

THE TOWN OF WOODSIDE  
ARCHITECTURAL AND SITE REVIEW BOARD

ASRB Agenda  
2955 Woodside Road

June 16, 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. Cliff and Carrie Kalinowski ASRB 2008-017  
157 Otis Avenue

Review of one and two-story additions to an existing 1,509 square foot two-story single-family residence located on a 31,873 square foot parcel within an R-1 zone district. The additions total approximately 449 square feet. The project also involves building wall modifications that introduce a new front entrance, new siding materials and a second story deck on the home's east elevation. Materials will consist of horizontal gray colored Hardie plank lapped siding, charcoal colored composition shingle roofing, off-white colored trim, sandstone front entry porch, a wood front entry door, and lantern style wall lights.

2. Robert Schumacher ASRB 2008-001  
11 Old La Honda Road

Continued review of a request to remodel an existing residence, to construct an 849 square foot addition, and construct a deck. The proposed materials are clear-stained cedar shingle siding, gray composition shingle roofing, and blue green painted window trim.

3. Anthony and Nicole Perkins ASRB 2008-023  
636 Southdale Way

Review of proposed landscape modifications to a previously approved project that will involve 1) altering asphalt driveway material to decomposed granite and interlocking pavers within the first 50 feet, 2) removing the pool and replacing with a level sports turf area, 3) reducing the quantity of plantings, 4) removing a courtyard wall, 5) extending an existing soldier pile retaining wall towards the detached garage, and 6) changing the parking area surface from turf block to stamped colored concrete.

4. Peterson Family Trust SDES 2008-020  
457 Whiskey Hill Road

Request to construct a 5,538 square foot main residence, 1,366 square foot guesthouse, a 1,498 square foot pool house, and 854 square foot detached garage on a 2.7 acre property in the RR zoning district. The materials and colors for the main residence and accessory buildings are proposed to be beige cement plaster walls with beige sandstone veneer accents, stained wood window frames, and a dark gray zinc standing seam roof. A swimming

pool, a new driveway configuration, and stone retaining walls are also proposed.

5. John & Karen Merwin  
220 Todo El Mundo

ASRB 2008-014

Review of a proposal to construct a 1,554 square feet addition to an existing 3,024 square foot home. The proposed materials are beige stucco with limestone veneer accents, dark brown trim, and dark brown composition shingle roofing. A new terrace and swimming pool are also proposed. Note, the Planning Commission approved a maximum residence size exception on June 4, 2008 in order to allow the applicant to have a 4,138 square foot main residence with a 440 square foot attached garage in SR zoning.

6. Minutes of May 19, 2008

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## 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.)

ANY WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE ARCHITECTURAL AND SITE REVIEW BOARD REGARDING ANY ITEM ON THIS AGENDA WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION AT THE ADMINISTRATION COUNTER AT TOWN HALL LOCATED AT 2955 WOODSIDE ROAD DURING NORMAL BUSINESS HOURS.

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

**Meeting Date:** June 16, 2008  
**Prepared by:** Paul Kermoyan, AICP, Contract Planner  
**Reviewed by:** Susan George, Town Manager

**Agenda Item: 1**

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**Subject:** ASRB 2008-017 - Review of one and two-story additions to an existing 1,509 square foot two-story single-family residence located on a 31,873 square foot parcel within an R-1 zone district. The additions total approximately 449 square feet. The project also involves building wall modifications that introduce a new front entrance, new siding materials and a second story deck on the home's east elevation. Materials will consist of horizontal gray colored Hardie plank lapped siding, charcoal colored composition shingle roofing, off-white colored trim, sandstone front entry porch, a wood front entry door, and lantern style wall lights.

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**Property Information**

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Address:	157 Otis Avenue
APN:	073-061-220
Property Owners:	Cliff and Carrie Kalinowski
Applicant:	Margaret Williams, AIA
General Plan:	Residential (R)
Zoning:	Residential (R-1)
Lot Area:	0.73 acres (31,873 sq. ft.)

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**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:

1. A staging plan shall be submitted for Planning Director review and approval as part of the plan check process. Staging shall not be allowed in the public right-of-way.
2. Tree protection fencing shall be incorporated into the plan set as part of the plan check process. Tree protection fencing shall be installed prior to the commencement of any work and remain until final inspection clearance.

