EXECUTIVE SUMMARY
The applicant submitted plans for Conceptual Design Review for a proposal to demolish the existing single-story main residence and construct a new two-story main residence with a basement, detached cabana/accessory dwelling unit (ADU), detached garage, pool, and other site improvements (Attachment 7). The project is being presented and considered as a Conceptual Design Review pursuant to Woodside Municipal Code (WMC) Section 153.913(A). The purpose of this review is to secure early evaluation by the Architectural and Site Review Board (ASRB) related to Community Character, Site Planning, Building Design, and Landscape Elements prior to applying for a Formal Design Review, or submitting applications for any other entitlements/permits which may be necessary.

Pursuant to the Conceptual Design Review submittal requirements in Appendix 2 of the Residential Design Guidelines (RDG) and Municipal Code Section 153.913(A), the applicant has submitted an overall site plan and exterior elevations showing the proposed building style, massing, and location on the site (Attachment 7).

PROPERTY DESCRIPTION
The subject site is approximately 1.21 acres and is located on Harcross Road (Attachment 7, SU1, SU2, SU3, and SU4). The site contains an existing single-family residence, pool equipment structure, pool, retaining walls, fencing, and site landscaping. The Topographic Survey does
identify easements on the property; however, the proposed project would not affect the existing easement areas. On site easements include:

- Easements reserved for Public Utilities located along the side and rear property lines.

**Site Visibility**
The project site is not visible from any State-designated scenic highways or locally-designated scenic roads. In addition, the site is not located in the Western Hills (GP Map CL2: Scenic Corridors).

**Project Vicinity**
The project site is located within Geologic Hazard Zone E, characterized by expansive bedrock. The zone includes mapped areas of Whiskey Hill Formation bedrock, which may include beds of highly expansive claystone (GP Map NH1: Geologic Hazard Zones). The project site is located within the Redwood Creek Watershed (GP Map CV1: Watershed and Streams). Although the project site is not located within a Very High Fire Hazard Severity Zone (GP Map NH4: Very High Severity Fire Hazard Zone), the project will need to comply with the Town’s required fire protection standards, such as fire sprinklers, Class ‘A’ roof material, and fire-resistant siding material.

**PROJECT DISCUSSION**
Based on the submittal date, this project is subject to all current General Plan Policies, Municipal Code requirements, and the Residential Design Guidelines. The table in WMC Section 153.912 (Table Q) indicates that the project requires both Conceptual and Formal Design Review by the Architectural and Site Review Board.

**Site Plan and Uses**
**Main Residence**
The applicant proposes to construct an approximately 5,038.2 square foot main residence that would be located towards the center of the property ([Attachment 7](#), Sheet A-1.1). The proposed main residence would be two-story, with a height of 28 feet, 3 inches; thus, meeting the height requirement ([Attachment 7](#), Sheet A-4.1 and A-4.2). Two light wells would be proposed at the front and rear of the main residence and a deck would be proposed at the side of the main residence.

**Detached Cabana/ADU**
The proposed approximately 1,296 square foot detached cabana/ADU would be located along the north side of the property ([Attachment 7](#), Sheet A-1.1). The proposed detached cabana/ADU would be one-story, with a maximum height of 16 feet, 7-7/8 inches; thus, meeting the height requirement ([Attachment 7](#), Sheet A-4.3).

**Detached Garage**
The proposed approximately 1,056 square foot detached garage would also be located towards the north side of the property ([Attachment 7](#), Sheet A-1.1). The proposed detached garage would be one-story, with a maximum height of 14 feet, 6 inches; thus, meeting the height requirement ([Attachment 7](#), Sheet A-4.4).
Pool
The proposed pool would be located towards the center of the property, behind the proposed detached cabana/ADU and to the side of the proposed main residence (Attachment 7, Sheet A1.1).

Driveway and Parking
The Site Plan depicts an existing semi-circular driveway with two connections to Harcross Road (Attachment 7, Sheet A-1.1). The existing driveway would provide access to the proposed main residence, detached cabana/ADU, and detached garage. The Site Plan depicts adequate on-site parking; however, the plans submitted for Formal Design Review shall clearly outline all existing and proposed on-site parking spaces to verify conformance with WMC Section 153.220: Off-Road Parking and Loading Regulations.

