

THE TOWN OF WOODSIDE
ARCHITECTURAL AND SITE REVIEW BOARD
(REVISED)

ASRB Agenda
2955 Woodside Road

May 19, 2008
4:30 p.m.

ROLL CALL

CALL FOR CHANGES TO THE AGENDA

Update from Planning Department staff regarding any changes and/or clarification of any of the agenda items. Items may be removed from the agenda or placed in another order. No items may be added to the agenda.

PUBLIC COMMUNICATIONS

Persons wishing to address the Board on any appropriate subjects are invited to do so. Please note, however, that the Board is not able to undertake extended discussion or to act on non-agenda items. Such items can be referred to staff for appropriate action, which may include placement on a future agenda. As a courtesy to others, the communication should be kept to a three-minute limit.

AGENDA ITEMS:

1. Woodside Investment Properties ASRB 2008-008
566 Mountain Home Road

Review of a proposal to construct a new single-family residence, an accessory building, and a detached garage on a 4.38 acre parcel located within the SCP-5 zone district. All of the structures are one-story and will incorporate stucco walls, mission two piece roof tile, wood rafters and beams, wood doors and trim, wood trellis, wood faced garage doors. A wood vehicle entry gate, stone walkways and patios, grasspave parking areas, new asphalt driveway, landscaping and lighting are also proposed.

2. California Water Company **(THIS ITEM HAS BEEN REMOVED)** ASRB 2008-013
Between 1 Oak Hill and 3780 Woodside Road

Review of a proposal to construct a one million gallon above ground steel water storage tank with associated cabinetry to house the electrical equipment on property currently improved with a 1.1 million gallon water storage tank. The tank will have a maximum height of 30 feet. Additional plantings are also proposed.

3. Robert & Rodine Patton ASRB 2006-040
750 West California Way

Review of a proposal to construct a new 29.2 foot tall 3,161 square foot main residence on a vacant 0.41 acre property. The proposed materials are stucco siding with a wooden trim, a stacked stone veneer chimney, and fire-safe tile roofing with copper flashing.

4. Wendy Warren ASRB 2008-021
550 Whiskey Hill Road

Review of a proposal to construct a new 5883 square foot primary residence with a second story element, 1214 square foot guest house, and a 970 square foot garage. A 730 square foot existing barn is proposed to be retained. Building materials and colors of the primary residence are tan painted stucco, clay tile roofing, and copper gutters. The accessory buildings will utilize stone cladding on the walls and clay tile roofing. The applicant also proposes to construct a six foot tall partially open wood gate,

fencing, and a pool.

5. Election of Chairman of the Board

6. Election of Vice Chairman of the Board

REPORTS

ASRB MEMBERS' COMMUNICATIONS

HANDICAP FACILITIES

The meeting hall for this hearing is wheel chair accessible. Should you need special assistance to participate in this meeting, please contact the Town Clerk, at (650) 851-6790. Notification at least 72 hours before the meeting will enable the Town to make reasonable arrangements to assure accessibility to this meeting, per the Americans with Disabilities Act.

APPEALS

The Architectural and Site Review Board is an advisory body that makes recommendations on projects to either the Planning Director or the Planning Commission. The Planning Director usually makes a decision on a project based upon the recommendations of the ASRB and makes such a decision within two to three days of the ASRB meeting. Any decision by the Planning Director may be appealed to the Planning Commission, and any decision by the Planning Commission may be appealed to the Town Council. Appeals must be received in writing at Town Hall within 10 calendar days of a decision. (For more information on Appeals, please refer to Sections 153.335 through 153.338 of the Woodside Municipal Code.)

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

Meeting Date: May 19, 2008 **Agenda Item: 1**
Prepared by: Paul Kermoyan, AICP, Contract Planner
Reviewed by: Hope Sullivan, AICP, Director of Planning & Building

Subject: Review of a proposed new single-family residence, detached accessory structure, and a detached garage on a 4.38 acre parcel located within the SCP-5 zone district. All of the structures are one-story and will incorporate stucco walls, mission two piece roof tile, wood rafters and beams, wood doors and trim, wood trellis, wood faced garage doors, wood vehicle entry gate, stone walkways and patios, grasspave parking areas, new asphalt driveway, landscaping and lighting.

