 153.176(A)(1)(c) (Condition of Approval I.c). Since the nearest tree is on the across the driveway from the first floor addition, it is likely there will be minimal to no impacts to onsite trees.
<ul style="list-style-type: none"> Historic Resources 	According to the County of San Mateo Property Report, the existing residence was constructed in 1917, and is therefore 99 years old. The carport and adjacent laundry room and bedroom may represent an addition built at a later time, given the flat roof of this area and gently gabled roof of the carport. The site is not listed on the Town's inventories of historic resources. The applicant is proposing to remodel rather than demolish the residence, and the additions are in keeping with the existing architectural style and could be removed without compromising the integrity of the structure; therefore, a Historic Evaluation Report is not required.
<ul style="list-style-type: none"> Scenic Resources 	The existing residence is located at end of a shared driveway that extends up from Cañada Road and I-280 (designated Scenic Corridors). The upper floor addition would be slightly visible from I-280 and Cañada Road through existing trees. Given the vehicle speeds traveled on I-280, and to a lesser degree Cañada Road, the addition would be difficult to see from the scenic corridors.

Project Analysis:	
<i>Generally Compliant with General Plan, RGD and WMC, in that the proposed project:</i>	
<ul style="list-style-type: none"> Community Character 	<ul style="list-style-type: none"> <i>Enlarges a use allowed in the SR Zone in a manner that is compatible with the surrounding neighborhood; and,</i> <i>Includes exterior materials, such as shingle siding, composition roof, and wood clad windows which are rural in character.</i>
<ul style="list-style-type: none"> Site Planning 	<ul style="list-style-type: none"> <i>Preserves natural land forms and existing trees by proposing the new development in areas that are already developed.</i>
<ul style="list-style-type: none"> Building Design 	<ul style="list-style-type: none"> <i>Locates a modestly sized second story deck (approximately 6' x 15') with the longest side on the north elevation (overlooking the subject property), and the shortest side on the east elevation (the elevation most visible to neighbors to the east across the valley);</i> <i>Includes modest areas of glazing, which minimizes impacts to adjacent neighbors and neighbors to the east across the valley;</i> <i>Includes an addition and remodel with forms that match the existing main residence; and,</i> <i>Specifies natural materials to match existing materials, which are rural in character.</i>
<ul style="list-style-type: none"> Landscape 	<ul style="list-style-type: none"> <i>Minimizes grading;</i>

Elements	<ul style="list-style-type: none"> • <i>Proposes no tree removal; and,</i> • <i>Includes no changes to the existing landscaping or landscape lighting.</i>
Public Correspondence:	No comments have been received, and no one has contacted staff regarding the project.

RECOMMENDATION

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

- I. Prior to issuance of a Building Permit, submit the following:
 - a. 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. 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; and, prohibition of grading, cuts, and fills within four feet of a tree base.
 - c. An Erosion Control Plan subject to the satisfaction of the Town Engineer.

- II. During Construction:
 - a. 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.
 - b. 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; and, prohibition of grading, cuts, and fills within four feet of a tree base.
 - c. 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.
 - d. 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 any revised work taking place.

- III. Prior to final inspection/occupancy:
 - a. All graded or disturbed areas shall be properly compacted and planted with native grasses or approved planting to reduce potential erosion.
 - b. 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.
 - c. All exterior finishes, colors, and materials approved by the ASRA shall be used. Any changes may require further review by ASRB as determined by the Planning Director.
 - d. 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.
 - e. All construction debris and trailers shall be removed from the site.

Property Information

ZONING: SR (Suburban Residential – 1 acre minimum)

LOT SIZE: 1.9 acres (82,764 square feet)

TOTAL FLOOR AREA:

Allowed: 14,897.52 square feet (18% of lot area)
Existing: 5,552.08 square feet
Proposed: 5,929.18 square feet

MAIN RESIDENCE FLOOR AREA:

Allowed: 4,000.00 square feet
Existing: 3,366.08 square feet
Proposed: 3,743.18 square feet

POOL HOUSE FLOOR AREA (clarify whether it is an ALQ):

Allowed: 1,500 square feet
Existing: 252 square feet

ACCESSORY STRUCTURE (GARAGE) FLOOR AREA:

Allowed: 1,500 square feet
Existing: 766 square feet

ACCESSORY STRUCTURE (WORKSHOP) FLOOR AREA:

Allowed: 1,500 square feet
Existing: 1,168 square feet

PARKING:

Minimum Required: 6 parking spaces (depending on whether the pool house qualifies as an ALQ)
Proposed: 6+ parking spaces

SETBACKS:

	<u>Front</u>	<u>Rear</u>	<u>Side</u>
Required:	50' (south)	30' (north)	30' (east) & 30' (west)

Main Residence

Existing:	60'	128'	72' & 192'
Proposed:	60'	128'	72' & 192'

PAVED AREA AND SURFACE COVERAGE:

Allowed: 15,000 square feet
Proposed: No proposed additional paved area

ATTACHMENTS

1. Application
2. Location Map
3. Project Plans (ASRA only*), dated November 21, 2016

* Copies of all materials distributed to the ASRA 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.



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: 935 CAÑADA ROAD APN #: 068-301-240

Property Owner: JEANNE & DAVID CONNOLLY Applicant: CHARLES HOLMAN

Owner Address: 935 CAÑADA ROAD Applicant Address: BOX 63 SANGRE DE TORO, CA. 94074

Phone Number: 650-923-2795 Phone Number: 650-747-0769

Email: Jeanne-d-connelly@hotmail.com Email: charlie@charlesholman.com

REQUEST FOR PUBLIC HEARING: (check all that apply)

- | | |
|---|---|
| <input checked="" type="checkbox"/> ASRA Design Review | <input type="checkbox"/> Exception to site development regulations specify which exception: _____ |
| <input type="checkbox"/> ASRB Conceptual Design Review | <input type="checkbox"/> Exception to setback |
| <input type="checkbox"/> ASRB Formal Design Review | <input type="checkbox"/> Exception to maximum residence size |
| <input type="checkbox"/> ASRB Formal Design Review w/ Staff | <input type="checkbox"/> Conditional Use Permit (new, amendment, or renewal) |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Amendment to Zoning Ordinance |
| <input type="checkbox"/> Lot Merger | <input type="checkbox"/> Amendment to General Plan |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Other |
| <input type="checkbox"/> Subdivision/Land Division | |
| <input type="checkbox"/> CEQA Review | |

Description of Project:

ADD ON TO AND REMODEL KITCHEN/BATH @ 1ST LEVEL, ADD A NEW BEDROOM/BATH @ 2ND LEVEL. TOTAL NET GAIN OF 406.56 sq ft

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: Jeanne Connolly Date: 8/30/16

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

FOR STAFF TO COMPLETE
 Fee: \$ 780.00 Deposit: _____ Receipt #: 015200 Received By: WD D. ATTACHMENT 1
\$60 to file

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3456C

08 25 1998

3455D

3456D

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ATTACHMENT 2