**PROJECT DESCRIPTION**

The project is a proposal to construct one and two-story additions to an existing two-story single-family residence located within an R-1 zone district. The more prominent additions would be located on the

west side of the residence that would accommodate two new bedrooms. Three small additions would also be located on the second story of the north and east elevations to accommodate a master bath and kitchen/dining expansion. A large second story deck addition is included on the east elevation. Further, a bay window and front entry door addition would be located on the south elevation with new steps leading up to the front door. The project also includes a complete renovation of the exterior appearance of the home, changing the vertical wood siding to horizontal Hardie plank siding.

### **ENVIRONMENTAL REVIEW**

The project will be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) by Section 15301 (e) which includes additions to existing structures provided the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

### **REVIEW REQUIRED**

Per Woodside Municipal Code Section 153.221.D5, the ASRB is required to review the proposed project prior to issuance of any building permits upon referral by the Planning Director.

### **DISCUSSION**

#### **Property Description**

This 0.73 acre parcel is located within a Residential (R-1) zone district. The property is considered an interior parcel, located near the end of a cul-de-sac street. Steep topographical contours occupy the northerly portion of the property and the site's south facing slope becomes less steep along the south front property line. Numerous trees occupy the site and primarily consist of oaks.

The site is occupied with an existing 1,509 square foot two story residence. Vehicular access is obtained directly in front of the residence via a 52 foot long driveway that terminates at a turn-a-round area, next to a partially enclosed two car parking shelter located beneath the residence. Four parking stalls will be retained.

Several retaining walls are located to the sides and behind the existing residence. The retaining walls retain slopes that have been determined to be previously altered. This will be discussed in the following section.

#### **Project Siting**

The majority of the proposed additions will be located on the west (left) side of the existing residence. This addition provides a first level bedroom and a second level master bedroom. The maximum height of the addition would be approximately 22 feet.

The siting of the bedroom additions would be located on an existing slope that is greater than 35 percent. However, this slope has been determined to be previously altered and therefore exempt from the provisions of WMC § 153.139 that would normally prohibit such improvements. The applicant's geotechnical investigation which arrives at this conclusion is provided as **Attachment 3**.

Minor additions to the existing master bathroom, kitchen and dining room are located to the north and east sides of the existing residence. The bathroom and kitchen additions are not visible from the street because of their location behind the residence. The dining room addition, although located to the east of the existing residence, is obscured by existing trees located within the property's front, side and rear yards.

A new entry to the existing residence would be established on the structure's front elevation. This entry would involve the removal of existing decking that is located along the front façade and would be

accessed via new stairs leading up to the first level. The proposed entry would provide a more defined front entrance to the home and would help reduce mass by incorporating off-set walls and roofs consistent with the Town's residential design guidelines. The entry would also involve an eave projection into the required front yard setback that will comply with WMC § 153.050 B1 in that the entry does not encroach more than 6 feet into the front setback.

A second story deck is proposed to extend the length of the structure's east elevation and would provide an outdoor living area off of the kitchen/dining and living room. The existing partially enclosed parking stalls beneath the proposed deck area are proposed to be entirely enclosed by new garage doors. These improvements add horizontal articulations in an attempt to reduce bulk and mass consistent with the Town's Residential Design Guidelines.

Staff reviewed the deck's potential to create privacy impacts to the adjacent properties. It was determined that no privacy impacts would occur as a result of the proposed deck due to the placement of the deck in relation to the existing topography. In addition, numerous mature trees help obscure the structure from adjacent structures.

### **Architectural Design, Colors, and Materials**

The project proposes to alter the existing vertical wood siding with horizontal wood siding on all four elevations. The new siding will provide horizontal articulations that will improve the structure's integration into the site and help decrease the appearance of height consistent with the Town's Residential Design Guidelines.

Materials will consist of horizontal gray colored Hardie plank lapped siding, charcoal colored composition shingle roofing, off-white colored trim, sandstone front entry porch, a wood front entry door, and lantern style wall lights. 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 improve the overall appearance of the existing residence that will help achieve a visually harmonious relationship to the site and surrounding sites.

### **Trees/Landscaping**

Numerous trees are located throughout the subject property. For the most part, the majority of the additions are located in areas that already have site disturbance. In particular, the bedroom additions would be located on a previously cut slope and would occupy a small portion of an existing oak tree canopy. Because of the small encroachment in an area that has been previously disturbed, no arborist report was prepared. Although staff believes the proposed project would avoid tree impacts, an arborist report could be prepared and submitted as a condition of approval should the ASRB express tree impact concerns.