Setbacks
As stated in WMC Section 153.207, the minimum setback requirements in the SR Zoning District are 50 feet at the front; 25 feet at the rear; and 20 feet at the side. For portions of structures that are between 17-30 feet in height, the front setback is increased by 2 feet for every foot over 17 feet; 30 feet at the rear; and 30 feet at the side. As shown on the Site Plan in Attachment 7, Sheet A-1.1 and the Property Information at the end of the report, the proposed main residence, detached cabana/ADU, detached garage, and pool will comply with all required setbacks.

Floor Area Calculations
The applicant has submitted floor area calculations for the proposed main residence, detached cabana/ADU, and detached garage (Attachment 7, Sheet A-0.70). The floor area calculations and diagrams will be verified at Formal Design Review. As required at Formal Design Review, the applicant will need to revise certain plate height points called out for the proposed detached garage to meet the maximum 11-foot plate height requirement.

Slopes in Excess of 35%
The Topographic Survey identifies areas of the site that contain slopes in excess of 35% (Attachment 7, SU1, SU2, SU3, and SU4). WMC Section 153.415 does not allow development on natural ground slopes that exceed 35%. The applicant has submitted a stamped and signed report from a duly authorized Civil Engineer, Lea & Braze Engineering, Inc., that addresses the slopes in excess of 35%. The report states, “As shown in sections A-A through E-E, prior to past grading and construction of the site development such as driveways, patios, building pad, walkways, and lawn area, the natural slopes of the project site would have been flatter than 35 percent [Attachment 7, EXH-1, EXH-2, and EXH-3]. In our opinion, the steep slope currently presents on the site was manmade to accommodate the site improvement as described above. Based on our cross sections and observations, the average pre-development slope across proposed work is approximately between 12 and 26 percent” (Attachment 5).

Natural State
All developed lots with a net average slope of more than 12.5% are required to maintain acreage in Natural State (WMC Section 153.412). The average slope of the portions of the lots that have slopes that are 35% or less is approximately 13.9%. Based on the average slope, of that defined area, 32.5% of that area must remain in a Natural State. The Conceptual Design Review Plans provides a Natural State Plan that shows all of the areas to remain in Natural State with a
diagonal hatch pattern (Attachment 7, Sheet EX-1 and EX-4). The applicant proposes to keep approximately 33.9% of the net area in Natural State, which complies with the Municipal Code Natural State requirement. Since there is a small-sloped area along the front property line that is in excess of 35% that was not excluded from the average slope calculations, the applicant will need to revise the average slope calculations to exclude that area as part of the Formal Design Review submittal.

**Architectural Design**
The Project Design Statement indicated that the proposed “high performance and sustainable home is tailored to accommodate the specific site configuration and the Client’s particular programming conditions illustrated in these construction documents. The façade elevation and architectural style responsibly addresses with care and sensitivity to the surrounding environment, solar orientation, neighboring homes, and topography while maintaining Code compliant systems, and fostering the overall goals of creating an architecturally pleasing aesthetic and progressively sustainable design” (Attachment 4).

**Main Residence**
The proposed main residence would be two-stories and would combine both contemporary and modern barn style elements (Attachment 7, Sheet A-4.1 and Sheet A-4.2). Design elements would include a combination of flat and saltbox gable rooflines, steel deck frame, glass guardrails, and a variety of windows and doors. Exterior materials would include a combination of white smooth troweled plaster finish, board formed concrete, and wood-look vertical siding; dark bronze window and door frames; and brown-champagne standing seam metal roof. The central portion of the proposed main residence would consist of mostly glass windows. The applicant has stated that the interior lighting in the central portion of the proposed main residence would consist of deeply recessed ceiling lighting that would be at a lower level lumens setting and would utilize black baffles to eliminate offsite glare.

Staff had a concern about the color of smooth troweled plaster finish and recommended that the applicant select a different color that better fits with the natural environment, the site, and the neighborhood. The applicant has clarified and confirmed that the color of the smooth troweled plaster finish would not be white; instead, it would be a more earth tone color. As required at Formal Design Review, the applicant will need to revise the proposed main residence elevations to include the name color specification for the smooth troweled plaster finish.

**Detached Cabana/ADU**
The detached cabana/ADU would have a similar architectural style as the main residence (Attachment 7, Sheet A-4.3). Design elements would include a saltbox gable roofline and a variety of windows and doors. Exterior materials would include corrugated corten metal siding; dark bronze window and door frames; and brown-champagne standing seam metal roof.

