

THE TOWN OF WOODSIDE
ARCHITECTURAL AND SITE REVIEW BOARD

ASRB Agenda
2955 Woodside Road

July 7, 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. 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.

2. Woodside Bakery ASRB 2007-023
3052 Woodside Road

Review of a proposed landscape plan for a previously approved patio enclosure improvement to an existing bakery/restaurant.

3. George and Mara Nieva ASRB 2008-016
2132 Greenways

Review of a proposed new two-story 2,989 square foot, 27 foot tall single family residence with an attached 440 square foot garage and a detached 361 square foot garage in R-1 zoning. The proposed materials are light gray stucco siding with darker gray slate roofing and wooden trim painted green-blue. A new swimming pool, driveway turnaround and landscaping are also proposed.

4. Minutes of June 2, 2008
-

5. Minutes of June 16, 2008
-

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: July 7, 2008
Prepared by: Paul Kermoyan, AICP, Contract Planner
Reviewed by: Susan George, Town Manager

Agenda Item: 1

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.

Property Information

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.)

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.

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

The current application for request to modify a previously approved project was presented to the ASRB on June 16, 2008. Because the project plans were not distributed to all ASRB members, the item was continued to the July 7 meeting.

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 extend the existing soldier pile wall towards the front entry walk and construct a new keystone wall to mirror the existing keystone wall. The proposed walls would be 3.5 feet at their highest point and would require approximately 35 cubic yards of fill to create a level pad.

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: July 7, 2008
Prepared by: Paul Kermoyan, AICP, Contract Planner
Reviewed by: Susan George, Town Manager

Agenda Item: 2

Subject: ASRB 07-023: Review of a proposed landscape plan for a previously approved patio enclosure improvement to an existing bakery/restaurant.

Property Information

Address:	3052 Woodside Road
APN:	072-162-360
Property Owners:	George Roberts
Applicant:	Mark Sweyer
General Plan:	Commercial (C)
Specific Plan:	Town Center
Zoning:	Community Commercial (CC)
Lot Area:	2.14 acres

SUMMARY

The Board is requested to determine whether the proposed project achieves the following purposes as outlined in Woodside Municipal Code § 153.220:

- To ensure that the location, configuration, and appearance of structures and developments are visually harmonious with their sites and with surrounding sites and structures;
- To encourage the maintenance, rehabilitation, and improvements of existing buildings and structures; and
- To create a sense of order and provide a desirable environment in keeping with the Town's character.

RECOMMENDATION

Staff recommends approval of the proposed landscape plan with the following condition:

1. The Red Oak tree shall be replaced with a tree species deemed appropriate by the Board with a size equivalent to that contained in a 24 or 36 inch box.

BACKGROUND

On November 19, 2007, the ASRB reviewed the applicant's request to construct a patio enclosure to an existing restaurant/bakery which consists of unenclosed partition walls, exterior planters, a bench wall, an outdoor fireplace with stone facing, and exterior heaters. The ASRB recommended project approval subject to the following conditions:

1. Modify the partition walls to comply with the Americans with Disabilities Act standards for minimum required paths of travel between the parking lot and the partially constructed partition/planter walls to the satisfaction of the Building Official.

2. Delineate a van accessible parking stall on the site plan and appropriate stripe and sign the stall to the satisfaction of the Building Official.
3. This approval does not involve any patio cover that would result in an enclosed structure and thus new floor area to the restaurant use.
4. There is no tree removal as part of this project. Any future tree removal must comply with Woodside Municipal Code § 153.170 (Tree Protection).
5. The project involves the construction of partition walls to an existing patio and any seating within the patio shall conform to the seating requirements of Conditional Use Permit #80-81 approved on October 7, 1998.
6. **Preserve the Red Oak tree on the patio. If the tree fails, it shall be replaced in kind.**
7. **A landscape plan that will soften the exterior wall shall be reviewed and approved by the ASRB prior to building final.**

While the applicant is pursuing a building permit through the Town's plan check process for the patio enclosure improvements, the applicant is simultaneously attempting to receive approval of the landscape plan pursuant to conditions #6 and #7 as highlighted in **bold** text.