Property Information

Address:	566 Mountain Home Road
APN:	072-211-740
Property Owners:	Woodside Investment Properties
Applicant:	Tincher Construction Company
General Plan:	Residential (R)
Zoning:	Special Conservation Planning (SCP-5)
Lot Area:	4.38 acres (190,793 sq. ft.)

SUMMARY

The Board is requested to determine whether:

- The project preserves the rural character of the neighborhood; and
- The perceived bulk and visual massing of the new residence is visually harmonious with the site and surrounding properties; and
- The materials, colors, and details of construction are compatible with the adjacent and neighboring structures and functions.

RECOMMENDATION

Staff recommends approval of the project, based upon the following conditions of approval:

1. The asphalt path/road shall be removed and replaced with the proposed jogging path. Details of the new jogging path shall be included within the construction drawings.
2. Tree removal shall conform to the Town's Tree Destruction Permit process.
3. The guest house is an accessory building and not a dwelling unit in that it contains no kitchen facilities. The building should be described as an accessory building in the construction documents.
4. The Fire Marshall shall review and approve the proposed grasspave material prior to issuance of permits.
5. As part of the plan check process, the lawn area shall be removed from the plans.

PROJECT DESCRIPTION

The project is a proposed new single-family residence, detached accessory structure, and detached garage on a 4.38 acre parcel located within the SCP-5 zone district. All of the structures are one-story and will incorporate stucco walls, mission two piece roof tile, wood rafters and beams, wood doors and trim and wood faced garage doors. Landscape and hardscape improvements include a wood trellis, a wood vehicle entry gate, stone walkways and patios, grasspave parking areas, new asphalt driveway, landscaping and lighting.

ENVIRONMENTAL REVIEW

The project will be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) by Section 15303 (a) which includes one single family residence or a second dwelling unit in a residential zone. The project involves the construction of a new single-family residence on a level part of the property previously occupied by a single-family residence and various accessory buildings.

REVIEW REQUIRED

Per Woodside Municipal Code Section 153.221.C, the ASRB is required to review the proposed project prior to issuance of any building permits. Although the address is Mountain Home Road which is classified as a scenic corridor, the property is located slightly over 1,000 feet from the road and is not visible from the road because it is a flag lot. Therefore, Planning Commission review is not required.

DISCUSSION

Property Description

This 4.38 acre parcel is located within the Special Conservation Planning 5 acre (SCP-5) zone district. The parcel is considered existing non-conforming because it is less than the 5 acres prescribed for newly created parcels. The property is also considered a panhandle lot (in that it is a site with access to a road by means of an access way having not less than 30 feet of frontage and width of not less than 30 feet). According to the General Plan, the purpose of the SCP zone is to reduce human densities for lands with such characteristics as steep hillsides, geologic hazards, difficult road access, and soil and water problems.

Two-thirds (2/3rds) of the parcel is relatively level until the 90 foot contour line where the property begins to slope down to the rear boundary line. The San Andreas Fault is located towards the bottom of the hill and just south of the rear property line. Numerous trees occupy the site and primarily consist of oaks, madrones and redwoods. Tree protective fencing has already been installed around the protected trees.

An existing tennis court occupies the property which provides a recreational amenity for the property owner who lives on an adjoining parcel. The tennis court is located within the middle of the subject property and hugs the southeast side setback line. A permit to construct the court and various trellis type structures surrounding the court was issued on September 5, 2007 and the court is near completion.

In addition to the tennis court, several structures formerly occupied the site. These structures consisted of a two story single family residence, a detached garage, a pool, a detached cottage and a water tower. A permit to demolish the majority of the structures was issued on April 26, 2005 and a second permit to demolish the water tower was issued on November 9, 2005. A site plan is included as **Attachment 3**.

Project Siting

The proposed development is arranged in three separate and detached structures. The structures are located on the north side of the property and consist of the main residence, a guest house and a garage. Although these structures are detached, they are positioned around a common courtyard partially

contained within a 6 foot tall cement plaster wall. Access into the courtyard is through a 6 foot tall open wood vehicle entrance gate. The gate will face east and will not be visible from the public or adjoining properties. Open wood trellises complement the exterior design of each building and one trellis connects the main residence to the detached garage.

