

**TOWN OF WOODSIDE
ARCHITECTURAL AND SITE REVIEW BOARD**

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

Agenda Item: 2

TITLE: ASRB2016-0049: Presentation and consideration of a proposal, requiring Conceptual Design Review, to demolish an existing single-family residence; construct a new two-story single-family residence with a partial basement and an attached garage; remodel an artist studio/garage into an artist studio/storage building; install a spa; and, reconfigure the existing driveway to create a parking bay.

Property Information

Address: 1281 Cañada Road
APN: 073-033-030
Property Owner: Scott and Kelly Altick
Zoning District: R-1 (Single Family Residential)
General Plan Designation: R
Lot Area: .289 acres (12,575 square feet)

EXECUTIVE SUMMARY

The applicant submitted plans for Conceptual Design Review for a proposal to demolish an existing single-family residence; construct a new two-story single-family residence with a partial basement and an attached garage; remodel an artist studio/garage into an artist studio/storage building; install a spa; and, reconfigure the existing driveway to create a parking bay, at 1281 Cañada Road (**Attachment 3**).

The project is being presented and considered as a Conceptual Design Review, pursuant to Woodside Municipal Code (WMC) §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, or submitting applications for any other entitlements which may be necessary.

Pursuant to WMC §153.225(A), the applicant has submitted all Conceptual Design Review submittal requirements, including: a vicinity map consisting of an aerial photo of the property and surrounding residences; a topographic survey of the existing site conditions; a conceptual site plan; conceptual floor plans and elevations; and a roof plan.

PROPERTY DESCRIPTION

The subject site is approximately .289 acres and is located on the east side of Cañada Road, between Corto Lane and Glenwood Avenue (**Attachment 2**). The site is currently developed with a one-story main residence, sited towards the central rear of the property, and an accessory (garage/storage) structure, in the eastern (rear) corner of the property (**Attachment 3**, Topo

Sheet). The existing residence is a ranch style house with horizontal wood siding, large pane glass windows, and a flat roof. The accessory structure is of a like design and features the same exterior materials and colors as the main residence (**Attachment 3**, Sheet EP-1).

The site slopes very gently from an elevation of 98 feet at the rear of the property, to an elevation of 94 feet at the front of the property. Three large trees are located on-site. A 24" tree is located towards the front of the property and leans over the front fence; a 48" tree is located toward the center of the property, encircled by a stacked flagstone planter; and a 36" tree is located in the northern (rear) corner of the property (**Attachment 3**, Topo Sheet).

The front yard consists of grass with a planting bed located behind the front fence. Two square wood planters surrounded by gravel are located on the north side of the residence and an AC driveway is located on the south side. The rear yard has grass with a sandbox in the northern corner, gravel at the center, and the accessory structure in the eastern corner (**Attachment 3**, Topo Sheet).

Easements

The Title Report does not identify any easements on-site, and none are shown on the Topographic Survey (**Attachment 3**, Topo Sheet).

Site Visibility

The project site is has frontage on Cañada Road, a designated Scenic Corridor (GP Map CL2), and given that the property is relatively level, the proposed improvements would be visible from the driving surface of the road.

Project Vicinity

All of the project site is located within the Alquist Priolo Special Study Zone around the Cañada Fault (GP Map NH2). It should be noted that given the lack of evidence of active faulting on the Cañada Fault, the Cañada Fault has been proposed for removal from the Town Fault Map. In front of the property, a paved pedestrian path extends along the east side of Cañada Road (GP Map CL5: Pedestrian Pathways and Trails), and a roadside equestrian trail extends along the opposite (west) side of Canada Road (GP Map CL3: Equestrian Trails (Public)). Although the project site is not located within a Very High Fire Hazard Severity Zone (GP Map NH4: Very High Severity Fire Hazard Zone), the project will need to comply with the Town's required fire protection standards, such as fire sprinklers, Class A roof material, and fire resistant siding material.