**Detached Garage**
The detached garage would also have a similar architectural style as the main residence (Attachment 7, Sheet A-4.4). Design elements would include a saltbox gable roofline; one-car and two-car garage doors; and a limited number of windows and doors. Exterior materials would include wood-look vertical siding, dark bronze window and door frames, and brown-champagne standing seam metal roof. Staff had a concern about the potential light emission from the proposed garage doors. The applicant has decided to change the design and material of the
proposed garage doors to solid wood to address potential light emission. As required at Formal Design Review, the applicant will need to revise the proposed detached garage elevations to include the new design of the solid wood garage doors.

**Exterior Lighting**
The Conceptual Design Review Plans do not depict any exterior light fixtures on the proposed structures. If new exterior light fixtures will be proposed, a full Lighting Plan for all proposed exterior light fixtures, including the manufacturer’s specifications, will be required as part of the Formal Design Review application. The applicant is encouraged to keep lighting to a minimum, in accordance with WMC Section 153.213.

**Landscaping and Tree Removal**

**Tree Removal**
The applicant proposes to remove 31 trees (Attachment 7, Sheet C-3.0), 18 of which are Significant Trees, as defined by WMC Section 153.005. Tree removal is proposed to accommodate the proposed structures, retaining walls, septic system, and utilities. The Significant Trees proposed to be removed are: (1) Coast Live Oak tree, (3) Oak trees, (2) Acacia trees, (1) Black Acacia, (1) Fir tree, (1) Redwood tree, (1) Fruit tree, (1) Madrone tree, (1) Silver Dollar Eucalyptus tree, (3) Olive trees, (1) Monterey Pine tree, and (2) unidentified trees. The Site Plan (Attachment 7, Sheet A-1.1), does show 3 trees proposed for removal on the adjacent property; however, the applicant has clarified that those trees are incorrectly marked for removal. As required at Formal Design Review, the applicant will need to revise the Site Plan to show those trees on the adjacent property not marked for removal.

**Softscape**
The Conceptual Design Review Plans show new landscaping to be installed on the site (Attachment 7, Sheet A-1.2). A Landscape Plan will be required at the Formal Design Review stage. The Landscape Plan should identify any new irrigated areas and specify whether the State’s Water Efficient Landscape Ordinance (WELO) applies.

**Hardscape**
The site is allowed a maximum of 15,000 square feet of Paved Area and Surface Coverage. New and reconfigured hardscape areas would be proposed as part of the project. The applicant has submitted paved area calculations with this Conceptual Design Review application (Attachment 7, Sheet EX-2, EX-3, and EX-4). The total proposed Paved Area and Surface Coverage would be approximately 7,226 square feet. The paved area calculations will be verified at Formal Design Review. As required at Formal Design Review, the applicant will need to show the correct total for the primary driveway and parking area and secondary driveway and parking area.

**Walls, Gates, and Fences**

**Landscape Lighting**
The Conceptual Design Review Plans do not depict any landscape lighting. If new landscape lighting will be proposed, a full Lighting Plan for all proposed exterior light fixtures, including
the manufacturer’s specifications, will be required as part of the Formal Design Review application. The applicant is encouraged to keep lighting to a minimum, in accordance with WMC Section 153.213.

Grading
The Conceptual Design Review Plans indicate grading quantities. The grading quantities will be verified at Formal Design Review. The Conceptual Design Review Plans do show the site grading to be unbalanced (Attachment 7, Sheet C-1.0). Pursuant to WMC Section 151.40(A)(2), all site grading shall be balanced on-site. The applicant has submitted a letter from the Civil Engineering, Lea & Braze Engineering, Inc., that explains why balancing site grading on-site is not possible/appropriate for this site. The letter states, “The project proposes 345 cubic yards of cut and 190 cubic yards of fill, creating a total of 535 cubic yards of site grading. These values have been revised to a point we feel provides the best fit with the topography and produces the least amount of grading. There are no significant physical constraints as described in Town Ordinance #151.22(B)(6) that would encumber this project. It is our opinion that the proposed design meets the criteria for the exceptions as balancing the earthworks would adversely affect the site and the existing trees” (Attachment 6).