Because the site has a tremendous amount of mature oak trees which could be characterized as an oak grove, no new landscaping is proposed. Staff believes the preservation of existing trees on the site would satisfy the Town's Residential Design Guidelines and in particular Woodside Municipal Code Section 153.220 (B) that states that the Board shall review building 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 site's vegetation would be preserved and no protected trees are proposed for removal, thus preserving the site's rural character.

### **Lighting**

Six (6) new lantern style light fixtures would be located on the building façades. Two (2) of the lights would be located on either side of the proposed new front entry, two (2) would be located off of the existing family room, one (1) would be located between the proposed new garage doors, and one (1) would be located outside of the proposed dining room expansion. No other lights are proposed on the property and staff believes the quantity and style of the light fixtures would satisfy WMC § 153.049 H (light regulations).

**Fencing and Walls**

No new fencing or walls are proposed.

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**PROJECT INFORMATION**

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TOTAL FLOOR AREA:

Allowed:	4,200 square feet
Proposed:	1,958 square feet

MAXIMUM SIZE:

Allowed:	3,000 square feet
Proposed:	1,958 square feet

MAXIMUM HEIGHT:

Allowed:	28 feet
Proposed:	26 feet

PAVED AREA COVERAGE:

Allowed:	3,600 square feet
Proposed:	1,666 square feet

SETBACKS:

	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Required:	30 feet	25 feet	15 feet
Proposed	30 feet	44 feet (west) 150 feet (east)	49 feet

PARKING:

Minimum Required:	4 parking spaces
Proposed:	4 parking spaces

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**ATTACHMENTS**

1. Application
2. Location Map
3. Geotechnical Investigation

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

**Meeting Date:** June 16, 2008  
**Prepared by:** Paul Kermoyan, AICP, Contract Planner  
**Reviewed by:** Susan George, Town Manager

**Agenda Item: 3**

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**Subject:** ASRB 2008-023 - Review of proposed landscape modifications to a previously approved project that will involve 1) altering asphalt driveway material to decomposed granite and interlocking pavers within the first 50 feet, 2) removing the pool and replacing with a level sports turf area, 3) reducing the quantity of plantings, 4) removing a courtyard wall, 5) extending an existing soldier pile retaining wall towards the detached garage, and 6) changing the parking area surface from turf block to stamped colored concrete.

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**Property Information**

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Address:	636 Southdale Way
APN:	068-251-020
Property Owners:	Anthony and Nicole Perkins
Applicant:	Anthony and Nicole Perkins
General Plan:	Residential (R)
Zoning:	Suburban Residential (SR)
Lot Area:	0.796 acres (34,671 sq. ft.)

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**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:

1. A staging plan shall be submitted for Planning Director review and approval as part of the plan check process. Staging shall not be allowed in the public right-of-way.
2. At least five (5) of the proposed 5-gallon trees be replaced with 24 inch box trees along the east property line.
3. The landscape plan shall include a minimum of five (5) 24 inch box oak trees naturally spaced along the property line in addition to what is proposed within the parcel's front yard.
4. The driveway surface within the public right-of-way shall consist of materials approved by the Town Engineer in order to avoid the perception of privatizing public space.
5. The fill quantities shall be submitted for Planning Director review and approval as part of any plans proposed for permit.

## **PROJECT DESCRIPTION**

The project is a proposal to modify the landscape and hardscape improvements associated with a previously approved single-family residence. The residence and detached garage are near completion and the applicant has now reconsidered the design of the landscape and hardscape improvement that will need to be completed prior to allowing occupancy. Therefore, the applicants are attempting to seek permission to modify the previously approved plans in order to complete the project and obtain occupancy clearance.

## **ENVIRONMENTAL REVIEW**

The project will be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) by Section 15304 (b) which includes new gardening or landscaping.

## **REVIEW REQUIRED**

The originally approved project was subject to ASRB review and recommendation per Woodside Municipal Code Section 153.221C because the project involved the construction of a new residence greater than 2,000 square feet. The current proposal is to modify that approved project which requires reconsideration by the ASRB.

## **DISCUSSION**

### **Background**

An application to construct a 3,996 square foot two-story single-family residence and a 996 square foot detached pool house, which is actually a garage with office, was originally recommended for approval on July 24, 2000. The July 24 staff report is included as **Attachment 3**. The project was subsequently approved and is near completion. The applicants are now requesting modifications to the previously approved landscape plan.

Landscaping was an important consideration of the ASRB in formulating a recommendation because of the request to remove a mature redwood tree and the overall intensity of site development. The most critical areas of the site, as recognized in the July 24 staff report, are to the east of the pool house (east boundary), to the southwest of the south wing of the residence (south boundary) and around the new parking area (northeast boundary). The approved landscape plan utilizes perimeter redwood trees to address off-site visibility issues. A copy of the approved landscape plan is included as **Attachment 4**.