PROJECT DISCUSSION

Based on the submittal date, this project is subject to all current General Plan Policies, Municipal Code requirements, and the Residential Design Guidelines. The table in WMC §153.221(B) indicates that the project requires both Conceptual and Formal Design Review by the Architectural and Site Review Board. The Planning Commission will take final action on the Formal Design Review because the project requires additional entitlements, in order to reduce the required southeast side setbacks and to change the use of the non-conforming accessory structure.

Site Plan and Uses

The applicant proposes to demolish the existing residence; construct a new, approximately 2,254 square foot main residence; and, remodel the existing 603 square foot accessory structure into a smaller, approximately 467 square foot artist studio (**Attachment 3**, Sheet AA-2 and Sheet A-1).

Main Residence

The Site Plan shows the footprint of the existing residence, in dashed blue lines, over the proposed residence. (**Attachment 3**, Sheet A1). The proposed main residence would be located within the same general location as the existing residence; however, it would be approximately 24 feet closer to the front property line. Shifting the residence forward creates more space between the main residence and the existing accessory structure, in the rear yard. In the R-1 zoning district, there must be least 8 feet between the main residence and accessory structures, in order for them to be considered separate structures for floor area calculation purposes. The existing residence is located approximately 2.5' from the accessory structure and the proposal would put approximately 11' between the two structures (**Attachment 3**, Sheet AS-1).

In the R-1 zoning district, 15' side setbacks are required for portions of the building that are less than 17' tall; and, 22'-6" side setbacks are required for portions of building that are 17' to 28' tall. As shown on the proposed Site Plan (**Attachment 3**, Sheet A1), a Setback Exception (reviewed and approved by the Planning Commission) would be required, in order to construct the one-story (<17') portion of the southeast wing within 12'-7" of the side property line, and the two-story (>17') portion of the southeast wing approximately 20'-6" from the side property line.

The purpose of the Setback Exception process is to allow for more flexibility in structure placement, in situations where siting the structure within the building envelope would create adverse impacts on natural features or adjacent properties, due to lot shape/size/topography (WMC §153.062). Findings for the Setback Exception are not submitted and reviewed until the Formal Design Review stage; however, it should be noted that the subject lot is relatively unconstrained (standard rectangular shape, exceeds the minimum lot width, no steep slopes) with the exception of the significant tree which takes up a central portion of the building envelope, and the proposed encroachments are relatively minor. The applicant should study the findings that must be made, in order to grant a Setback Exception, and explore whether there are any available conforming alternatives, prior to submitting for Formal Design Review and the additional entitlements (**Recommendation 1**).

Basement

A partial basement (approximately 1,400 square feet) would be constructed under a portion of the main residence. The basement would have two access points: A staircase leading down from the great room (inside the residence), and a second staircase from the exterior rear deck, leading down to a light well that would provide access to the basement (**Attachment 3**, Sheet A2 and Sheet A3).

Accessory Structure (Artist Studio)

The existing 603 square foot accessory structure contains an enclosed storage space (being used as an artist's studio) and an open garage (three walls, no garage doors) with an irregularly shaped 8 foot overhang. The structure is nonconforming because it is located within the rear and side setbacks (1'-8" from the rear setback, and 2'-2" from the right side setback). The proposal involves re-aligning the southeast wall (shifting it slightly away from the property line), removing the 8-foot overhang; removing a portion of the storage space; and, remodeling the interior of the structure to include a larger artist studio space, a half-bath, and a small storage space with a covered porch (eliminating the garage use) (**Attachment 3**, Sheet AS-1). The proposed changes comply with the Municipal Code limitations on the alteration of non-

conforming structures (the footprint is not increasing, the plate height is not increasing, and the proposed overall height does not exceed 17 feet); however, the changes proposed would change the use of the structure, which requires Planning Commission review and approval, per WMC §153.300(C)(3).

Driveway and Parking

The changes proposed to the driveway and parking area include: removing a small sliver of driveway pavement from within the dripline of the 48" redwood tree; extending the driveway pavement, in front of the tree (within the dripline), to create a parking bay; and replacing the existing pavement (AC and concrete) that leads from the driveway to the accessory structure with a 'grass pave' pathway (**Attachment 3**, Sheet A-1). The applicant would be providing at least four on-site parking spaces, in compliance with the Municipal Code requirement.