Historical and Architectural Evaluation Report
The Town requires a Historical and Architectural Evaluation Report or a Primary Record for all structures 50 years and older that are proposed for demolition in conjunction with a Discretionary Permit. The San Mateo County Assessor indicates that the residence was built in 1956 (currently 64 years old); therefore, a Historical Architectural Evaluation Report or Primary Record will be required at Formal Design Review.

Sewer Service
The project site is on septic. A preliminary Septic Plan, detailing the adequacy and siting of the septic system, will need to be submitted with the application for Formal Design Review.

Utilities
Plans showing existing and proposed utility meters, and proposed specifications for the location of underground utilities, will need to be submitted with the application for Formal Design Review.

Sustainable Construction Considerations
Although the Town has not adopted a local green building ordinance, the new California Building Codes increasingly require sustainable practices. The Town also recommends that the applicant utilize recycled or repurposed building materials in the new construction, and consider the deconstruction of the existing residence to recycle as many materials as possible. The applicant is encouraged to employ sustainable measures such as rainwater or gray water collection for landscape irrigation. Additional green building measures that could be incorporated include: low-VOC paints and carpets, sustainably harvested wood and wood products, high-efficiency fixtures, appliances, heaters, and air conditioning units, geothermal or radiant heating, and high-efficiency insulation for walls, doors, and windows.

ENVIRONMENTAL REVIEW
Pursuant to the California Environmental Quality Act (CEQA), the Town of Woodside as Lead Agency will have to evaluate the full details of a Formal Design Review application to determine
if the project is subject to CEQA. Staff will make this determination following the submittal of all required information that is required for Formal Design Review and review of any other necessary entitlements.

FORMAL REVIEW PROCESS
During the Conceptual Review of this project, the ASRB shall provide direction on the project. After the final comments/direction is provided to the applicant, the applicant shall incorporate the ASRB comments into the project. Once the applicant prepares a complete application, the applicant may submit an application for Formal Design Review and for any other required entitlements, if necessary.

Once the application for Formal Design Review is submitted, along with any other required entitlements, the Town will provide a review of the application for zoning compliance. During the 30-day review process, all necessary Town departments, including the Woodside Fire Protection District, will review the project and provide comments to the applicant. To address some of the potential project concerns raised in this report, the application submitted for Formal Design Review will need to provide the following:

1. A Maximum Residence Size Exception application and the required fee.
2. A revised Site Plan showing: all existing and proposed on-site parking spaces; the surveyed location of all trees proposed for removal; elimination of the trees on the adjacent property shown as to be removed; the location of all proposed landscape/retaining walls; and the relabeling of the proposed reflection pool to be named as a water feature.
3. Revised Elevations and Cross-Sections for all proposed structures that clearly labels the finished grade that is adjacent to the exterior building wall and the overall height dimensions for the proposed detached garage.
4. Revised Elevations for the proposed main residence to include the name of the new color for the smooth troweled plaster finish.
5. Revised Elevations for the proposed detached garage to include the design of the new solid wood garage doors.
6. A revised Floor Area Plan in accordance WMC Section 153.206 that shows the correct building footprint of the proposed main residence, correct plate height points for all structures to be consistent with the plate heights called out in the Elevations, and correct plate heights for the proposed detached garage meeting the maximum 11-foot plate height requirement.
7. A revised Floor Plan for the proposed main residence outlining the different floor levels.
8. A revised Roof Plan for the proposed detached cabana/ADU and detached garage that calls out the colors and materials of the roof and removes the “Activity Barn” label.
9. A revised Paved Area and Surface Coverage Plan prepared in accordance WMC Section 153.209 that shows the correct total for the primary driveway and parking area and secondary driveway and parking area.
10. Revised plans showing all proposed development located at least 4-feet away from the tree trunk of any Significant Trees.
11. Detailed Lighting Plans (building and landscape) with manufacturer’s specifications.
12. A Preliminary Grading and Drainage Plan prepared and certified by a licensed civil engineer including all existing and proposed drainage facilities and natural drainage patterns; and all cut and fill grading quantities in cubic yards. The cut and fill quantities
shall include a breakdown of all cut and fill activities that will and will not be counted towards the Site Development Permit pursuant to WMC Section 151.20(B).

13. A revised Natural State Plan, excluding the small-sloped area along the front property line that is in excess of 35% from the average slope calculations and designating the area to remain in Natural State, per WMC Section 153.139(B).