The main residence and detached accessory structure are respectively located approximately 50 and 57 feet away from the north side property line. Although the buildings are sited compliant with the required side yard setback, the neighbor to the north has expressed concern that the structures will be visible and creates view impacts. Staff finds that as the buildings are limited to 16 feet in height, views are limited to portions of the gable roofs, any views to the western hills will not be impacted, and the proposed landscaping will obscure direct views of the proposed structures. The use of natural earth tone materials will also help blend the structures into the site and the surroundings, thereby further reducing view impacts.

Fault

A fault trace is located to the rear of the property and represents an “inferred” fault line. Pursuant to WMC § 153.153, no building for human occupancy shall be located within 125 feet from an inferred fault. The main residence and detached garage would be respectively located approximately 162 feet and 171 feet from the inferred fault line.

Architectural Design, Colors, and Materials

The project incorporates a contemporary interpretation of traditional California and Mexican hacienda architecture through segmenting the residential uses into detached buildings, the relationship between buildings, the enclosure of buildings behind a low wall, the fronting of buildings onto a common courtyard and the choice of materials. The structures’ design reflects a simple architectural approach with one story buildings incorporating gable roofs that do not exceed 16 feet. The buildings are segmented into different uses huddled around a protected common area courtyard that encourages the use of the outdoors. The choice of materials features creamy ivories, terra cotta tones, and stone and wood grains. A materials board will be available at the meeting.

Woodside Municipal Code Section 153.220 (C) states that the Board shall review proposals “*To ensure that the appearance of structures and developments are visually harmonious with their sites and with surrounding sites and structures.*” The proposed development has been designed to blend in with the environment through the use of small detached structures incorporating different uses of the greater single-family use. This approach helps minimize bulk and mass. Maintaining simple roof lines with low height serves to further integrate the structure into the site and neighborhood.

Trees/Landscaping

An arborist report was prepared by Barrie D. Coate on February 12, 2008. This report analyzes 39 trees primarily consisting of oak with a few elm, madrone and redwood trees. Of the 39 trees, there are only 2 trees that are recommended for removal due to extensive decay at the ground level. However, the applicant does not plan to immediately remove the oaks but will plant additional oak trees in the vicinity of the unhealthy oaks to allow the new trees time to mature in preparation of future tree removal. This approach is supported by the Residential Design Guidelines where the preservation of mature native trees and the use of native plants in natural, informal patterns compatible with the existing vegetation are encouraged. The report is included as **Attachment 4**.

The landscape plan illustrates the preservation of all trees with the introduction of additional species primarily along the north side property line. Major landscaping will involve the planting of four (4) 48 inch box Coast Live Oak trees, three (3) 64 inch box Coast Live Oak trees, three (3) 24 inch box Western Redbud and six (6) 36 inch box Pacific Dogwood. All of these trees will be located in natural groupings

along the north property line. Staff views the landscape plan favorably in that it complies with the Town's policies of preserving landscaping, improving the site's rural appearance, and preserving privacy.

In addition, Woodside Municipal Code Section 153.220 (B) states that the Board shall review building and landscaping plans for the purpose of preserving *"the rural character and natural beauty of the Town; to prevent the indiscriminate clearing of property and the destruction of trees and natural vegetation; to prevent excessive and unsightly grading; and to preserve natural landforms."* The majority of the site's vegetation would be preserved and no protected trees are proposed for removal, thus preserving the site's rural character.

A lawn area would be located behind the existing tennis court. Four (4) curved retaining walls measuring 2.5 feet in maximum height would be arranged to provide a useable lawn area. Approximately 230 cubic yards of cut and 350 cubic yards of fill will be required to accommodate all site improvements including the lawn area. The proposed lawn improvements do not comply with the Town's guidelines that encourage the preservation of the natural features of the land and staff is unable to recommend approval of the lawn area as proposed. A condition has been recommended to require the construction drawings to reflect the removal of the proposed lawn area.

Driveway/Lighting

The proposed driveway will be realigned and would consist of asphalt surface material. The parking turn-around will consist of grasspave material to improve the aesthetic and permeable of surface waters. A condition has been recommended to require the Fire Marshall to review and approve the proposed grasspave material prior to issuance of permits.