Architectural Design

The applicant proposes to construct the new residence and remodel the accessory structure using a 'farmhouse' architectural style, which is consistent with the rural character of Woodside. Key elements of the style include vertical wood siding, French and sliding glass doors, divided light windows, a combination of gable and shed roofs, covered porches, and dormer windows.

Main Residence

The proposed main residence would have a central core and two side wings; the northwest wing would extend forward by approximately 9 feet, and the southeast wing would extend backward by approximately 7 feet. The southeast wing includes a two story element, which runs the length of the building. Proposed exterior materials include: stained vertical wood siding, stained horizontal wood garage doors; standing seam metal roofing; painted wood doors and windows; and, brick veneer on the chimney (**Attachment 3**, Sheet A-6 and Sheet A-7).

The majority of the roof has a pitch of 7:12, including the main core of the structure, the gable roof over the master bedroom, the gable roof over the bedrooms at the second floor, and the gable roof over the master closet and bath. The two dormers at the front of the residence, the shed roof over the southern portion of the garage, and the shed overhang above the sliding glass doors and clerestory windows at the rear patio would have a pitch of 4:12 (**Attachment 3**, Sheet A-5).

The front (southwest) elevation has two garage doors at the southeast end of the elevation and a covered porch and three divided light windows, at the front entry, at the center of the elevation. The master bedroom wing, at the northwest end, would have inward-swinging French doors, each divided into four horizontal panels that would open onto a stone terrace (**Attachment 3**, Sheet A-3 and Sheet A-6). The Residential Design Guidelines recommend angling garage doors away from the roadway, and when possible, locating garages and parking areas in areas that are minimally visible from the roadway. Given the lot size and topography, that may not be possible; however, staff notes that that second story element proposed over the garage creates an iconic barn like form, and designing the garage doors to look like barn doors may help to make the structure look more rural (**Recommendation 2**).

The side (northwest) elevation shows the side of the master bedroom suite and the great room with the chimney. It also shows the proposed fencing around the stairwell leading into the light well and basement. Divided light windows are proposed (**Attachment 3**, Sheet A-6).

The rear (northeast) elevation shows fenced access to the light well at the northern side; divided light windows and doors with divided light clerestory windows above, at the great room; four divided light windows, at the breakfast nook; a sliding panel of divided light windows, at the kitchen; and two divided light windows, at the upper level bedroom (**Attachment 3**, Sheet A-7).

The side (southeast) elevation shows the stone wall (approximately 3'-6" in height) of the barbeque area; the solid kitchen wall; the side of the garage with a pedestrian door and a single divided light window. On the upper level, which is set back by approximately 9 feet, the windows proposed are all divided into two, rather than four, panes. The plans show two sets of two windows (one at each bedroom), and two separated windows at the shared bathroom (**Attachment 3**, Sheet A-7).

The applicant has submitted preliminary floor area calculations (**Attachment 3**, Sheet AA-2), which have not been verified at this Conceptual stage. For Formal Design Review, the applicant will need to submit detailed elevations, floor plans and floor area calculations for all structures, to verify compliance with the height requirements and the maximum allowable floor area (**Recommendations 3 and 4**).

Accessory Structure (Artist Studio)

The proposed changes to the exterior of the structure include: removing the irregularly shaped overhang and a 5'x12' portion of the structure, to create a smaller, rectangular footprint; replacing the existing flat roof with a standing seam metal gable roof (7:12 pitch, 14' overall height); cladding the structure in the same stained vertical siding that is proposed for the main residence; removing the window from the rear (northeast) elevation; and, installing moveable glass walls on the front (southwest) and side (northwest) elevations (**Attachment 3**, Sheet AS-3). The Municipal Code (WMC §153.301.A.2) does not allow the plate heights on nonconforming structures to be increased; however, it does allow the overall height of a nonconforming structure to be increased, up to a height of 17 feet. In this situation, the proposed increase in overall height (≈6 feet) associated with the conversion of the flat roofed structure to a gable roofed structure is compliant with the Municipal Code limitations on alterations to non-conforming structures; however, given the close proximity to the property lines (1'-8" at the closest point), it may not be appropriate from a design standpoint. Staff recommends that the applicant study the distance between the artist studio and structures on neighboring properties and explore alternative roof designs (**Recommendation 5**).