PROJECT DESCRIPTION

The applicant has submitted a plan that provides landscaping within built-in planters attached to the exterior (parking lot side) of the partition walls. The plan also includes hanging basket planters within the interior of the partitions (e.g., patio area) as well as the replacement of a Red Oak tree within the middle of the patio.

The built-in planters will accommodate Italian Bellflower, Prostratus (Dwarf Rosemary), Lavender, and Rosa Cecile Brunner which is a climbing rose. The combination of the selected vegetation, which consists of annuals and perennials, will allow for a change of color with the seasons.

The three hanging basket planters will be attached to the partition walls inside the patio and will accommodate flowering annuals. The purpose of the baskets is to add color and softness to the patio's interior.

An existing Red Oak Tree previously existed within the middle of the patio area. The tree declined in health throughout the years resulting in the need to remove the tree. A condition of project approval required that should the tree be removed, it would need to be replaced in kind. The proposed tree replacement would be a Mayten Tree, an evergreen with shiny/glossy textured foliage. The tree can grow to heights of 30 to 40 feet so the Board should consider the appropriateness of this species in the space provided.

In addition, the Board should determine the appropriate size of the proposed tree given the condition of approval required the Red Oak tree be replaced in kind. A raised planter would encompass the tree which will accommodate Rosemary and flowering annuals.

Staff is supportive of the proposed landscape plan and recommends that a relatively large tree species (approximately a 24 or 36 inch box tree) be required to replace the Red Oak.

ATTACHMENTS

1. Landscape Plan (refer to large set)

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

Meeting Date: July 7, 2008
Prepared by: Deborah Mallison, Senior Planner
Reviewed by: Susan George, Town Manager

Agenda Item: 3

Subject: ASRB#2008-016 Review of a proposed new two-story 2,989 square foot, 27 foot tall single family residence with an attached 440 square foot garage and a detached 361 square foot garage in R-1 zoning. The proposed materials are light beige stucco siding with gray slate roofing, copper gutters, and wooden trim painted green-blue. A new swimming pool, driveway turnaround and landscaping are also proposed.

Property Information

Address: 2132 Greenways Drive
APN: 069-250-060
Property Owner: George & Mara Nieva
Zoning District: R-1
General Plan Designation: R (Residential)
Lot Area: 22,883 SF or 0.52 acres

SUMMARY

The Board is requested to determine whether:

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

RECOMMENDATION

The staff recommends approval of the project with the following conditions of approval:

1. The gate shall be lowered in height and redesigned for approval by the ASRB.
2. The iron fencing, stone wall, and linear landscaping at the front of the residence shall be redesigned and approved by the ASRB. Specifically, the iron fencing is not approved.
3. The proposed tree “uplights” are not approved as they do not conform to Woodside Municipal Code (WMC) Section 153.049H. Additionally, the proposed site lighting in the front of the residence should be reduced by half.
4. The Town Engineer will review the proposed grading and drainage to ensure that grading does not occur within 10 feet of the property line and to ensure that post-development run off does not exceed pre-development runoff.

PROPERTY & PROJECT DESCRIPTION

The 0.52-acre property is in R-1 zoning in an area of town that was annexed into Woodside late in 2002. The property is currently developed with a single family residence, a driveway, and a swimming pool in the rear of the property. The majority of the property is landscaped with lawn and ornamental shrubbery.

The applicant proposes to construct a new two-story 2,989 square foot, 28 foot tall single family residence with an attached 440 square foot garage and a detached 361 square foot garage. The proposed materials are light beige stucco siding with gray slate roofing, copper gutters, and wooden trim painted green-blue. A new swimming pool, driveway turnaround and landscaping are also proposed.

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, since the project entails greater than 2,000 SF of development, the ASRB shall review the proposed application and make recommendations to the Planning Director.