### **Landscape Plan**

The proposed modifications to the approved landscape plan continue to focus on the critical areas of the site while altering the species and quantity of plantings. The proposed modifications are more clearly described for each critical area below.

East Boundary - The approved landscape plan identifies the installation of fifteen (15) 5-gallon trees, thirteen (13) 15-gallon trees, and eleven (11) 24 inch box trees along the entire length of the east property line. These trees consist of buckeye, silktassel, carob, toyon, lilac, bay, redwood, buckthorn, and currant. In essence, the quantity and intensity of the approved landscape plan would provide a green wall along this property line. Placing an abundance of landscaping along a property line could be found inconsistent with the Town's Residential Design Guidelines. Specifically, the Residential Design Guidelines state that *"Perimeter property line screening is discouraged. Landscape screening should be placed closer to structures to preserve natural vistas, particularly along roads."* The proposed landscape plan continues to provide screening along portions of the east property line but focuses on screening the structures. For example, the proposed landscape on the east property line includes eight (8) 5-gallon trees and eleven (11) 15-gallon trees. These trees would consist of olive, toyon, and alder. These trees are placed to

strategically screen the structures and not the entire property boundary. The proposed modifications represent a reduction of trees by approximately 50 percent and a size reduction by eliminating the 24 inch box types. **Staff is able to recommend support of this change** with the condition that at least five (5) of the proposed 5-gallon trees be replaced with 24 inch box types. The purpose of including large specimens is to provide a variety of sizes to achieve instant screening.

South Boundary - The quantity and intensity of landscape along the south property line, although proposed for modification, remains relatively consistent with the approved plan. For example, the approved landscape plan identifies six (6) 5-gallon trees and three (3) 15-gallon trees along the south property line. These trees consist of silktassel, buckeye and toyon. The proposed landscape plan identifies three (3) 5-gallon trees and three (3) 15-gallon trees that consist of alder and sycamore. **Staff is able to recommend support of this change** because the placement of the proposed landscaping in relation to the existing trees that will be preserved will provide sufficient screening consistent with the original approval.

Northeast Boundary - The proposed quantity and intensity of landscape along the front property line includes fewer trees and tree sizes as compared to what is approved. For example, the approved landscape plan identifies twenty-two (22) 5-gallon trees, four (4) 15 gallon trees, and seven (7) 24 inch box trees. These trees consist of silktassel, bay, blue oak, strawberry tree, and anemone. The proposed landscape plan includes five (5) 5-gallon and three (3) 15-gallon trees. **Staff has concerns with this portion of the proposal and is not able to support the modification as proposed** because this side of the property is relatively exposed from the street. In order to provide staff support, it is recommended that the landscape plan include a minimum of five (5) 24 inch box oak trees in addition to what is proposed to establish a tree pattern that is consistent with trees located along Southdale Way. The oak trees will also help replant this relatively exposed front property line and provide sufficient screening as intended in the original approval.

#### **Driveway/Parking Area**

The approved driveway is intended to consist of an asphalt driving surface. The applicant proposes to alter the surface material from asphalt to interlocking pavers and decomposed granite. The interlocking pavers would be located within the first 50 feet of the driveway and then change to decomposed granite for the remaining driveway/turn-a-round segment. The selected pavers, manufactured by Calstone, would be a light tan cobble. Pursuant to WMC § 151.44, the proposed driveway surfaces are consistent with driveway development regulations. However, a condition has been recommended to require the driveway surface within the public right-of-way to be consistent with materials approved by the Town Engineer in order to avoid the perception of privatizing public space.

The previously approved parking area would consist of turf block material. The applicant is proposing to modify this material with stamped colored concrete to resemble the interlocking paver material proposed at the driveway entrance. Altering this material will not increase the site's paved surface area in that the turf block area was already included in the calculation. Although there remains concern that the front yard would appear overly improved with hardscape material, the placement of front yard trees and vegetation will help soften the improvements from public view.

#### **Pool/Courtyard Wall**

A pool was originally approved between the main residence and the detached garage. The applicants do not intend on constructing a pool and would rather have a useable play area for their children. The proposal involves the installation of a sports turf area at the location of the previously approved pool. Staff is able to support the proposed modification.