Exterior Lighting

The applicant will need to provide a full Exterior Lighting Plan, including the manufacturer's specifications, for all proposed exterior light fixtures with the Formal Design Review application (**Recommendation 6**). The applicant is encouraged to keep exterior building lighting to a minimum and ensure that all proposed fixtures are shielded and downlight only, per WMC §153.049(H).

Tree Removal, Landscaping, and Fencing/Gates

Tree Removal

There are three significant trees on-site: a 24" tree in the front (western) corner of the property; a 48" tree at the center of the property; and a 36" tree, in the rear (northern) corner of the property.

The applicant is not proposing any tree removal; however, the proposed development would be in close proximity to two of the three trees (**Attachment 3**, Sheet A-1).

The existing development encroaches into the dripline of two of the trees (**Attachment 3**, Topo Sheet). The proposal removes the sandbox, the planter, and the corner of the main residence from within the dripline of the 36” tree, and proposes the new spa approximately 18’ from the tree base (just within the dripline). Conversely, within the dripline of the 48” tree, the existing parking area would be expanded; the corner of the proposed master bedroom would be constructed within 16’ of the tree base; the corner of the attached garage would be constructed within 16’-3” of the tree base; and, a paved walkway would be constructed, connecting the parking area to the front entry. An arborist should be consulted, to review the proposed improvements within the dripline of the significant trees and, if necessary, recommend mitigation measures, to ensure that the trees are protected (**Recommendation 7**).

Softscape

In addition to maintaining the three trees on-site, the proposed Site Plan shows the lawn and the existing hedge, located adjacent to the front fence, would be maintained (**Attachment 3**, Sheet A-1). A full Landscape Plan shall be submitted with the Formal Design Review application (**Recommendation 8**). The applicant is encouraged to utilize native, fire resistant plantings and keep any formal landscaping close to the proposed structures. If the proposed project includes an aggregate landscape area equal to or greater than 500 square feet, the project will be required to comply with the State’s Water Efficient Landscape Ordinance (WELO).

Hardscape

A non-conforming amount of Paved Area and Surface Coverage exists on-site (3,320.22 square feet). The applicant is proposing to reduce the amount of Paved Area and Surface Coverage on-site to approximately 3,167 square feet, in compliance with the Municipal Code requirement (**Attachment 3**, Sheet AA-2). Features counted as Paved Area and Surface Coverage include: the driveway and parking areas, decks/patios around structures and the new spa. Town staff will verify the calculation and ensure compliance with the Paved Area and Surface Coverage standards, at the Formal Design Review stage (**Recommendation 9**).

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 (**Recommendation 6**). The applicant is encouraged to keep landscape lighting to a minimum and ensure that all proposed fixtures are shielded and downlight only, per WMC §153.049(H).

Fencing, Walls, and Gates

The Topographic Survey (**Attachment 3**, Sheet 1 of 1) shows the locations of existing fences, walls and gates on-site, including:

- An approximately 5-6 foot tall solid wood fence along the northwest (side) property line;
- An approximately 5-6 foot tall solid wood fence along the northeast (rear) property line;
- An approximately 5-6 foot tall solid wood fence along the southeast (side) property line;
- An approximately 5-6 foot tall horizontal (nearly solid) wood board fence along the southwest (front) property line; and,
- An approximately 5-foot tall, rectangular metal frame vehicle gate with horizontal wood boards crosses the existing driveway.

The proposed Site Plan depicts new segments of 6' tall fencing that would match the front fence (horizontal wood boards) on both sides of the residence, extending from the residence to the side property lines. The line of fencing on the northwest side of the residence would be 15'-3" long and would include an inward swinging pedestrian gate. The line of fencing on the southeast side would be approximately 11' long and would include an inward swinging vehicular gate (**Attachment 3**, Sheet A-1 and Sheet A-6). Details of all proposed fences, gates, entry features, and walls will need to be submitted for the Formal Design Review application (**Recommendation 10**).