Exterior lighting will be kept to a minimum and will involve five (5) path lights along the driveway, eleven (11) path lights throughout the property, eight (8) down lights mounted beneath the arbors, ten (10) recessed architectural lights mounted beneath the roof overhangs of the structures and five (5) step lights incorporated in stairs leading down to the proposed lawn area. Staff views the proposed lighting plan favorably in that it complies with Town's policies of limiting unnecessary lights and minimizing glare. However, the step lights in the proposed lawn area should be eliminated from the plans in that staff is not able to recommend the lawn area improvements.

A paved pathway currently exists on the property and has been covered by soil and tree matter. The path is located along the property's boundary and is proposed to be removed to accommodate the new path. A condition has been included to require its replacement.

PROJECT INFORMATION

TOTAL FLOOR AREA:

Allowed:	11,521 square feet
Proposed:	2,878 square feet

MAXIMUM SIZE:

	<u>Main Residence</u>
Allowed:	6,000 square feet
Proposed:	1,500 square feet

MAXIMUM HEIGHT:

	<u>Residence</u>	<u>Guest House</u>	<u>Garage</u>
Allowed:	30 feet	17 feet	17 feet
Proposed:	16 feet	16 feet	16 feet

PAVED AREA COVERAGE:

Allowed:	11,870 square feet		
Proposed:	11,866 square feet *		
<u>SETBACKS:</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Required:	50 feet	50 feet	50 feet
Proposed	125 feet	50 feet (north) 105 feet (south)	305 feet
<u>PARKING:</u>			
Minimum Required:	4 parking spaces		
Proposed:	4 parking spaces		

* Pursuant to WMC § 153.047 (G), the applicant requested an exception to the paved surface area and received Planning Director approval

ATTACHMENTS

1. Application
2. Location Map
3. Former Structures Site Plan
4. Arborist Report

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

Meeting Date: May 19, 2008
Prepared by: Deborah Mallison, Associate Planner
Reviewed by: Hope Sullivan, Director of Planning & Building

Agenda Item: 3

Subject: Review of a proposal to construct a new two-story, 29.2 foot tall, 3,161 square foot main residence on a 0.41-acre property currently developed with a wooden barn. The proposed materials are light beige stucco siding with wooden trim, a stacked stone veneer chimney, and gray fire-safe tile roofing with copper flashing.

Property Information

Address: 750 West California Way
APN: 068-283-520
Property Owner: Robert & Rodine Patton
Zoning District: SR
General Plan Designation: R (Residential)
Lot Area: 0.40 acres or 17,811 SF

SUMMARY

The Board is requested to determine whether:

- The project preserves the rural character of the neighborhood;
- The perceived bulk and visual massing of the new residence is visually harmonious with the site and surrounding properties; and
- The materials, colors, and details of construction are compatible with the adjacent and neighboring structures and functions.

RECOMMENDATION

Staff recommends continuation of the project with the following direction:

1. The bulk of the proposed structure should be reduced in order for the development to be in accordance with the Residential Design Guidelines.
2. The height of the proposed residence should be reduced in order for the development to be in accordance with the Residential Design Guidelines and to preserve the views of neighboring properties.
3. The applicant should add several large trees to the landscape plan in the vicinity of the front of the residence in order to soften the bulk of the structure.
4. The applicant should propose a darker earthtone stucco color in order to allow the structure to blend into the surrounding landscape.

PROPERTY DESCRIPTION

The property is a 0.41-acre lot in Suburban Residential zoning, where the required minimum lot size is 1 acre. The subject property is owned by the current owner of the property next door located at 756 West California

Way. Both the adjacent property and the subject property will be served by septic systems. The subject property has historically been an open meadow with an old wooden barn along the side property line. There are few existing trees on the subject property. The wooden barn straddles the property line between the subject lot and 756 West California Way and will be demolished with the development of the subject lot.

ENVIRONMENTAL REVIEW

The project will be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) by Section 15303, which includes a single-family residence.

Review Required

Per Woodside Municipal Code Section 153.221.D.5, the ASRB shall review the proposed application and make recommendations to the Planning Director.

