

Special Joint ASCC & Planning Commission Field Meeting, 45 Granada Court, Architectural Review and Site Development Permit Review for a New Residence.

Vice Chair Breen called the special meeting to order at 3:35 p.m.

ROLL CALL:

ASCC: Koch, Sill, Wilson, Vice Chair Breen and Chair Ross (arrived at 3:40 p.m)

Planning Commission: Vice Chair Gilbert and Chair Hasko (arrived at 3:50 p.m.)

Town Staff: Planning Director Debbie Pedro and Associate Planner Arly Cassidy

Others present relative to the proposal for 45 Granada Court

Timothy Chappelle, project architect

John Merten, project landscape architect

Judith Murphy, Conservation Committee

Marie & Matthew Klemchuk, Applicants

Susan Nycum & Bill Schueler, 35 Granada Court

Peter Bales, representing Susan Nycum

Carrie Rubenstein, 245 Golden Oak Drive

Christopher Atwood & Karina Tan, 50 Granada Court

Jim & Patty Brady, 55 Granada Court

Vallory London, 40 Granada Court

Associate Planner Arly Cassidy presented the report regarding the project which consists of a 4,089 square foot home with a 1,750 sq. ft. basement, a 571 sq. ft. detached garage, 864 sq. ft. pool and 124 sq. ft. pool house, 240 sq. ft. workshop, and landscaping throughout the 1.1 acre property located at 45 Granada Court. She described the site layout, tree removal and landscaping plans, and fencing. She clarified an error in the staff report, noting that a projection thought to be over the rear setback line was in fact within it.

Associate Planner Cassidy called the Commissioners' attention to a comment letter received from lawyer Peter Bales, representing neighbor Susan Nycum of 35 Granada Court, which was included in the packet. The letter described a fence and lot line dispute between the two neighbors, and claimed that the issue might impact floor area and setback calculations; Cassidy clarified that this was not the case.

Project Architect Chappelle did a brief presentation, describing the applicant's goals for use of the property and their motivation behind its redesign. He showed the demolition plan and described the driveway relocation to the west side of the property and discussed the general massing of the project. Landscape Architect Merten mentioned the possibility of changing out proposed Portuguese Laurel along the south setback for Pacific Wax Myrtle, in order to satisfy Conservation Committee comments.

Neighbor Carrie Rubenstein commented that some landscaping was called for along the east side of the pool house, which was visible from her property at 245 Golden Oak Drive. Architect Chappelle mentioned that in fact the pool house had been pushed into the grade to be as low as possible and allow for the natural slope down at that edge of the property.

Planning Commission Vice Chair Gilbert asked clarifying questions about soil distribution and off haul as part of the Site Development Permit. Architect Chappelle clarified that approximately

500 cubic yards would be off hauled. ASCC Vice Chair Breen asked about plate heights; Chappelle informed that the total plate height was approximately 20 feet.

Conservation Committee Member Murphy commented that the committee's recommended removal of the Portuguese laurel trees was due to their invasiveness in in the Northwest, but seemed unnecessary in California, where they were not invasive. She found the landscape plans terrific and highly natural. She mentioned that the open slope below the pool and pool house would need regular clearing of broom and other fast growing or invasive species for a few years after construction.

Both Planning Commissioners agreed that smoother topo lines are desirable to avoid deep cuts or steep rises.

After the site discussions, other ASCC members agreed that they would offer comments on the proposal at the regular evening ASCC meeting. Members thanked the architects for participation in the site meeting. The field meeting adjourned at 4:20 p.m.

Special Joint ASCC/Planning Commission Field Meeting, 846 Portola Road, Preliminary Review for a Conditional Use Permit, Variance, Architectural Review and Site Development Permit for Sausal Creek, LLC (Hallett Store)

Chair Ross called the special joint site meeting to order at 4:30 p.m.

Roll Call:

ASCC: Koch, Sill, Vice Chair Breen and Chair Ross

Planning Commission: Vice Chair Gilbert and Chair Hasko

Town Staff: Planning Director Debbie Pedro and Planner Cynthia Richardson

Others present relative to the proposal for 846 Portola Road

Carter Warr, Project Architect

Michael Douglass, Neighbor

Louis Ebner, Neighbor

Consulting Planner Cynthia Richardson presented the report. Project architect Carter Warr gave a presentation explaining that they would like to preserve the large redwood tree and remove 200 sq. ft. of area impacted by the tree at the eastern side of the building and relocate it to the other side of the building. The group walked around the project site and viewed the story poles.