A wall with pedestrian entry gate that would connect the main residence to the detached garage was originally

approved. The intent of the wall was to provide screening and safety into the pool area. Because the applicants are no longer pursuing a pool, the wall is no longer needed and is proposed to be removed. Staff is able to support the wall's removal in that it would constitute less site development.

### **Retaining Wall**

An existing "keystone wall" currently exists on the property, near the east property line and is a remnant of the former site development. This wall will be preserved in its current location as previously approved.

In addition to the existing keystone wall, a soldier pile retaining wall is located to the south of the residence in order to provide level area around the house. Although a level area exists in most locations around the house, a gap exists between the two existing walls. The applicants are now proposing to fill the void to achieve a level pad around the entire residence. In order to achieve this, the applicants are proposing to continue the soldier pile wall around to the detached garage. The proposed wall would be 3.5 feet at its highest point and would require additional fill to create a level pad. As of the writing of this staff report, staff is uncertain as to the quantity of fill material. As a condition of approval, staff recommends that the fill quantity be submitted as part of any plans proposed for permit.

### **Lighting**

No lighting is part of the proposed modifications. Lighting will be consistent with the original approval.

### **ATTACHMENTS**

1. Application
2. Location Map
3. July 24, 2000 staff report
4. Approved landscape plan

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

**Meeting Date:** June 19, 2008  
**Prepared by:** Deborah Mallison, Associate Planner  
**Reviewed by:** Susan George, Town Manager

**Agenda Item: 5**

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**Subject: ASRB#2008-014: Review of a proposal to construct a 1,554 square foot addition to an existing 3,024 square foot home. The proposed materials are beige stucco with limestone veneer accents, dark brown trim, and dark brown composition shingle roofing. A new terrace and swimming pool are also proposed. Note, the Planning Commission approved a maximum residence size exception on June 4, 2008 in order to allow the applicant to have a 4,138 square foot main residence with a 440 square foot attached garage in SR zoning.**

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**Property Information**

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Address: 220 Todo El Mundo  
APN: 069-170-510  
Property Owner: John & Karen Merwin  
Zoning District: SR  
General Plan Designation: R (Residential)  
Lot Area: 2.55 acres

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**SUMMARY**

The Board is requested to determine whether:

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

**RECOMMENDATION**

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

1. A staging plan must be submitted to the Town for review prior to building permit issuance. The staging plan should include construction materials, vehicle parking, and restroom facilities. Staging in the right-of-way will not be allowed.

**PROPERTY DESCRIPTION**

The subject property is a 2.55-acre lot located in the SR (suburban residential) zoning district, where the minimum required lot size is 1 acre. The subject property is accessed down a shared private driveway at the end of the public portion of Todo El Mundo Road. The property is heavily wooded and a stream runs at the bottom of the property adjacent to the shared driveway. The subject property extends across the shared driveway towards Woodside Road. Approximately half an acre of the subject property is located on the opposite side of the shared driveway from the main residence.

The applicant proposes to construct a 1,554 square feet addition to an existing 3,024 square foot home. Of note, the existing detached “recreation room” is considered attached in terms of the floor area calculation methodology found in WMC 153.055 because the recreation room will be within 15 feet of the residence. The Planning Commission approved an exception to the maximum residence size on June 4, 2008.

## **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.C, the ASRB shall review the proposed application and make recommendations to the Planning Director.

## **DISCUSSION**

### **Site Planning**

The proposal includes ground floor additions and a small two-story addition to an existing one-story residence, a swimming pool, and associated patios. The applicant has proposed an addition that works with the constraints of the existing structure. The main portion of the first floor of the existing residence, including the existing living and kitchen areas will remain the same. A master bedroom will be added to the second floor of the residence, and a new two-car garage and storage area is proposed to the rear and uphill from the existing residence. An existing recreational room adjacent to the main residence is proposed to remain. Note, the floor area of the recreational room contributes to the floor area of the main residence in accordance with WMC 153.055.

The Woodside Residential Design guidelines state “*on sloped sites, step the structures with the natural terrain.*” Additionally, the guidelines give direction to reduce the bulk and massing of structures as follows, “*reduce mass by incorporating off-set building walls and roofs, building bases, porches, decks, chimneys and roof overhangs.*” The existing residence is single story, and only a small second story addition is proposed. The “upper garage” is proposed to be located to the rear of the residence and at a higher finished floor level than the residence due to the topography. The resulting structure steps down the hillside. The staff finds that the proposed addition is designed in accordance with the direction given in the Residential Design Guidelines.

