

**ASCC Field Meeting, 42 Santa Maria, Preliminary Review for a New Residence, Removal of Significant Trees, and Landscaping.**

Chair Sill called the field meeting to order at 5:00 p.m.

**ROLL CALL:**

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

Town Staff: Planning & Building Director Laura Russell, Planner Cynthia Richardson

Committee members: Judy Murphy (Conservation),

Council Member: Craig Hughes

Planning Commissioners: Craig Taylor and Jon Goulden

Others present

Tom Bylund, owner

Rick Pedley, Architect

Frank Crow

Jean Isaacson

Ken Singleton

Bill Rehlich

Andy Brown

Koosha Saii

Planner Cynthia Richardson presented the report regarding the project which consists of new residence, significant tree removal, landscaping, and a new driveway.

Following her presentation, the group toured the site.

There was discussion regarding Louise Lane and tree removal.

Chair Sill stated that Commissioners would offer further comments on the proposal at the regular evening meeting that evening. Members thanked the applicant and architect for participation in the site meeting. The field meeting adjourned at 5:35 p.m.

**CALL TO ORDER AND ROLL CALL**

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

Planning & Building Director Laura Russell called roll:

Present: ASCC: Commissioners Danna Breen, Dave Ross, and Jane Wilson; Vice Chair Megan Koch; Chair Al Sill  
Absent: None  
Planning Commission Liaison: Jon Goulden  
Town Council Liaison: Craig Hughes  
Town Staff: Planning & Building Director Laura Russell; Associate Planner Cassidy; Planner Cynthia Richardson

**ORAL COMMUNICATIONS**

None.

**OLD BUSINESS**

(1) **Architectural and Site Development Review for a New Residence, Removal of Significant Trees, and Landscaping, and Variance Review for Uncovered Parking, File #PLN ARCH 43-2017, 5588 Alpine Road, Ross Residence**

Associate Planner Cassidy presented the project data, background, and discussion items regarding this project, which has already gone through the preliminary reviews of the ASCC and Planning Commission as detailed in the staff report. Staff recommended that the ASCC recommend Planning Commission approval.

Chair Sill invited questions from the Commissioners. Hearing none, Chair Sill invited the applicants to comment. The applicant said they have incorporated all of the previous suggestions, feel they've addressed all the comments, and look forward to moving forward with the project.

Vice Chair Koch asked regarding the switching plan for the path lighting. The applicant said there will be a switch at both ends of the path. The Commissioners suggested including a timer.

Chair Sill invited comments from the public. Hearing none, Chair Sill brought the item back to the Commission for discussion.

Vice Chair Koch was supportive of the off-the-grid concept. She said it is a challenging site and the applicants have done a good job providing a unique home that embraces the beautiful environment. She was supportive of the path lighting, the EV charging station, the water catchment system, and the elimination of the stair lighting. She was supportive of the project and the variance.

Commissioner Wilson was supportive of the project and the variance. She said the applicants

have addressed all of the suggestions offered and have gone the extra mile with the traffic mirror and EV charging station.

Commissioner Breen was appreciative of removing the upper lights and adding the water catchment system. She stressed that consistent management of the invasives is important. She was supportive of the project and the variance.

Commissioner Ross was supportive of the project and the variance. He suggested a handout be created showing color photos of the various invasives in their immature states so that workers on the site can pull them as they see them.

Chair Sill was appreciative of the applicant's responses to the suggestions provided. He was supportive of the reduced exterior lighting, the shed around the generator, and the rainwater catchment system. He was supportive of the project and the variance.

Commissioner Ross moved to recommend approval by the Planning Commission of the proposed new residence, site improvements, and the variance for uncovered parking, subject to the staff conditions and with the additional condition of timers for the pathway lights. Seconded by Commissioner Wilson; the motion carried 5-0.

## **NEW BUSINESS**

### **(2) Preliminary Architectural Review and Site Development Permit for a New Residence, Removal of Significant Trees, and Landscaping, 42 Santa Maria, Byland Residence, File # PLN ARCH 41-2017**

Planner Richardson presented the project data, background, and discussion items regarding the proposed project, as detailed in the staff report. There was a field visit at the site earlier this afternoon. Planner Richardson noted that trees numbered 17, 18, 21, 22 and 23 are shown to be removed on the plans; however at the field meeting the property owner indicated that they would like to keep those trees.

Chair Sill invited questions from the Commission.

Commissioner Wilson asked if there was a plan for the oaks on the side of #16 and #42 Santa Maria. She said the new trees would be overlapping and unnecessary. The landscape designer, who is the designer for both properties, clarified where the oaks would be placed.