Planning Commission Vice Chair Gilbert asked for clarification on the amount of renovation work needed and whether it would comply with the 50% requirement for nonconforming structures. Architect Warr said they will be able to meet the requirement.

Conservation Committee member Murphy said they are appreciative of the applicant's plan to preserve the large redwood tree.

Vice Chair Breen said the grove of redwoods in the area are all connected and commended the applicant for designing the improvements around saving the tree.

After the site discussions, commission members agreed that they would offer further comments on the proposal at the regular evening meeting. The field meeting adjourned at 5:00 p.m.

(1) CALL TO ORDER

Chair Ross called the regular meeting to order at 7:00 p.m. in the Town Center Historic School House Meeting Room, 765 Portola Road.

(2) ROLL CALL

Planning Director Debbie Pedro called roll:

Present: ASCC: Commissioners Koch, Sill and Wilson; and Vice Chair Breen, Chair Ross
Absent: None
Planning Commission Liaison: Denise Gilbert
Town Council Liaison: None
Town Staff: Planning Director Debbie Pedro, Planner Cynthia Richardson, and Associate Planner Arly Cassidy

(3) ORAL COMMUNICATIONS: None.

(4) NEW BUSINESS [7:02 p.m.]

(a) Preliminary Architectural Review for New Residence, Pool & Pool House, and Shed, File #33-2016, 45 Granada Court, Kemchuk Residence.

Associate Planner Arly Cassidy presented the staff report regarding a proposed new residence, pool, pool house, shed, and surrounding landscaping at 45 Granada Court. Ms. Cassidy said the applicant is proposing to keep some of the existing fencing that is not in conformity. She said fencing in the front setback must not exceed 4 feet in height and the existing fencing is 6 feet high, although it is well screened with existing vegetation.

Ms. Cassidy described the proposed tree removals and plantings. Staff asked for Commission guidance regarding the proposed linear planting as it conflicts with design guidelines.

Chair Ross called for questions.

Vice Chair Breen asked where the air conditioning unit was located. Ms. Cassidy said two units are proposed at the south side of the property. She said the applicant has been notified that, per Code, sound dampening equipment is required or they will be required to have the noise level tested at the property line.

Vice Chair Breen noted the proposed lawn was 1,945 square feet and thought the limit was 1,000 square feet. Planning Director Pedro clarified that the current outdoor water ordinance does not limit the square footage of lawn; however if no lawn is proposed, the project qualifies for a more streamlined process. Ms. Cassidy said the WELO form has been submitted and the applicants are under the required score.

With no further questions, Chair Ross invited the applicants to comment.

The project architect, Tim Chapelle, of Arcanum Architecture, said they spoke to neighbors and have agreed to plant some kind of tree to soften the view from the neighbor's courtyard and patio.

Chair Ross called for questions for the applicant.

Commissioner Sill said the proposal designates the lawn as a medium water use item, yet WELO always considers lawns high-water use. He asked if special grass was being used. John Merten, project landscape architect, said the irrigation plan includes a subterranean mat system to reduce evaporation, which reduces the amount of water needed. Commissioner Sill said that plan would be more efficient, but the lawn is still considered a high water use. He suggested the applicant recheck their water usage calculations.

Commissioner Koch said the pool house building seemed to be merely an enclosed bathroom. Mr. Chappelle said the pool house consists of a changing area and bathroom, and the rest is just a roof covering, with recessed lights. Commissioner Koch said the lower neighbors can see the three recessed lights. The applicant said they were discussing adding more landscaping to screen them.

Commissioner Koch asked for clarification regarding the fencing. Associate Planner Cassidy pointed out the fencing on the renderings. She said all of the proposed new fencing along Granada Court is 4 feet high and is in compliance.

With no further questions, Chair Ross invited public comment.

Peter Bales, representing Susan Nycum, 35 Granada. Mr. Bales said their November 10 letter is included as an attachment to the staff report. Mr. Bales said if the Commission does not consider the fence line as the setback for the boundary, this will affect Ms. Nycum's property setbacks. He said in an agreement with the previous owner of the property, the fence served as the boundary. He asked that the Commission consider that the proposed construction affected the privacy of Ms. Nycum's property. He said the applicants will be able to look down and into Ms. Nycum's master bedroom and master bathroom from their windows. He said the garbage and air conditioning are also on that side of the residence. He said there is a light high above the garbage area, very near to Ms. Nycum's property. He asked for clarification regarding the height of the trees at the time of planting and their projected height in five years. He said that screening will be very important, considering the trees that will be removed, the construction, and the height of the building.