DISCUSSION

Siting and Bulk

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 Woodside Residential Design Guidelines encourage homeowners to “*blend and integrate structures with the site’s topography and vegetation*” and to create structures that are subordinate to the natural setting. The property is relatively flat, and the existing vegetation onsite is mainly shrubs, hedges, and two large cedar trees on the left side of the property. The rear of the existing residence has been developed with a swimming pool and a lawn, and the applicant proposes to redevelop the rear of the property in a similar fashion.

The existing residence is located 40 feet from the front property line where a 30 foot front setback is required. The proposed residence will be located farther back from the street than the existing residence, specifically 3 feet farther from the front property line on the left portion of the residence and 10 feet farther back on the right portion of the residence. A second story with a smaller footprint than the first floor is proposed 60 feet from the front property line.

Architectural Design, Colors, and Materials

The Woodside Residential Design Guidelines encourage property owners to “*emphasize or integrate the use of natural materials, such as wood or stone.*” The guidelines also state that the applicant should “*choose finishes that blend with or complement the landscape.*” The pattern of development on Greenways Drive is generally one-story wooden ranch-style homes along the front portion of the road and three taller more formal stucco residences at the end of the road. The staff finds the proposed stucco two-story design of the residence to be more suburban rather than rural in character as called for by the Residential Design Guidelines. Specifically, the proposed courtyard entry area at the front of the residence and the cast stone limestone window trim elements of design do not appear to be rural in character. The Residential Design Guidelines also call to minimize the visual impact of garages from offsite, and the proposed garage doors face the street. The staff does however find the proposal to be consistent with existing structures in the neighborhood, which are of mixed design. The Board may wish to comment on the design of the proposed residence.

Landscaping

The proposed landscaping plan incorporates the maintenance of the existing hedge along the rear and two side

property lines and the reconfiguration of the swimming pool and hardscape in the rear of the property. Additional shrubs and trees are proposed around the edges of the rear and side property lines. The staff finds the proposed landscaping in the rear of the property to be consistent with the existing condition and the neighborhood feel of Greenways Drive in spite of the Residential Design Guidelines direction to avoid perimeter planting and hedges.

The front of the residence is proposed to be improved with a new driveway and turnaround, which will reduce the driveway entrances onto Greenways Drive from two to one driveway entrance. Concrete pavers are proposed as the driveway material. The staff supports the proposed removal of the existing non-conforming second driveway entrance.

Fencing

The applicant proposes to construct a seven foot tall black iron open style gate to be 25 feet from the edge of the adjacent driving surface. Two stone six-foot tall entry columns with pre-cast stone caps are proposed to support the gate. The staff finds that the proposed gate is not rural in character due to the materials proposed and recommends that the applicant either increase the gate setback or change the style of the gate to be more rural in character. The gate could be either natural materials such as wood or lower in height to be more rural. Two uplights are proposed to illuminate the gate, which is not allowed per WMC section 153.049H.

The applicant additionally proposes a 5 foot, 6 inch tall open style iron fence along the front of the property with a four foot tall stone wall in front of the iron fencing. The iron fencing and the stone wall are not rural in character, and the staff recommends that both wall and fencing be redesigned. Additionally, linear landscaping is proposed to screen the fence and wall. The Residential Design Guidelines encourage applicants to “use native plants in natural, informal patterns.” Therefore, the staff recommends that the applicant redesign the proposed fencing, walls, and linear landscaping in the front of the residence.

Lighting

Ten wall-mounted sconces are proposed on the main residence, and five wall-mounted sconces are proposed on the detached garage. One recessed light is proposed adjacent to the front door. Thirty-four path lights, two tree uplights, and twelve wall-mounted downlights are also proposed. The two proposed tree uplights do not conform with the WMC section 153.049H requirements that exterior lights be hooded and shine down. The Residential Design Guidelines recommend minimizing exterior lighting, and the staff finds the proposed site lighting quantities to be too high. The staff recommends that the site lighting be reduced specifically in the front of the residence.