The applicant proposes to access the upper garage by extending the existing driveway. Grading is not allowed within 10 feet of the property line per WMC 151.40, and therefore, the proposed driveway has been located 10 feet from the property line. Retaining walls are proposed in the area of the upper garage in order to accommodate the structure and the driveway. The proposed concrete walls will be as tall as nine feet in height at the rear of the proposed upper garage. The Board may wish to consider asking the applicant to clad the proposed concrete retaining walls by the upper garage to match the stone seat walls in front of the residence in order to soften the appearance of the walls.

In order to extend the driveway, grading will have to occur within the dripline of an existing 30 oak tree. The applicant has submitted a letter provided by the project arborist that states that the oak tree will not be significantly negatively impacted by the proposed driveway extension which is found as **attachment 2**.

### **Building Design and Materials**

Woodside Municipal Code Section 153.220.C 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 will be brownish-beige stucco with limestone veneer accents, dark

brown trim, and dark brown and black composition shingle roofing. The proposed building materials are consistent with the Residential Design Guidelines' direction to use natural building materials that blend into the site and the proposed colors are earth-tones that will blend into the existing trees onsite.

### **Landscaping**

The landscape plan proposed is found on sheet A1.1. The development will largely occur on the portions of the property that has already been developed, and a minimal amount of new landscaping is proposed. Ornamental bushes such as rhododendrons, scarlet bugles, spice bush and flannel bush are proposed within the planters proposed on the new patios. Four pacific wax myrtle trees and two red twig dogwood trees are proposed around the new swimming pool and terrace in order to provide additional screening.

The property is currently heavily vegetated with mature trees. Due to the topography, existing vegetation, and the long shared driveway access, the residence is not visible from off site. The staff finds that the existing and proposed landscaping is sufficient to provide softening to the existing residence and proposed developments. The proposed species and quantities are appropriate and meet the direction of the Residential Design Guidelines to *"use native plants in natural, informal patterns compatible with existing vegetation."*

### **Lighting**

A total of 13 exterior lighting sconces are proposed on the building walls at doorways and garage doors as shown on the elevations sheets A-4 and A-5. No landscape lighting is proposed. The proposed wall sconces are metal shielded lights that conform with WMC 153.049H. The staff finds the lighting quantities to be appropriate in terms of the Residential Design Guidelines.

### **Grading**

The applicant has proposed 495 cubic yards of cut and 280 cubic yards of fill in order to construct the addition, the driveway leading to the new garage, the pool, and associated patios. The proposed grading quantities include the areas of excavation for both the structure and the swimming pool. The site grading will be significantly less than the aforementioned quantities.

Retaining walls are proposed in the area of the upper garage in order to accommodate the driveway extension for car access to the garage. An existing wooden retaining wall at the rear of the residence will remain. New stone seat walls are proposed in the area of the front terrace and the swimming pool. The terrace to the rear of the residence is located in an area that has already been cut into the hillside, and minimal grading will need to be done in the front of the residence in order to accommodate the new swimming pool and associated terraces. The swimming pool is proposed to be 3.75 feet lower in elevation than the front terrace, which will allow the terraces to step down the hillside and require less grading.

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## **PROJECT INFORMATION**

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**TOTAL FLOOR AREA:**

Allowed: 19,602 sf (18% of Lot Area)  
Proposed: 4,728 sf (4% of Lot Area)

(Includes the proposed 4,578 SF main residence and recreation room, and an approximately 150 SF shed)

**MAXIMUM SIZE:**

**Main Residence**

Allowed: 5,000 sf \*  
Proposed: 4,578 sf (including a 440 sf garage)

\* Allowed if an Exception to the Maximum Residence Size is granted by the Planning Commission. Per Section 153.055, if a Maximum Residence Size Exception is granted for a property in the SR zoning district, the maximum residence size may be 5,000 square feet.

**MAXIMUM HEIGHT:**

**Main Residence**

Allowed: 30 feet  
Proposed: 23 feet

**GRADING QUANTITIES:**

	Cut	Fill
Total	495 cy	280 cy

**PAVED AREA COVERAGE:**

Allowed: 15,000 sf  
Existing: 8,996 sf

**SETBACKS:**

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

\*(Any portion of a structure having a height in excess of 17' above the ground elevation measured at the front setback line shall be set back an additional 2 feet from the property line for each foot in excess of 17'.)

Proposed: 207 ft 22, 20 ft 122 ft

**PARKING:**

Minimum Required: 4 parking spaces  
Proposed: 4+ parking spaces

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**ATTACHMENTS**

1. Application
2. Arborist report dated June 9, 2008.
3. Location Map