14. A Landscape Plan showing the quantity, location, type, and size of existing and proposed landscaping; and trees proposed for removal; existing and proposed hardscape materials; and, if required, a Landscape Documentation Package in compliance with the California Water Efficient Landscape Ordinance (WELO).

15. A preliminary Septic Plan, detailing the adequacy and siting of the septic system.

16. Plans showing the location of all existing and proposed utility meters and specifications for the location of underground utility lines.

17. A Historical and Architectural Evaluation Report or Primary Record.

In addition to addressing the information mentioned above, all required plans, fees, and submittal items outlined in the Town’s ASRB/PC Submittal Requirements - Formal Design Review/Entitlements Checklist shall be submitted to the Town for review. The Town may require additional information based on the specific project review.

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

If no other entitlements are required, the ASRB will review the project and provide a recommendation on the project at the conclusion of the review to the Planning Director. The Planning Director’s action on the entitlements is appealable to the Planning Commission. If any other entitlements are required based on the proposed project, the ASRB will review the project and provide a recommendation on the project at the conclusion of the review to the Planning Commission. The review of those entitlements would be completed by the Planning Commission, and the Planning Commission’s action on the entitlements is appealable to the Town Council.

**RECOMMENDATION**

Staff recommends that the ASRB hear the presentation of the applicant, consider any public comments, discuss the applicant’s proposal, and provide direction on Community Character, Site Planning, Building Design, and Landscape Elements for the applicant to incorporate into an application for Formal Design Review and any associated entitlements. Once the direction is provided to the applicant on this Conceptual Design Review application, the applicant shall return with a more fully developed application for consideration of a Formal Design Review before the ASRB and Planning Commission, which is consistent with the 2012 General Plan, the Woodside Municipal Code, and the 2012 Residential Design Guidelines.
Property Information

ZONING: SR (Suburban Residential)
LOT SIZE: 1.21 acres (52,923 square feet)

TOTAL FLOOR AREA:
   Allowed: 9,526.14 square feet
   Proposed: ≈7,390.2 square feet

MAIN RESIDENCE FLOOR AREA:
   Allowed: 4,000 square feet (5,057.23 square feet with Maximum Residence Size Exception)
   Proposed: ≈5,038.2 square feet

MAIN RESIDENCE HEIGHT:
   Allowed: 30-foot maximum
   Proposed: 28 feet, 3 inches

DETACHED CABANA/ADU FLOOR AREA:
   Allowed: 1,500 square feet
   Proposed: ≈1,296 square feet

DETACHED CABANA/ADU HEIGHT:
   Allowed: 17-foot maximum
   Proposed: 16 feet, 7-7/8 inches

DETACHED GARAGE FLOOR AREA:
   Allowed: 1,500 square feet
   Proposed: ≈1,056 square feet

DETACHED GARAGE HEIGHT:
   Allowed: 17 feet maximum
   Proposed: 14 feet, 6 inches

SETBACKS:
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<th>Required: (&lt;17’ Height)</th>
<th>Front</th>
<th>Rear</th>
<th>Side (N/S)</th>
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<td>Required: (17-30’ Height)</td>
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Proposed Main Residence: 80’, 2” ≈34’, 6” ≈132” / 66’, 9”

Proposed Detached Cabana/ADU: 70’, 8” ≈65’, 2” ≈60’ / ≈164’

Proposed Detached Garage: 66’, 11” ≈68’ 25’ / ≈228’

*Add two feet of setback for every one foot above 17’ in height.
Proposed setbacks will be verified upon submittal of a Formal Design review application.
PAVED AREA AND SURFACE COVERAGE:

Allowed: 15,000 square feet maximum
Existing: ≈9,887 square feet
Proposed: ≈7,226 square feet

PARKING:
Minimum Required: 4 parking spaces (4 for main residence; the ADU is located within ½ mile of public transit along Alameda de las Pulgas, so an additional space is not required (WMC Section 153.211(A)(2)(b))
Proposed: 4+ spaces

It should be noted that the plans submitted are for Conceptual Design Review and do not include enough information to verify compliance will all Municipal Code, County, and State requirements. Additional changes or information may be necessary to complete an application for Formal Design Review and other necessary entitlements.