PROJECT INFORMATION

MAIN RESIDENCE FLOOR AREA:

Allowed: 3,000 SF + 440 attached garage
Proposed: 2,989 SF + 440 attached garage (Source: Flury Bryant Design)

TOTAL FLOOR AREA:

Allowed: 4,200 SF
Proposed: 3,790 SF (Source: Flury Bryant Design)
(Includes main residence, attached garage & detached garage)

<u>SETBACKS:</u>	<u>Front</u>	<u>Rear</u>	<u>Side</u>
Required: (<17' Height)	30 feet	25 feet	15 feet
Required: (17-30' Height)	30 feet	25 feet	22.5 feet

Proposed setbacks:

Residence:	43 feet	160 feet	15.5 feet, 16 feet
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PAVED AREA COVERAGE:

Allowed: 3,600 SF per R-1 zoning
Existing: 7,407 SF existing non-conforming
Proposed: 7,389 SF (Source: Michael Callan, landscape architect)

PARKING:

Minimum Required: 4 parking spaces
Proposed: 4+ parking spaces, including three within the garages.

ATTACHMENTS

1. Application
2. Exterior materials
3. Lighting cut sheets
4. Letter from the applicant dated June 3, 2008
5. Location Map

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

Minutes
June 2, 2008

The regularly scheduled meeting of the Woodside Architectural and Site Review Board was called to order on June 2, 2008 at 4:30 P.M. in Independence Hall.

ROLL CALL

Members Present: Chair Karen Rongey-Conner, Members Glenn Atkinson, Anne Kasten, Martha Putnam and Peter Rosekrans

Staff Present: Deborah Mallison, Associate Planner
Paul Kermoyan, Contract Planner
Michele Gibson, Administrative Assistant

CALL FOR CHANGES TO THE AGENDA

None

PUBLIC COMMUNICATIONS

None

AGENDA ITEMS

1. Mark and Yvonne Templeton
11 Southgate Drive

ASRB 2008-008

Review of a request to construct a swimming pool, a new detached garden room, circular driveway and various landscape improvements consisting of arbors, fountains, walls and plants. The materials will consist of off-white stucco walls, gray trim, two piece barrel roof tiles, wood trim and beams, wood arbor, metal arbor, wrought iron details, stone paving, decomposed granite, and rock walls.

Recommend approval of the proposed project, subject to 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. All tree protection measures contained in the September 27, 2007 Arborist Report (Kielty Arborist Services) shall be implemented throughout the life of the project. A tree protection plan shall be submitted for Planning Director review and approval as part of the plan check process.
3. A revised landscape plan shall be submitted for planning director review and approval that locates all proposed landscaping on the subject property and out of the public right-of-way.
4. An exterior lighting plan shall be submitted for Planning Director review and approval as part of the plan check process.
5. The quantity of lights within the parcel's front yard shall be reduced by half. A revised plan shall be submitted for Planning Director review and approval prior to issuance of building permits that includes swimming pool lights.
6. Prior to issuance of any permits, a note identifying an "existing garden house" shall be removed from the plans.

7. As part of the construction plan review, an elevation drawing of
8. The proposed solar panels shall be submitted that verifies compliance with the Town's height standards.

Motion: Members Kasten/Putnam
 Ayes: Chair Rongey-Conner, Members Atkinson, Kasten, Putnam and Rosekrans
 Noes: None
 Absent: Vice Chair Hoskinson
 Abstain: None

2. Rajiv and Sumita Dutta ASRB 2008-007
 750 West California Way

Review of a proposed new two-story 5,979 square foot, 27 foot, 3 inch tall single-family residence, a 882 square foot detached pool house, and a 948 square foot detached garage on a 3-acre parcel located within a Rural Residential (RR) zoning district. The existing residence, stable and accessory living quarters will be removed. The materials will consist of beige stucco walls, terra cotta tile roofing, stone wall treatments, stained wood fascia boards, and mahogany window trim.

The Board found the proposed pool house to be subordinate to and compatible with the primary residence, and recommended approval of the project, subject to 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. All tree protection measures contained in the August 27, 2008 Arborist Report shall be implemented throughout the life of the project. A tree protection plan shall be submitted for Planning Director review and approval as part of the plan check process.
3. The landscape, lighting, and fencing plans shall be revised to achieve consistency with the Town's Residential Design Guidelines, and then submitted for ASRB review and recommendation.