Virginia Bacon, 205 Golden Oak Drive. She said she did not attend the field meeting in the afternoon but in looking at the plans, the side of the house facing the Nycum property seems like a big wall. She said the building is sited high on the hill and looks bulky and massive.

With no further public comment, Chair Ross closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Koch asked why the existing black metal fence was not being replaced. She said the Commission usually suggests removing oleander and there is a lot of oleander along this chain link fence. Vice Chair Breen said this is a new house, which is a good opportunity to remove the chain link fence. Planning Director Pedro said a chain link fence is discouraged, but is not illegal. She said the ASCC has, in the past, requested nonconforming fences to be brought into conformance with a large project.

Chair Ross said not every fence is a boundary fence or built directly on a property line. He said there is an apparent agreement between the prior property owner and Ms. Nycum allowing her to use that property as if it were her own for planting purposes. He said that it does not affect the setback lines, which are defined by the recorded property line. Planning Director Pedro said the fence along the left side has also been pulled in to accommodate a neighbor's development.

Commissioner Koch said that when viewing the project from the south, the pool house and entertaining area are much more visible than the two-story house. She said there should be more screening in that area. She said there is excessive pool lighting and the light in the garbage area needs to be discussed. She said the Town does not recommend lighting water features or the house numbers at the street. She said the side fencing that is out of conformance should be replaced to match the fencing proposed along Granada Court and should not be chain link. Commissioner Koch said she was supportive of the grading to soften the hillside. She supported less new planting and maintaining the existing native planting, while eliminating invasives. She was supportive of the colors and materials board.

Commissioner Wilson said it is a beautiful property, and she was happy that they sank it down so it did not look quite as tall. She said she would prefer to see more natives along the rear property line. She was supportive of the clearing already done. She expressed some concern about the fire pit being located close to the pines and pine needles. She said the property is elegant and slim, but the gateway seemed bulky and obtrusive with the 4-foot side walls at the entry. She was concerned about the fencing and boundaries. She said there was excessive lighting.

Commissioner Sill agreed that the design is spectacular. He agreed there was excessive lighting. He said he would prefer to see the back area with more strategically placed native plantings and not so linear in layout. He said the lawn should be smaller and said the water usage calculations need to be checked. He liked that a lot of the property was left undeveloped. He was not supportive of the fence remaining at 6 feet high on the sides where it is within the setback.

Vice Chair Breen said it is a beautiful project. She was supportive of the siting of the house and driveway, the colors, and the materials. She said there was a lot of plant pollution with pines and brooms. She suggested *Prunus lusitanica* or Toyon on the pool wall side rather than the *Myrica*. She suggested removing the chain link. She was not in favor of perimeter fencing, saying it would have a negative impact on habitat and animals. She suggested pulling in the fence so that animals could get across the land. She was not supportive of the stone wing walls in the entry. She said they were too decorative and should be simple and split rail, exposing some of the wonderful *Manzanitas* along the frontage. She said the pool lights were excessive and there should not be a light in the spa. She said the lower neighbor would be looking up into the recessed lights in the pool house area so there needs to be a wall or landscaping that screened the source of light. She said, however, there should also not be a lot of planting in the swale zone beneath the pool house. She would like to see the lawn size reduced. She suggested phasing out the redwoods on the western property line. She was supportive of the direction the applicants were headed with the project.

Chair Ross suggested reducing the exterior lighting overall. He reminded the applicant that lights in remote locations, such as the bicycle shed or path lights, may get left on inadvertently and they should be on a circuit that can be set to automatically turn them off. He said he was concerned about light spill from the window facing south above the stairs to the second floor. He said the first-floor south side lights are well screened. He was very supportive of the materials board. He was very supportive of the siting of the project and relocation of the driveway. He said there is a real difference between an elevation drawing and how it looks in real life and

once the house is built, it will have much less impact than the neighbors fear. He said there is already good screening and, with the pruning that has occurred, it will get vigorous and fill in. He said there will need to be screening and a secure fence for the pool area, but he would not mind seeing the chain link replaced. He agreed that the fence in the setback at the front property line should come down to 4 feet high. He said the proposed linear planting at the south property line needs to be more varied and irregular so it is not a hedge. He said he would like to see the lawn area reduced. He agreed the down lights in the barbecue area needed to be screened. He agreed that the wing walls at the entry gate were out of character with the rest of the project and could be handled more elegantly without the massive feel of the stone walls.

In response to Vice Chair Breen's question, the applicant said the driveway is asphalt up to the entry and then turns to gravel. Vice Chair Breen suggested the applicant consider pulling the fence up to the entrance of the house, eliminating the perimeter fencing along the front.