ATTACHMENTS
1. Application
2. Project Chronology
3. Location Map
4. Project Design Statement
5. Work on Slopes in Excess of 35% Report, prepared by Lea & Braze Engineering, Inc., dated April 14, 2020 (received date April 15, 2020)
7. Conceptual Project Plans, submitted April 15, 2020 (ASRB only*)

*Copies of all materials distributed to ASRB members are available by contacting staff to set up an appointment for a Zoom meeting to review the materials.
PLANNING PUBLIC HEARING – APPLICATION
ARCHITECTURAL & SITE REVIEW BOARD/PLANNING COMMISSION

Town of Woodside
2955 Woodside Road
Woodside, California 94062
650 851.6790
www.woodsidetown.org

Property Address: 235 Harcross Rd
APN #: 069-041-030

Property Owner: Michael Luu

Owner Address: 5441 Country Club Pkwy, San Jose 95138

Phone Number: (408) 425-6221

Email: mikeluu63@yahoo.com

Applicant: Stuart Welte

Applicant Address: 412 Olive Ave., Palo Alto 94306

Phone Number: (650) 226-8770

Email: stuart@eidarchitects.com

REQUEST FOR PUBLIC HEARING: (check all that apply)

☐ ASRA Design Review
☒ ASRB Conceptual Design Review
☐ ASRB Formal Design Review
☐ ASRB Formal Design Review w/ Staff
☐ Variance
☐ Lot Merger
☐ Lot Line Adjustment
☐ Subdivision/Land Division
☐ CEQA Review

☐ Exception to site development regulations
specify which exception: [Blank space]

☐ Exception to setback
☐ Exception to maximum residence size
☐ Conditional Use Permit
(new, amendment, or renewal)
☐ Amendment to Zoning Ordinance
☐ Amendment to General Plan
☐ Other [Blank space]

Description of Project:

Demo existing one story house and build a new two story house with basement. Also add a detached ALQ and detached garage.

AFFIDAVIT

I declare that I am the owner (or authorized agent*) of the property involved in this application, and that the foregoing is true and correct in accordance with the requirements listed in Sections 153.914 of the Woodside Municipal Code.

In order for this application to be complete, the story poles are required to be erected at least 14 days prior to the meeting date. If the story poles are not erected by that time, the application will be deemed incomplete, in which case the application will be considered by the Board at a later date.

Government Code Section 65105: Entry on land by planning agency personnel – In the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

Signature of Owner:

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

Date: 10/20/19

FOR STAFF TO COMPLETE

Fee: $3,150.00
Deposit: [Blank space]
Receipt #: R0324
Received By: SH
Date: 3/20/19

ATTACHMENT 1
# Project Chronology: 235 Harcross Road

**File No. ASRB2019-0032**

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<tr>
<th>Description of Action Taken</th>
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<th>Response Time: (Days)</th>
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<tr>
<td>Applicant</td>
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<td>Town</td>
<td>Sent 1st Incomplete Letter</td>
<td>1/16/20</td>
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<tr>
<td>Applicant</td>
<td>Plans Resubmitted</td>
<td>4/15/20</td>
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<tr>
<td>Town</td>
<td>Sent Complete Letter and scheduled project for next available meeting.</td>
<td>5/13/20</td>
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<tr>
<td>ASRB</td>
<td>Reviewed project at Public Hearing</td>
<td>6/1/20</td>
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<tr>
<td><strong>Total</strong></td>
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First Conceptual ASRB Review

We appreciate your consideration of the environmental, health, and aesthetic benefits of the proposed sustainably oriented home rendition and ask for your approval of this design.

Environmental Innovations in Design, on behalf of Mr. Luu, owner of 235 Harcross Rd. - Woodside, California, is pleased to design this new single family residence in a highly attractive and sustainable manner. The new 2 story home with basement, detached garage and detached ALQ will replace the existing 1 story home which is inefficient per current structural, energy efficiency, and lifestyle criteria.

We are proposing a total of 5,756 sq. ft. of living space at the 1st and 2nd levels, 1,056 sq. ft. of detached garage, 1,320 sf of Detached ALQ. The project will also include the addition of a new pool. This high performance and sustainable home is
tailored to accommodate the specific site configuration and the Client's particular programming conditions illustrated in these construction documents.

