

TOWN OF WOODSIDE
2955 WOODSIDE ROAD
WOODSIDE, CA 94062

PLANNING COMMISSION AGENDA

May 21, 2008
7:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Pursuant to Section 65009 of the California Government Code, if you challenge in court the proposed Variance, Use Permit, Subdivision, or other planning application, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or Planning Director at, or prior to, the public hearing.

CALL FOR CHANGES TO THE AGENDA

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 Commission on matters not on the posted agenda are invited to do so. Please note, however, that the Commission 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.

CONSENT CALENDAR

All of the items on the Consent Calendar are considered to be routine and will be approved, including the Findings and Conditions stated in the Staff Report for each respective item, by one roll call motion without discussion unless a request is made by the Planning Commission, staff or public, at the beginning of the meeting, to have an item withdrawn or transferred to the regular agenda.

1. Jack and Terry Sculley ASRB 2008-011
3373 Woodside Road

Review of a request to add 1773 square feet onto an existing 2225 square foot home so as to yield a 3998 square foot, 2 story home, and a request to replace an existing non-conforming barn with a new 1160 square foot barn that will include an accessory dwelling unit and a second floor deck. Building materials proposed for the main residence include horizontal lap siding on the single story portion, cedar shingles on the two story portion, cedar shingle roofing, copper gutters and downspouts, and wood doors and windows. The barn is proposed to utilize vertical board and batten siding, cedar shingle roofing, copper gutters and downspouts, and wood doors and windows.

2. Ahern Trust ASRB 2008-038
35 Tripp Court

Review of a request to construct a new 3,515 square foot two-story residence with a 496 square foot detached garage within the SCP-7.5 zone district. The existing one story residence and detached garage would be demolished to accommodate the new construction. Materials will consist of off-white stucco walls, two piece barrel roof tiles, stained wood, wrought iron details, brown aluminum clad windows, decorative tile and black awnings.

PUBLIC HEARING

3. Judy & Mike Sieber
3210 Woodside Road

APPL 08-001

Appeal of the Planning Director's decision to allow a gate a 3210 Woodside Road subject to the condition that the gate be moved back so that when the gate is open to its fullest extent, the gate doors do not conflict with the turnout.

AGENDA ITEMS

4. Minutes of March 12, 2008
5. Minutes of April 16, 2008.

REPORTS:

6. Report from Planning Commissioners and Staff on Other Meetings
a. Staff Communications
b. Planning Commissioners Communications

ADJOURNMENT

The Town of Woodside meeting facility is wheel chair accessible. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, contact the Town Clerk at (650) 851-6790. Notification in advance of the meeting will enable the Town to make reasonable arrangements to assure accessibility to this meeting.

APPEALS

The applicant or any other interested person may make an appeal to the Town Council on any decision of the Planning Commission by filing an application for appeal with the Town Clerk. All application for appeals shall be received by the Town Clerk no later than ten calendar days following the date of the action on which such appeal is being taken and must be accompanied by the required fee. Refer to Section 153.335 through 153.338 of the Woodside Municipal Code.

**TOWN OF WOODSIDE
REPORT TO PLANNING COMMISSION**

Meeting Date: May 21, 2008

Agenda Item: 3

Prepared by: Hope V. Sullivan, Director of Comm. Design and Dev.

Subject: APPL 08-001: Appeal of the Planning Director's decision to allow a gate subject to the condition that the gate be moved back so that when the gate is open to its fullest extent, the gate doors do not conflict with the turnout.

Property Information

Address: 3210 Woodside Road

APN: 072-152-310

Appellant: Judy and Mike Sieber

Zoning: R1 (Rural Residential)

General Plan: R (Residential)

REQUEST

The appellant is appealing the Planning Director's decision to require that a five foot tall wrought iron gate be setback so that when the gate is open to its fullest extent, the gate doors do not conflict with the vehicular turnout (thus roughly 25 feet back from the property line). The appellant is seeking to place the gate 25 feet from the driving surface of the road, which is 10 feet from the property line.