DISCUSSION

Site Planning

The Woodside Residential Design guidelines give the following guidance:

“On flatter sites, design buildings with a horizontal emphasis, minimizing two-story elements.”

“Avoid locating structures that create a silhouette against the sky when viewed from roads and neighboring properties.”

“Preserve the views and privacy of others.”

The proposed residence is 3,161 square feet where 3,206 square feet total floor area is allowed for the subject lot. The height of the proposed two-story structure is 29 feet 2 inches where 30 feet is allowed. The existing property is an open undeveloped meadow with little vegetation. The proposed structure will be significantly visible from West California Way and could impact views of the existing neighboring residences of the western hills. The staff recommends that the height of the structure be reduced in order to minimize the visibility of the structure from neighboring properties and from West California Way. Additionally, the staff recommends that the architect consider design alternatives to reduce the bulk and visual impact of the structure.

The Residential Design Guidelines additionally give direction to minimize site disturbance and create structures that are subordinate to the natural setting as follows:

“Preserve the natural features of the land.”

“Blend and integrate structures with the site’s topography and vegetation.”

The Residential Design guidelines illustrate that structures should be subordinate to the land. The staff finds that the proposed development will overwhelm the subject 0.41-acre property. Nearly the entire property will be disturbed in order to accommodate the development of the proposed residence, driveway, drainage and septic system. The staff recommends that the development of the property be reduced in scale so that the manmade features are subordinate to the natural features of the land.

Site Grading

The subject property has an average ground slope of 12 percent and therefore is not required to retain a portion of the property in a natural state per the hillside development standards of Woodside Municipal Code section 153.139. However, the Residential Design Guidelines state that the buildings should be subordinate to the natural setting and give direction to *“minimize grading and balance cut and fill.”*

Although only 150 cubic yards of cut and 350 cubic yards of fill are proposed, the development of the property will require the disturbance of almost the entire lot. The property will have to be graded in order to excavate for the residence, the driveway, the drainage system and the septic system. No portion of the lot will be undisturbed during construction with the exception of a few existing acacia trees on the northwest corner of the property.

The proposed septic system will be both uphill and downhill of the proposed residence which is unusual in Woodside. The 70 linear foot primary drainfield will gravity feed from the residence, as required by the Woodside Municipal Code, because the drainfield will be installed deeper than normally installed.

The storm water for the property is proposed to run to a detention basin at the lower portion of the property and will outfall to the neighboring property below. The proposed drainage system will be reviewed by the Town Engineer through the permitting process to ensure that post-development run off does not exceed pre-development run off.

The staff finds that the proposed site disturbance is too intense for the subject property and recommends reduction.

Building Design and Materials

Woodside Municipal Code Section 153.220 (C) (**attachment 2**) states that the Board shall review proposals *“to ensure that the appearance of structures and developments is visually harmonious with their sites and with surrounding sites and structures.”* The proposed materials are light beige stucco siding with gray-green wooden trim, copper flashing, and variegated gray slate roofing. The staff finds that the proposed stucco color is too light and will not blend into the site and surrounding. Typically the staff would recommend that the applicant consider more rural materials such as wood siding; however, the property is located within an area that is designated as a high severity fire risk on the California draft fire maps. Such a designation would preclude the use of wood siding. If stucco siding is utilized, the proposed color should be a darker earthtone to blend into the surrounding landscape.

The Residential Design Guidelines additionally give direction that *“low pitched roofs and encouraged”* and *“roof ridgelines should generally parallel the contour lines.”* The proposed roof pitch is a steep 11:12 which enables the applicant to incorporate a second story partially within the attic space. The subject property is relatively flat. The proposed steep roof adds to visual bulk of the residence and does not parallel the contour lines. The staff recommends that the height of the building be reduced and a lower pitch roofline be proposed.

Landscaping & Lighting

The proposed landscape plan shows a small lawn in the front and the rear of the property, and mainly California native shrubs. Six 24-inch box western redbud trees and four 24-inch box cork oaks are proposed. The staff recommends that the applicant to provide additional large native trees to reduce the visibility of the proposed structure. Specifically additional trees should be planted in the vicinity of the front of the residence in order to soften the massing of the structure as viewed from offsite.