The façade elevation and architectural style responsibly addresses with care and sensitivity to the surrounding environment, solar orientation, neighboring homes, and topography while maintaining Code compliant systems, and fostering the overall goals of creating an architecturally pleasing aesthetic and progressively sustainable design.

**Green programming features will include:**
- Near-zero energy net consumption
- Recycled, Re-used materials at walls, roofs, floors.
- Recycling of 85% of Construction Waste
- High Efficiency Heating and Cooling Systems
- Passive & Mechanical Ventilation for Indoor Air Quality
- Plentiful, well oriented Daylighting
- Thankless or High Efficiency Water Heaters
- On-Demand Hot Water Recirculation Pumps
- Photovoltaic and/or Hot Water Panels on Roofs
- Southerly and Westerly Oriented Roofs for Solar Efficiency
- Structural Insulated Panels (SIP) Roofing
- Use of Fly Ash and Recycled Rebar in Concrete
- Heat dissipating technologies at exterior walls
- Low-E, thermally insulated Windows
- Drought Tolerant, Water Efficient landscaping
- 15% or Better improved Energy Performance above Title-24

The Architect will provide professional services of this under California Architect license number C-26427.

Sincerely,

STUART WELTE, AIA, LEED ap, CPHC  
Principal Architect  
Environmental Innovations in Design  
Eco-functional Architecture

EiD ARCHITECTS
412 Olive Avenue | Palo Alto | CA | 94306
dir 650.793.2856 | off 650.226.8770
stuart@EIDarchitects.com
www.EIDarchitects.com
Job: 2180201 CI
235 Harcross Road
Woodside, California

Date: April 14, 2020

Subject: SLOPE STEEPER THAN 35%

To Town of Woodside,

This letter was prepared for the Town of Woodside to comment on the existing slopes that are steeper than 35 percent on the property at 235 Harcross Road in Woodside, California. We are the Civil Engineer on records for the proposed improvements at the subject property. We present this letter according to our study on the property's natural grade on the exhibits EXH-, EXH-2 and EXH-3 dated January 24, 2020.

The areas with slopes greater than 35 percent are identified by hatching on the topographic survey, dated April 11, 2018, prepared by Lea & Braze Engineering, Inc. The proposed improvements that will be constructed within the areas with grades steeper than 35 percent are located along the south and east side (upslope) of the existing residence and along a portion of the driveway.

As shown in sections A-A through E-E, prior to past grading and construction of the site development such as driveway, patios, building pad, walkways, and lawn area, the natural slopes of the project site would have been flatter than 35 percent. In our opinion, the steep slope currently presents on the site was man-made to accommodate the site improvement as described above. Based on our cross sections and observations, the average pre-development slope across proposed work is approximately between 12 and 26 percent.

Please call if you have questions or comments about site conditions or information regarding the slopes steeper than 35 percent addressed in this letter.

Very Truly Yours,
Lea & Braze Engineering Inc.,

Christopher Phan, P.E.
Civil Project Manager

Lea & Braze Engineering, Inc. • www.leabraze.com
To The Department,

Please accept this letter as our proposal for a grading exception for the construction at 235 Harcross Road, Woodside. Per the Town Ordinance #151.40 Grading, “cuts and fills pursuant to Sections 151.20(A)(1) through 151.20(A)(10) shall be balanced on site, unless an exception is granted by the Town Engineer and Planning Director”. The proposed construction at 235 Harcross Road, Woodside includes a new house, new detached garage, new accessory living quarter, new patios and walkways, a new pool, and a new driveway. This work is accompanied by landscape improvements.

The site is heavily wooded and does not allow for excess grading to be spread onsite without jeopardizing the health of the existing native species of trees. By filling out the downhill portion of the lot in attempt to balance the earthworks, we would be disrupting the natural appearing landforms of the site. It is therefore requested to allow this project to export the excess soil, avoiding any alteration of the site and preventing potential for damaging many of the existing trees.

The project proposes 345 cubic yards of cut and 190 cubic yards of fill, creating a total of 535 cubic yards of site grading. These values have been revised to a point we feel provides the best fit with the topography and produces the least amount of grading. There are no significant physical constraints as described in Town Ordinance #151.22(B)(6) that would encumber this project. It is in our opinion that the proposed design meets the criteria for the exceptions as balancing the earthworks would adversely affect the site and the existing trees.

Sincerely,

Chris Phan, P.E.
Civil Engineer