Motion: Members Rosekrans/Atkinson
 Ayes: Chair Rongey-Conner, Members Atkinson, Putnam and Rosekrans
 Noes: Member Kasten
 Absent: Vice Chair Hoskinson
 Abstain: none

3. Cal Water Company ASRB 2008-013
 Between 1 Oak Hill & 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.

The Board recommended approval of the project, based upon the following conditions of approval:

1. A staging plan shall be submitted as part of the construction documents to demonstrate that all staging, including employee parking, will be accommodated onsite.

2. The water storage tank shall be painted an earth tone color palette, to be approved by Staff.
3. An Arborist report shall be submitted to Staff outlining the proposed treatment and removal of trees with sudden oak disease.
4. Any oak tree that is removed in conjunction with this project shall be replaced with at least a 24-inch box oak of the same species.
5. The proposed redwoods shall be planted in a natural informal pattern.
6. The Town Engineer shall review the proposed driveway and retaining walls.
7. A hillside stabilization and vegetation restoration plan shall be submitted to be reviewed by Staff in conjunction with the removal of the upper existing water tank.

Motion: Members Rosekrans/Putnam
Ayes: Chair Rongey-Conner, Members Atkinson, Kasten, Putnam and Rosekrans
Noes: none
Absent: Vice Chair Hoskinson
Abstain: none

4. Minutes of May 5, 2008

The minutes were approved by unanimous vote.

REPORTS

None

Meeting adjourned at 7:18 P.M.

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

Minutes
June 16, 2008

CALL TO ORDER The regularly scheduled meeting of the Woodside Architectural and Site Review Board was called to order on June 16, 2008 at 4:30 P.M. in Independence Hall.

ROLL CALL

Members Present: Chair Karen Rongey-Conner, Vice Chair Barbara Hoskinson, Members Glenn Atkinson, Jack Helfand, Anne Kasten, Martha Putnam and Peter Rosekrans

Staff Present: Deborah Mallison, Associate Planner
 Paul Kermoyan, Contract Planner
 Heather Bradley, Contract Planner
 Michele Gibson, Administrative Assistant

CALL FOR CHANGES TO THE AGENDA

None

NEW BUSINESS

Paul Kermoyan, Contract Planner, announced to the Board that he will leave the employ of the Town of Woodside on June 27, 2008, and had accepted the position of Deputy Community Development Director for the City of Fremont.

PUBLIC COMMUNICATIONS

None

AGENDA ITEMS

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| 1. Cliff and Carrie Kalinowski | ASRB 2008-017 |
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| 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.

ACTION

Recommend 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.

3. The proposed wall lights shall be retrofitted to include cut off insets to direct light downward. The revised plans shall be submitted for Planning Director review and approval prior to issuance of any permits .

Motion: Members Kasten/Putnam
Ayes: Chair Rongey-Conner, Vice Chair Hoskinson, Members Atkinson, Helfand, Kasten, Putnam and Rosekrans
Noes: none
Absent: none
Abstain: none

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

Member Atkinson recused himself, as he lives within 500 feet of the project. Mr. Atkinson left the room.

Continued review of a request to remodel an existing residence, to construct an 892 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.

ACTION

Recommend approval of the project, based upon the following conditions:

1. The recommendations of the arborist shall be followed, specifically, tree protection fencing must be installed prior to building permit issuance and remain for the duration of construction.
2. The planning staff shall verify that the floor area has been calculated correctly per the WMC 153.055 methodology during the building permit application process.
3. The Town Engineer shall review and approve the project and any changes proposed to the driveway, to ensure that post-development runoff does not exceed pre-development runoff, with specific concern for the downhill neighbors.

Motion: Member Putnam/Vice Chair Hoskinson
Ayes: Chair Rongey-Conner, Vice Chair Hoskinson, Members Helfand, Kasten, Putnam and Rosekrans
Noes: none
Absent: none
Abstain: Member Atkinson

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

Paul Kermoyan, Contract Planner, stated that the applicant was not present, and Chair Rongey-Conner stated the Board would proceed to Item #4 on the agenda, thereby giving extra time for the applicant to arrive.