Sheet 2 of the architectural drawings shows that nine exterior building lights are proposed at the entry and exits from the residence. The lighting fixtures will be recessed can lights within the eaves of the structure. No additional lights are proposed with the landscape plan. The staff finds that the proposed lighting to be in conformance with WMC 153.049H and the Residential Design Guidelines.

PROJECT INFORMATION

TOTAL FLOOR AREA:

Allowed: 3,206 SF (18% of lot area)
Proposed: 3,161 SF

MAIN RESIDENCE FLOOR AREA:

Allowed: 3,206 SF (limited by total floor area)
Proposed: 3,161 SF (Source: Jack McCarthy Designer)

SETBACKS:

	<u>Front</u>	<u>Rear</u>	<u>Side</u>
Required: (<17' Height)	50 feet	25 feet	20 feet
Required: (17-28' Height)	* feet	30 feet	30 feet

* Plus 2 feet in setback for every 1 foot in height increase over 17 feet.

Proposed:

Main residence	50 feet	31 feet	30, 33 feet
----------------	---------	---------	-------------

PAVED AREA COVERAGE:

Allowed: 15,000 SF
Proposed: 1,170 SF (Source: Jack McCarthy Designer)

GRADING:

Cut: 150 cubic yards
Fill: 350 cubic yards

ATTACHMENTS

1. Application
2. Letter from Jack McCarthy dated February 2, 2007
3. Letter from Robert & Rodine Patton dated February 6, 2007
4. Letter from Kyle & Nicole McDevitt, undated, received February 22, 2007
5. Letter from Kyle & Nicole McDevitt dated February 22, 2007
6. Letter from Pat Fisher dated February 23, 2007
7. Letter from Jackie Polati dated February 28, 2007
8. Letter from Julie Polati dated March 16, 2007
9. Letter from Gerald Heimsoth dated March 20, 2007
10. Proposed lighting cut sheet
11. Floor area calculations
12. Location Map

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

Meeting Date: May 19, 2008
Prepared by: Hope Sullivan, Director of Planning & Building

Agenda Item: 4

SUBJECT: ASRB 2008-021: Review of a proposal to construct a new 5883 square foot primary residence with a second story element, a 1214 square foot guest house, and a 970 square foot garage. A 730 square foot existing barn is proposed to be retained. Building materials and colors of the primary residence are tan painted stucco, clay tile roofing, and copper gutters. The accessory buildings will utilize stone cladding on the walls and clay tile roofing. The applicant also proposes to construct a six foot tall partially open wood gate, deer fencing, and a swimming pool.

PROPERTY INFORMATION

Address: 550 Whiskey Hill Road
APN: 072-222-180
Property Owner: Wendy Warren
Applicant: Killian O'Sullivan, Architect
Zoning: RR (Rural Residential)
General Plan: R (Residential)
Lot area: 4.64 acres

REQUEST

The applicant is requesting to construct a new 5883 square foot primary residence with a second story element, 1214 square foot guest house, and a 970 square foot garage. A 730 square foot existing barn is proposed to be retained. Building materials and colors of the primary residence are white painted stucco, clay tile roofing, and copper gutters. The accessory buildings will utilize stone cladding on the walls and clay tile roofing. The applicant also proposes to construct a six foot tall partially open wood gate, fencing, and a pool. The site is currently improved with a tennis court and a barn. The tennis court is proposed to be removed. The barn is proposed to be retained.

RECOMMENDATION

Staff recommends that the ASRB recommend approval to the Planning Commission of the proposed project subject to the following conditions:

1. A staging plan demonstrating that all staging, including employee parking, will be accommodated on-site is to be submitted as part of the construction documents.
2. That the driveway connection at Whiskey Hill shall be relocated to a point south of the eight inch oak trees so that the entry can still be north of the side entry garage, but will minimize

the amount of paving and land disturbance.

3. That the paving in front of the home be reduced in depth so that the existing vegetation along Whiskey Hill Road will not be compromised.
4. That the driveway design for the portion of driveway that crosses the equestrian trail be treated so as to provide a safe surface for equestrians.
5. The recommendation of the arborist shall be implemented for the duration of construction.
6. All building lighting must comply with the provisions of Section 153.049 of the Woodside Municipal Code.