Commissioner Koch agreed with Vice Chair Breen's suggestion for thinning the redwoods, and said it would afford better views for the property owner.

(b) Preliminary review for a Conditional Use Permit, Variance, Architectural Review and Site Development Permit for Sausal Creek, LLC (Hallett Store) 846 Portola Road, File #37-2015 and X7D-178.

Planner Cynthia Richardson presented the staff report. She said the Conservation Committee has reviewed the landscaping plans and were in support of the plant materials used. She said the ASCC should review the variance request, decide if the tree removal is more appropriate or if the 200 square feet on the west side of the property is more appropriate, provide comments and recommendations to the Planning Commission regarding the Conditional Use Permit, and review the materials, signage, landscaping, and lighting.

Chair Ross called for questions for staff.

Commissioner Wilson asked if the corrugated roof was only being added to the new addition. Project Architect Carter Warr said the corrugated roof would cover the entire building.

In response to Chair Ross's question, Planning Director Pedro said the Planning Commission would be making the findings on the variance request and the ASCC was tasked with providing recommendations. Planner Richardson said the applicant was also looking for direction on that issue.

With no further questions for staff, Chair Ross called for comments from the applicant.

Project Architect, Carter Warr, described the history of the project and welcomed comments and guidance from the Commission in moving forward.

Chair Ross called for questions for the applicant.

Commissioner Koch asked about the pathway that previously accessed a mailbox near the oak tree. Mr. Warr pointed out the path on the landscape plan. He said it was a concrete pathway that was demolished during the house demolition and they want to put that back. He said the path would be used upon exiting the deck, going to the mailbox or to the restaurant.

Vice Chair Breen said the building is wonderful but she would prefer a floating deck rather than one with railing that is being proposed. Mr. Warr said it will be a floating deck, if possible, but

they are not sure yet what the elevation is, and he does not want to create a public area where people will fall off of the deck. In response to Vice Chair Breen's question, Mr. Warr said the sign would be parallel to the road, and placed more in front of the building to not obstruct the sight line.

Chair Ross said he noticed on the demolition plan that the proposal was to retain the exterior walls at the back side. He said that would be tricky because of the subsidence in that area. He said the applicant needs to be mindful of the 50% rule. Mr. Warr said they were aware of that challenge and confirmed that the 50% rule applied to the value of the building and not the floor area.

With no further questions, Chair Ross called for public comment. Hearing none, Chair Ross closed the public hearing and brought the item back to the Commission for discussion.

Vice Chair Breen said she supported the variance to retain the tree. She supported the materials and colors. Vice Chair Breen said she had asked staff earlier if the applicants would be able to add more square footage if the tree ended up having to be removed 10 years from now. Planning Director Pedro clarified that this property is at the floor area limit. She said if there were a proposal for additional swapping of floor area, there would no longer be a hardship finding without the tree being there.

Commissioner Sill said this project will be a great improvement, is a striking design, and will look wonderful from the street. He supported the variance to retain the tree. He was supportive of the materials. He said the landscape plan was limited but appeared to be going in the right direction.

Commissioner Wilson said she would normally support buildings before trees, but in this case she supported keeping the tree and the variance. She was supportive of the color plan.

Commissioner Koch supported the variance to keep the tree. She was supportive of the materials.

Chair Ross said it was a great project. He said it will make a non-descript building a memorable one. He said the historical references and respect to the original use and look of the building is wonderful – redeveloping the front porch, the old signage, old-fashioned looking materials. He said there are not many places in Town where redwood trees belong, but this is one of them. He was supportive of the variance to keep the tree. He would like to see the deck done without a significant hand or guardrail. He said the 200-square-foot swap is well placed in an unobtrusive area. He was supportive of the materials palette.

(5) COMMISSION AND STAFF REPORTS: [8:18 p.m.]

Planning Director Pedro said the ASCC vacancy applications are due on November 30.

Commissioners Sill and Koch advised that they reviewed the follow-up planting and fencing plans for 50 Iroquois Trail.

(6) APPROVAL OF MINUTES: October 27, 2016. Vice Chair Breen moved to approve the October 27, 2016, minutes as submitted. Seconded by Commissioner Sill, the motion passed 4-0; Commissioner Koch abstained. It was noted that Commissioner Wilson left halfway through the meeting, so she approved Items 1, 2, 3, 4(a), 5, and 6 of the minutes and abstained from Items 4(b) and 7.

(8) ADJOURNMENT [8:35 p.m.]