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.

ACTION

Recommend approval of the project to the Planning Commission, subject to the following conditions:

1. The project arborist shall provide specific tree preservation measures for the protection of the mature trees to remain and those measures shall be followed for the duration of construction.
2. The applicant must ensure conformance with the Hillside Development Regulations, WMC 153.139.
3. The staff will verify that the floor area calculations have been calculated per the methodology in WMC 153.055.
4. The proposed “guesthouse” does not include full facilities for human habitation as no kitchen or bathing facilities are shown on the plans. The staff understands that the intention of the applicant is to include kitchen facilities in the room where a dining room table is depicted and a shower in the shown closet adjacent to the bathroom. The plans shall be modified to depict facilities for human habitation or the guesthouse shall be labeled as simply an accessory structure.
5. A staging plan must be submitted to delineate all material storage areas, loading areas, construction parking, and construction restrooms. The proposed construction staging may not occur in the right-of-way and may not occur in areas where it may harm trees. The staging plan shall be made part of the permit plan set.
6. The applicant shall work with Staff to reduce the exterior lighting, specifically in the location of the arbor and south elevation of the main residence.

Motion: Members Rosekrans/Kasten
Ayes: Chair Rongey-Conner, Vice Chair Hoskinson, Members Atkinson, Helfand, Kasten, Putnam and Rosekrans
Noes: none
Absent: none
Abstain: none

5. John and Karen Merwin ASRB 2008-014
220 Todo El Mundo

Vice Chair Hoskinson recused herself, as she lives within 500 feet of the project. Mrs. Hoskinson left the room.

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.

ACTION

Recommend 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.
2. The applicant shall work with the Town Engineer to mitigate the impact of the driveway on the oak tree in any way possible.
3. The applicant shall work with Staff to mitigate the aesthetics of the retaining wall adjacent to the new garage in terms of the wall materials, color, and landscaping.

4. The applicant shall implement and follow the Arborist Report guidelines for preservation of the 30 inch oak tree adjacent to the new garage.

Motion: Members Atkinson/Putnam
Ayes: Members Atkinson, Helfand, Putnam and Rosekrans
Noes: Chair Rongey-Conner and Member Kasten
Absent: none
Abstain: Vice Chair Hoskinson

6. Minutes of May 19, 2008

Minutes were approved.

Motion: Chair Rongey-Conner/Member Atkinson
Ayes: Chair Rongey-Conner, Vice Chair Hoskinson, Members Atkinson, Kasten and Putnam
Noes: none
Absent: none
Abstain: Members Helfand and Rosekrans

REPORTS

Deborah Mallison, Associate Planner, distributed the May 2008 Planning and Building Activities Report to the Board. She explained that the Code Enforcement portion had not been completed for this report, but that subsequent reports will have this information.

Member Kasten asked Staff if construction was completed at 205 Eleanor, and if so, could the builder remove his sign. Deborah Mallison, Associate Planner stated she would look into the matter.

Chair Rongey-Conner asked Staff if the departure of Contract Planner Paul Kermoyan had been expected and Staff explained that although not unexpected, Mr. Kermoyan had been a Director with the Town of Sausalito prior to his coming to work for the Town of Woodside, and had the intent to look for another position of Directorship.

Deborah Mallison, Associate Planner, stated that newly-hired Contract Planner Heather Bradley would work some days, and that there will be a search to replace the permanent Associate Planner position that had been vacated by Kelly Posusney.

Vice Chair Hoskinson expressed her concern and support for the Planning Department's low staff level.

Chair Rongey-Conner inquired about the next two ASRB meetings, and if they would be full agendas. Deborah Mallison, Associate Planner, stated they would be.

Member Rosekrans expressed concern with the difficulty in locating project sites, and asked Staff if there were maps that could be used, such as Google maps; Chair Rongey-Conner said that parcel maps would be helpful, and Member Kasten recalled using a route map provided by Staff. Deborah Mallison, Associate Planner, said she would look into the matter.

Meeting adjourned at 6:34 P.M.