REVIEW REQUIRED

In accordance with the provisions of Section 153.220 of the Woodside Municipal Code, as the subject property involves construction of in excess of 2000 square feet along a scenic corridor, review by both the ASRB and the Planning Commission is required.

PROPERTY DESCRIPTION

The existing 4.64 acre property is currently improved with a tennis court and a barn. The property gently slopes and can be described as a meadow with a number of large oaks scattered throughout the property. A creek is in the rear of the property.

SITE PLANNING

The residential design guidelines call to “preserve the natural features of the land,” and “preserve mature native trees, especially oaks and redwoods.” The applicant has designed the site to protect the mature oaks on the property.

The applicant is proposing to concentrate the improvements in the front portion of the property. This is where a house was previously located. The property will include a side entry garage and there will be a parking area for guests in front of the house. The existing tennis court in the rear of the property is proposed to be removed, but the barn in the rear of the property is proposed to be retained.

There is currently dense vegetation along the frontage of the property on Whiskey Hill Road. This vegetation will obscure the visibility of the home from Whiskey Hill Road, thus retaining the rural character of the scenic corridor.

Staff is concerned that the paving in front of the house will require the removal of a considerable amount of the existing vegetation along the frontage of the property. As staff finds this vegetation enhances the rural character of the scenic corridor, removal of this vegetation could negatively impact the scenic corridor. To ensure the preservation and protection of the vegetation, staff recommends that the paving in front of the proposed home be reduced so as to not conflict with the existing vegetation. More specifically, the depth of the pavement should be reduced so as to avoid the existing shrubs and trees.

BUILDING DESIGN, MATERIALS, AND COLORS

The residential design guidelines recommend that “on flatter sites, design buildings with a horizontal emphasis, minimizing two story elements.” The subject property is fairly flat, and the applicant has proposed a primarily single story home, with a two story element.

The residential design guidelines also recommend that architecture utilize “finishes that blend with or complement the landscape,” including the “integration of natural materials such as wood or stone.” The applicant has proposed to utilize a Spanish style of architecture. The colors and materials for the primary residence will be stucco walls painted tan, exposed wood framing, clay tile roofing, and copper gutters and down spouts. The outbuildings will utilize stone walls and clay tile roofing.

LANDSCAPING AND LIGHTING

The Residential Design Guidelines call for the use of “native plants in natural, informal patterns compatible with the existing vegetation.” The applicant proposes to retain most of the oak woodland, and no oaks will be required to be removed to accommodate construction.

More formal landscaping is proposed closer to the proposed home, with some of the plantings supplementing the plantings along Whiskey Hill Road. Proposed plantings are:

- 3 Birch Trees (36 inch box)
- 4 Olive Trees (36 inch box)
- 3 Blue Oaks (36 inch box)
- 4 Valley Oaks (36 inch box)
- 5 Madrone (15 gallon)
- 5 Coffeeberry (15 gallon)

Staff finds that the combination of minimal landscaping in the vicinity of the house coupled with the protection of the oaks creates a landscape plan that complies with the Town’s design guidelines.

FENCING AND GATES

A four foot tall chain linked fence is currently located along the front of the property. This fence is proposed to be removed and replaced with 6 foot tall deer fencing along the front property line. The fencing will run to a depth of approximately 270 feet along each of the side property lines, and then connect, so as to create an enclosed area while avoiding fencing the perimeter of the property. Of note, the site has a depth of 360 feet at the shallowest point and a depth in excess of 500 feet at the deepest point.

The applicant also proposes a six foot tall, partially open style wooden gate. The gate is proposed to be setback 40 feet from the driving surface of the road. Staff finds that given the design, materials, and setback of the gate, it will retain the rural character of scenic corridor.

LIGHTING

Proposed site lighting is shown on the landscape plan. The applicant proposes to utilize ten path lights. A lighting cut sheet has been provided that demonstrates that these path lights will comply with the provisions of the Woodside Municipal Code, specifically by being dark sky compliant.

The applicant has supplied cut sheets of the building lighting. Staff finds that the middle light is not in compliance with the Municipal Code as it does not shield the light source.

ATTACHMENT

1. Application
2. Lighting Cut Sheets
3. Arborist letter