

CALL TO ORDER AND ROLL CALL

Commissioner Wilson called the special hybrid meeting to order at 6:00 p.m.

Planning and Building Director Russell welcomed two new/returning ASCC members, Rebecca Flynn and Danna Breen. Shauna Clark, Consultant Town Clerk, led the swearing in of the two new members.

Planning & Building Director Laura Russell called roll:

Present: ASCC Commissioners, Danna Breen, Rebecca Flynn, Jane Wilson, and Al Sill

Absent: Commissioner Kenny Cheung

Planning Commission Liaison:

Town Staff: Planning & Building Director Laura Russell

ORAL COMMUNICATIONS

NEW BUSINESS

- (1) **Architectural Review of a new residence that would exceed 85% of the allowed floor area of the main residence, a detached ADU, a Site Development Permit continue nonconforming fencing, and landscape improvements, 3 Hillbrook Drive; Kane and Mertz Residence, File #PLN ARCH 22-2022 (J. Garcia)**

Planning and Building Director Russell presented the project in the absence of Mr. Garcia, as detailed in the staff report and noting that a site visit was held earlier in the afternoon, attended by all Commissioners present at the meeting, as well as the applicant, the homeowners, the Planning Commission Liaison and Judy Murphy from the Conservation Committee.

Planning and Building Director Russell pointed out that conditions of approval were provided in the event the Commission wished to approve the project.

The Commissioners asked questions of Planning and Building Director Russell, in regard to the project, topics including the loop driveway, the non-conforming fence, the garage door material, the basement, the 25-foot setback area, and the type of watering system.

Applicant, Dale Kane, shared personal background and additional comments regarding the project.

Mr. Warr provided additional comments regarding the project.

The Commissioners asked questions of the applicant and Mr. Warr in regard to the need for the basement, and the design from the garage to the kitchen.

Mr. Warr responded to the Commissioners' questions.

Public comment was received by:

- Judy Murphy, Conservation Committee

The Commissioners discussed and provided comments on the project, topics including appreciation for the use of the site, the appealing design, approval of the 85% floor area exception, tree removals and scenic corridor plantings. Concerns included removal and possible replacement and repositioning of the outside wire fence further into the property; lower lumens on the garage lights, shades on skylights and reduced intensity on some of the other lighting; use of gray water for lawns and preference for not having lawns; and question of whether the ASCC should have approval authority over loop driveways.

MOTION

Commissioner Sill moved to recommend approval of the project with the conditions recommended by staff, and addition of the following conditions: Removal of the pines, liquid amber and bamboo; reduction of the lighting in the carport to two lights; the metal fence along Alpine to be removed with the option of replacing it with horse fence, to be approved by one member of the ASCC; and revision of the landscaping plan to reduce the amount of planting density along Alpine and be more clustering, with a revised landscape plan to be reviewed by one member of the ASCC.

FRIENDLY AMENDMENT

Commissioner Flynn offered a friendly amendment to give the applicant the option to reposition the outer fence further within the property per preference of the ASCC, or to place it in the current location.

Seconded by Commissioner Breen, the motion carried (5-0) by voice vote.

- (2) **Architectural Review for a fence extension, 10 Tagus Court; Mabardy Residence, File #PLN FNCE 2-2023 (T. Geisler) CONTINUED**

COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

(3) Commission Reports

Commissioner Sill reported on a substantially changed landscape plan for 35 Possum which he felt should be reviewed by the Conservation Committee prior to ASCC approval. Planning and Building Director Russell advised that a decision needs to be made on whether the plan comes back to the full ASCC for approval.

Commissioner Sill also reported on his review of requested modifications at 41 Stonegate and 3 Grove Court.

Commissioner Wilson reported on her review of 501 Wayside landscape plan.

Commissioner Wilson also reported on sign proposals at Ormondale and Corte Madera schools.

It was noted that Planning staff should not reach out to the entire ASCC body regarding revisions but to the one or two ASCC members that would be conducting the reviews.

(4) Staff Report

Planning and Building Director Russell is exploring possible venues to for new Commissioner Flynn to garner some valuable feedback from past ASCC members, Dave Ross and Megan Koch, on their decision-making processes over their years on the Board.

Planning and Building Director Russell reported that the Housing Element was approved. Also, work on the Zoning Code amendments will resume shortly and will be on the Planning Commission's agenda in the near future.

Planning and Building Director Russell advised that she will be catching up on some smaller projects which she may be asking the ASCC to review.

Public comment was received by:

- Caroline Vertongen
- Judith Murphy (inaudible, off microphone)

Approval of Minutes

(5) March 27, 2023

(6) April 10, 2023

Approval of minutes was deferred to the next ASCC meeting.

ADJOURNMENT [7:32 p.m.]