Grading

Proposed quantities of grading have not yet been calculated, but will be required at the Formal Design Review stage (**Recommendation 11**).

Historical and Architectural Evaluation

The Town requires a Historical and Architectural Evaluation, for all structures 50 years and older that are proposed for demolition in conjunction with a Discretionary Permit. The San Mateo County Tax Assessor's records indicate that the existing residence is 67 years old (constructed in 1949). Since the existing structure is over 50 years old, a Historical and Architectural Evaluation (Primary Record) will be required at the Formal Design Review stage (**Recommendation 12**).

Sewer Service

The project site is within the Fair Oaks Sewer Maintenance District (GP Map PU2: Sewer Areas and Districts). A sanitary sewer line extends in front of the property within the public right-of-way, adjacent to the concrete path (**Attachment 3**, Topo Sheet).

Sustainable Construction Considerations

Although the Town has not adopted a local green building ordinance, the new California Building Codes increasingly require sustainable practices. The applicant proposes to install photovoltaic panels on the second level roof (southeast facing) of the residence. The applicant also proposes to install a 'grasspave' pathway on the southeast side of the residence, which will improve recharge on-site (**Attachment 3**, Sheet A-1). The Town recommends that the applicant utilize recycled or repurposed building materials in the new construction, and consider the deconstruction of the existing residence to recycle as many materials as possible. The applicant is encouraged to employ sustainable measures such as rainwater or gray water collection for landscape irrigation. Additional green building measures that could be incorporated include: low-VOC paints and carpets, sustainably harvested wood and wood products, high-efficiency fixtures, appliances, heaters, and air conditioning units, geothermal or radiant heating, and high-efficiency insulation for walls, doors, and windows.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the Town of Woodside as Lead Agency will have to evaluate the full details of a Formal Design Review application to determine if the project is subject to CEQA. 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.

FORMAL REVIEW PROCESS

During the Conceptual Design Review of this project, the ASRB shall provide direction on the project. After final comments/direction are provided, the applicant shall incorporate the ASRB comments/direction into the project. Once the applicant prepares a complete application, the applicant may submit an application for Formal Design Review and for 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, including the Woodside Fire Protection District will review the project and provide comments to the applicant. To address some of the potential project concerns raised in this report, the application submitted for Formal Design Review will need to provide and/or explore the following:

1. Study the findings that must be made, in order to grant a Setback Exception, and explore whether there are any available conforming alternatives.
2. Explore design alternatives for the street facing garage doors.
3. Provide detailed Floor Plans.
4. Provide detailed Elevations, with the existing and finished grades labeled, to show that plate heights are being measured from the lower of the two.
5. Provide an exhibit that shows the distance between the accessory structure and structures on neighboring properties, and explore roof design alternatives.
6. Provide detailed Lighting Plans (building and landscape) with the manufacturer's specifications for each proposed exterior light fixture attached.
7. Provide an Arborist Report, including recommended mitigation measures for the impacted tree(s).
8. Provide a detailed Landscape Plan.
9. Provide a detailed Paved Area and Surface Coverage Plan, including the removal of exempt features from the Existing Surface Coverage Plan.
10. Provide details, elevations, and locations of all proposed fences, walls, gates, and railings.
11. Provide a Preliminary Grading and Drainage Plan.
12. Provide a Historical Evaluation (Primary Record) for the main residence, which is over 50 years old.
13. Provide a Colors and Materials Board, including physical samples of all proposed materials.

In addition to addressing the information mentioned above, 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.

After the applicant submits all of the required information to the Town to complete the application review, the Town will determine if the project is subject to, or exempt from CEQA. If the project is subject to CEQA, the Town will prepare an Initial Study and any other necessary CEQA documents. If the project is exempt from CEQA, it will be forwarded to the ASRB for

review. During review of the application, the Town will determine if any Town committees need to review and provide a recommendation on the project prior to ASRB review.

The ASRB will review the project and provide a recommendation on the project at the conclusion of the review to the Planning Commission. The Formal Design Review and the review of the additional entitlements (Change of Use and Setback Exception) would be completed by the Planning Commission. The Planning Commission's action is appealable to the Town Council.