RELEVANT CODE SECTIONS

Section 153.220 of the Woodside Municipal Code authorizes the Planning Director to refer structures to the Town's Architectural and Site Review Board (ASRB) if, in her judgment, the project may have a significant effect upon the aesthetic or functional character of the Town or surrounding properties.

Section 153.051.B.4 of the Woodside Municipal Code states "the design of all fences, walls, gates, pylons, and berms shall be rural in character and shall emphasize the use of natural materials and colors. Unpainted or stained white, brown or gray wood; welded or woven wire and wood posts; natural stone and/or brick construction are preferred."

BACKGROUND

On August 26, 2002, the property owner obtained a permit for a 5 foot tall wrought iron gate. This gate permit was issued without any review by the Town's ASRB. The property owner did not install a gate based on this 2002 approval.

On May 3, 2008, the ASRB reviewed the application for the gate that is the subject of this

appeal. At the conclusion of that meeting, the Board voted to continue the item to allow staff to investigate the gate that was approved in 2002 and to allow the applicant time to address the following:

1. Consideration of the use of different materials that would create design consistency between the existing and proposed grape stake fencing and the proposed wrought iron gate.
2. Reconsideration of the "leaf" element.

On April 7, 2008, the ASRB voted to recommend approval of the gate subject to the following conditions of approval.

1. Move the gate back so that when the gate is open to its fullest extent, the gate doors do not conflict with the turnout.
2. Front stucco pylons be removed and new pylons be located to be aligned with the new gate location.

On April 22, 2008, the Director of Community Design and Development approved the gate subject to the following condition of approval.

1. Move the gate back so that when the gate is open to its fullest extent, the gate doors do not conflict with the turnout.

On April 29, 2008, the property owner submitted a written appeal of the Planning Director's decision.

ANALYSIS

The Planning Director has agreed to honor the 2002 permit should the applicant choose to install that gate. The gate that the property owner purchased is not same gate that was approved in 2002.

Since 2002, ASRB has become increasingly concerned with the visual impacts of fencing, walls, and gates on the community aesthetic. Whereas six years ago a wrought iron gate was limited to staff review, such gates are now not considered to be rural and are referred to the ASRB.

Paragraph 2405 of the General Plan defines scenic roads as routes that traverse a corridor within which natural, scenic resources and aesthetic values are protected and enhanced. Paragraph 2414 of the General Plan designates Woodside Road as a scenic road.

Implementation of the General Plan occurs in Section 153.221 of the Woodside Municipal Code, which states no permits may be issued for structures within 1000 feet of and visible from Woodside Road unless it is reviewed by the ASRB. In accordance with Section 153.220 of the Woodside Municipal Code, the purpose of the ASRB review is, in part, "to preserve the rural character and natural beauty of the Town" and "to ensure that the location, configuration, and appearance of structures and developments are visually harmonious with their sites and with surrounding sites and structures."

Although the subject gate is attractive, it is not rural in character. The placement of the gate, 10 feet from the property line, will have a visual impact on the scenic corridor. By placing the gate farther back an additional 15 feet, it allows the applicant to enclose his front yard while avoiding a visual impact on the scenic corridor.

Of note, the ASRB recommended the relocation of existing stucco pillars. As the pillars are existing features that already impact the scenic corridor, the Director found that the continued presence of these pillars would not have further impact on the scenic quality of the corridor and has not required their relocation.

ATTACHMENTS:

1. Letter of Appeal Dated April 29, 2008
2. Application ASRB 08-004
3. Graphic Comparison of Gate Requested in 2008 and the Gate Approved in 2002
4. Report to ASRB Dated April 7, 2008 with Attachments
5. Letter Dated March 31, 2008 from Janet Self
6. Letter Received April 7, 2008 from Linda Lee Bleich