Commissioner Ross asked about the potential for development of Louise Lane. Planner Richardson said they did a lot of research and showed a slide of what the Town Surveyor had put together. Town Councilmember Hughes said his understanding was that the easement was not in favor of the Town. He said the easement and the road is in favor of the original subdivider. He said the original property developer who did the subdivision is who would be able to develop and build that road.

Vice Chair Koch asked why anyone would need access from their driveway from both Hayfields and Santa Maria. Planner Richardson said they may not, but it is not known how the other property may be developed.

Commissioner Ross said his thinking would be influenced by knowing the chances of that property ever being developed. He said it would be very expensive to develop that road.

Planner Richardson said the applicant did try to abandon the road, but one property owner did not want to participate in that abandonment.

With no further questions, Chair Sill invited the applicant to comment. Hearing none, Chair Sill invited questions from the Commissioners.

Vice Chair Koch asked the applicant if the fire truck turnaround would be affected if they moved the screening planting off of Louise and more along the driveway line. The applicant said it would affect the turnaround, and the residence would need to be pushed more uphill and reconfigured.

Commissioner Breen asked if there was an air conditioning unit and/or generator. The applicant said there is no generator.

Commissioner Breen asked if there was an interior lighting plan. She also asked regarding the type of window glass being used. The applicant said the windows would be insulated with some tint.

Chair Sill suggested the applicant consider a solar study and solar panels. He asked regarding the plan for the drainage swale. The applicant said they will rake the debris out of the swale at the appropriate time.

With no further questions, Chair Sill invited public comment.

Ken Singleton, 40 Santa Maria. Mr. Singleton attended the field meeting this afternoon. He was happy to see this moving forward and said it would be great to have two nice houses next door. He had no objections to the siting or the basic architectural plan at both properties. He said they've lived in their house for 25 years. He said when they moved in, the neighbor used Louise Lane for some garden access. He said no one has been using it. He said he would like to see some cared-for vegetation there and said it would make it look more finished for both of the houses. He said he would support the variance consistent with what's happened at #16. He said there is an easement, and details need to be discussed regarding the driveway, the drainage, retaining walls, etc. He said they were looking forward to participating in that conversation. He said they have a working understanding since the beginning of the project that the driveway will sit up as close as possible to the water tower property and the redwoods, such as when the cottage was there and had access. He said there is an ingress/egress easement across there, and they want to make it all work.

Chair Sill said that should be resolved before a final ASCC review.

Planner Richardson said there is a grading and drainage plan with a designed driveway plan, and she will be happy to walk through it at any time. Mr. Singleton said that was never a conversation with them, and they were under the impression all along that it would be a mutual discussion. He said they had been assured that what was depicted in the plans was just a stand-in sketch and not a formal proposal. He said they are ready to have that discussion at any time and do not want to hold up the project.

Annelise Connell, 56 Santa Maria. In response to her question, Commissioner Ross said wheelchair accessibility is not a requirement for single family homes.

With no further public comment, Chair Sill closed the public comment section and brought the

item back to the Commissioners for discussion.

Commissioner Wilson said she was concerned about the amount of lighting and the reflection from the amount of fenestration for people looking up the hill. She was also concerned with the lighting on the pathways and the wall sconces. She said there could be an argument for slightly reducing the height of the master bedroom to fit better into the hillside. She said they would not be supportive of lighting on the pond or water feature. She was supportive of the changes that have been made to the landscape and adding more natives, and agreed with the retention of the trees as stated at the field visit. Commissioner Wilson was supportive of the square footage, the design, and the color board. She would suggest reconfiguring the steps to the front door with a gentler slope and less steps. She said the landscape planting seems excessive.

Commissioner Breen said she liked the direction the applicants were headed with the shed roofs, the siting of the house back into the hillside, and the color boards. She said it would be useful to the Commission to see an interior lighting plan to see what is in the ceilings of the family room and master bedroom – how deeply the lights are recessed, if there are baffles, the color of the baffles. She is not supportive of recessed light fixtures outside the master bedroom and family room and said lighting could be built into the railing. She said it is critical that the people down below not see into the source of light. She was supportive of the over 85% floor area concentration finding. She said there was too much landscape lighting. She suggested removing both lights at the guest parking area, remove the last path light near the front door, move the lights at the lower set of stairs toward the meadow area, and reduce the lighting on the middle staircase. Commissioner Breen said although the planting is staggered along the entrance along Louise Lane, it will still express itself as a linear form, and it should be islands so that it does not grow into a linear hedge. She pointed out that *Ceanothus Ray Harman* and *Prunus caroliniana* will not survive because they will be eaten by deer. She said when the property is sold, it needs to be understood that the buyers cannot replace the meadow with a lawn. She said there should be a motion sensor and timer at the garage. She said invasives management is very important, the ivy needs to be taken from the trees, and all the broom and thistle must be removed. She said she wanted to know how the applicants would mitigate the evening light for the people who live down below and what kind of glass treatment will be used. She encouraged the use of solar. She said the plate height of the master bedroom area could be lowered a foot.