RECOMMENDATION

Staff recommends that the ASRB hear the presentation of the applicant, consider any public comments, discuss the applicant's proposal, and provide direction on community character, site planning, building design, and landscape elements for the applicant to incorporate into an application for Formal Design Review and any associated entitlements. Once the direction is provided to the applicant on this Conceptual Design Review application, the applicant shall return with a more fully developed application for consideration of a Formal Design Review before the ASRB and Planning Commission, which is consistent with the 2012 General Plan, the Woodside Municipal Code, and the 2012 Residential Design Guidelines.

Property Information

ZONING: R-1 (Single Family Residential)

LOT SIZE: 0.289 acres (12,575 square feet)

TOTAL FLOOR AREA:

Allowed:	3,160.5 square feet
Proposed:	Approx. 3,160.31 square feet

MAIN RESIDENCE FLOOR AREA:

Allowed:	2,257.5 square feet
Proposed:	Approx. 2,253.67 square feet

BASEMENT GRADING:

Allowed:	1,003.3 cubic yards
Proposed:	Approx. 622.2 cubic yards (Approx. 1,400 square feet)

MAIN RESIDENCE HEIGHT:

Allowed:	28 foot maximum
Proposed:	Approx. 24 feet

ACCESSORY STRUCTURE/ARTIST STUDIO FLOOR AREA

Allowed:	1,500 square feet
Proposed:	Approx. 466.64 square feet

ACCESSORY STRUCTURE (ARTIST STUDIO) HEIGHT

Allowed:	17 foot maximum
Proposed:	Approx. 14 feet

<u>SETBACKS:</u>	<u>Front</u>	<u>Rear</u>	<u>Side</u>
<i>(Main Residence)</i>			
Required: (<17' Height)	30'	25'	15' / 15'
Required: (17-28' Height)	*	25'	22'6"/ 22'6"
Proposed: (<17' Height)	53' 0"	30' 6"	12'7" / 15' 3"
Proposed: (17-30' Height)	62'	33'6"	20'6"/55'+

*Add two feet of setback for every one foot above 17' in height.
Proposed setbacks will be verified upon submittal of a Formal Design review application.

PAVED AREA AND SURFACE COVERAGE:

Allowed:	2,709 square feet maximum (based on lot size)
Existing:	3,320.22 square feet
Adjusted Allowed:	3,167.41 square feet
Proposed:	3,166.74 square feet

PARKING:

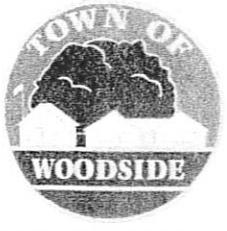
Minimum Required:	4 parking spaces
Proposed:	4+ spaces (2 covered, 2+ uncovered)

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. Conceptual Project Plans (ASRB only*), submitted November 16, 2016

*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.



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

RECEIVED
OCT 31 2016
WOODSIDE TOWN HALL

Property Address: <u>1281 Canada Road, Woodside, CA</u>		APN #: <u>073-033-030</u>
Property Owner: <u>Scott & Kelly Alrick</u>	Applicant: <u>Matthew Mach / SDG Architecture, Inc.</u>	
Owner Address: <u>1281 Canada Road, Woodside, CA 94062</u>	Applicant Address: <u>876 Kaynyne Avenue, Redwood City, CA 94063</u>	
Phone Number: _____	Phone Number: <u>650-366-9277 / fax 650-366-9270</u>	
Email: _____	Email: <u>Matt@SDGarchitecture.com</u>	

REQUEST FOR PUBLIC HEARING: (check all that apply)

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

Description of Project:

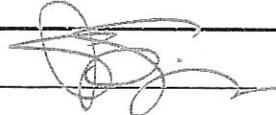
New 2-story residence with attached 2-car garage & partial basement. Existing non-conforming artist studio to be remodeled.

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:  Date: 10.26.16

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

FOR STAFF TO COMPLETE

Fee: \$ 2,490 Deposit: 0 Receipt #: 15665 Received By:  Date: 10/31/16