Commissioner Ross was supportive of how the house was massed and tucked into the slope. He was not in favor of lowering the master bedroom plate height. He said he was not sure the massing and design of the house would work well if the roof slope is lower than 2:12. He said if they don't do that, they'll have to go lower than 8 feet for the plate height of the back of the master bedroom and it would feel cramped on the inside. He said they could eliminate the majority of the light spill concerns by eliminating the upper row of windows in the master bedroom. He said the glass paneled garage doors look great, but they need to be aware that even a small flashing light of a battery charger illuminates the panels. He said the lights within the garage should be on a timer in case the garage light is left on inadvertently. He agreed that lights on both sides of the intermediate staircases are redundant and not necessary and should be on timed motion sensors. He agrees with the recommendation to not use recessed lights in the master bedroom soffit because of being able to look up into the light source. He was supportive of the concentration of all of the square footage in a single structure. He said Lea & Braze are good mediators and suggested they be involved in the final discussion about the configuration of the driveway with the neighbor. He agreed with Commissioner Breen regarding planting clusters and islands rather than linear hedge-like plantings.

Vice Chair Koch appreciated the placement of the house tucked into the hillside. She said the color board was smart and natural-looking. She said there was no reason to lower the plates. She said the recessed lights in the great room should be eliminated, bringing lighting into that courtyard area back toward the house. She said the three lights over the master bedroom and the two over the other bedrooms over the garage should be eliminated. She said there should only be one garage light. She said the pond light will not be supported. She said the landscape has too much lighting. She said the great room area is quite significant, and it feels like there are two main entrances. She said the reduction in lighting is also an opportunity to make that appear less of an access area. She would like to see other garage door options. She agreed the planting is too linear and excessive. She said she would not support trees too close because it will block the views. She said the driveway details should be resolved. She wanted to see an interior lighting plan. She would support the findings for 100 percent of the maximum floor area to be concentrated in one structure. She was supportive of saving the trees.

Chair Sill was supportive of the design. He said he could support the findings for 100 percent of the maximum floor area concentrated in one structure. He agreed with the other Commissioners' comments regarding lighting. He agreed the screening plan is too linear. He would like to see a plan that encompasses both lots. He agreed with the plant suggestions made by the Conservation Committee and Commissioner Breen. He suggested they try to keep Trees #17, #18, #19, #20, and #21. The applicant agreed. He said after tonight's discussion, he feels it is reasonable to have some planting in Louise Lane. He suggested the use of solar panels and cleaning up the drainage swale. He did not see a need to lower the master bedroom and said the problem can be solved by managing the landscaping and lighting.

Commissioner Breen conceded on the master bedroom height because she did not realize that all the roofs were 2:12, and she would not want to change that. She said there are a couple of trees behind #17, probably bay laurels that should come out. She said wherever bays are growing up under the canopy of live oaks, the bays should be removed.

The applicant asked Commissioner Wilson regarding her suggestion about redoing the entry stairs and landings. Commissioner Wilson said she wasn't suggesting it be a condition, but thought they should consider that it will be difficult for a mother with small children with shopping bags or a pram because it will be a lot of weight and difficult for small children. The applicant said they designed landings rather than having one long staircase. The Commissioners agreed the landings were appropriate.

## **COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS**

### **(3) News Digest: Planning Issues of the Day**

Staff shared an article of interest with the Commissioners – "How America Uses Its Land"

Commissioner Breen reviewed and approved the reconfiguring of the landscaping plan/removal of approved second unit at the project at 185 Meadowood.

Chair Sill reviewed and approved a tree placement on the corner of Cervantes and Westridge.

## **APPROVAL OF MINUTES**

### **(5) ASCC Meeting of July 23, 2018**

Commissioner Breen moved to approve the July 23, 2018, minutes as submitted. Seconded by Commissioner Ross, the motion passed 4-0, with Commissioner Koch abstaining.

**ADJOURNMENT** [8:26 *p.m.*]