

Architectural and Site Control Commission **October 13, 2008**
Regular Evening Meeting, 765 Portola Road, Portola Valley, California

Chair Breen called the regular meeting to order at 5:02 p.m. *(It was noted that the early start time for the meeting had been set to avoid conflict with the first session of the town's Green Speaker Series, to take place from 6:30 p.m. to 8:30 p.m. in the new Town Center Community Hall building.)*

Roll Call:

ASCC: Breen, Clark, Gelpi, Warr

Absent: None*

Town Council Liaison: None

Planning Commission Liaison: Gilbert

Town Staff: Deputy Town Planner Vlastic, Planning Technician Borck

*With the appointment of former ASCC member Von Feldt to the planning commission, there are four filled and one vacant ASCC positions. It was noted that advertising for the vacant position had been initiated.

Oral Communications

Oral communications were requested, but none were offered.

PRELIMINARY ARCHITECTURAL REVIEW FOR NEW BLUE OAKS RESIDENCE AND SITE DEVELOPMENT PERMIT X9H-589, 17 REDBERRY RIDGE (LOT 13), DEMIENNE

Vlastic presented the staff report prepared for the October 13 ASCC meeting on the status of this proposal for new residential development of the subject Blue Oaks property. He explained that the applicant and project architects were making significant progress on plan redesign, but were still in the process of developing changes to address concerns of the Blue Oak Homeowners Association and site neighbors. He commented that based on this ongoing effort that preliminary project review should again be continued, this time to the October 27 regular ASCC meeting.

Public comments were requested, but none were offered. Thereafter, consideration of the project was continued to the regular October 27, 2008 ASCC meeting.

Site Development Permit Application X9H-591, Proposed Riding Arena, 147 Goya Road, Petry

Vlastic presented the staff report prepared for the October 13, 2008 meeting on this application for approval of grading plans for development of a riding "arena" on the subject 2.6 acre Westridge property. He advised that the planning commission was the approving authority for this permit and that the ASCC should develop recommendations for planning commission consideration in acting on the application. Vlastic advised that the planning commission had conducted a preliminary review on the matter at its October 1 meeting and was tentatively scheduled to hold the required public hearing at its October 15 meeting.

Vlastic then reviewed the project as shown on the "Grading Plan – Horse Arena," dated 9/15/08, prepared by Triad Holmes Associates. He also reviewed the following materials submitted in support of the plan:

October 8, 2008 arborist report
10/9/08 sheet showing arena fence and retaining wall details

Vlasic advised that in response to the issues identified in the staff report, project representative Jerry Ellis had prepared an October 12, 2008 memorandum addressing retaining wall location and design adjustments to provide for protection of the redwood trees along the east side of the arena area. He noted the adjustments were developed with the project arborist and that the size of the arena would decrease by 2 feet in width and over 250 sf in area to provide for the tree protection outlined in the 10/12 memo from Mr. Ellis. Vlasic recommended that any action on the project be with the condition that the adjustments described in the 10/12 memorandum be incorporated into the project plans.

Vlasic also advised that the town had received an October 13, 2008 email communication from the Westridge Architectural Supervising Committee (WASC) stating committee approval of the project subject to the condition that retaining wall details be clarified. Vlasic noted that he believed the 10/9/08 plan details prepared by Mr. Ellis and those presented in the October 12 memorandum clarified the retaining wall details.

Mr. Ellis was present representing the applicant and advised that he had no additional comments to those offered by staff.

ASCC members discussed the project and found it generally acceptable. Some concerns were, however, raised over the linear nature of the redwood trees on the east side of the arena and it was suggested that some removal or loss of redwood trees in this area would not necessarily be inappropriate, as such trees are not a common, native tree in this part of Westridge. Breen also commented that she felt the scope of new oak tree planting proposed at the south of the arena appeared excessive and unnecessary.

In response to the comments offered on the redwood trees and proposed oak tree planting, Mr. Ellis explained that the new planting had been developed in response to comments from the WASC. He also noted that both the applicant and WASC wanted to ensure the redwood trees along the east side of the arena site were protected from construction impacts. Mr. Ellis did, however, note that a few young redwoods had recently been planted by the applicant north of the arena site, along Goya Road, and that he would suggest to his client that these be removed, as it was appreciated that in time the trees could growth to block views.

Rusty Day, WASC Chair, was present and commented that the committee found the existing and proposed plantings appropriate and would be less supportive of the arena proposal without the screen redwoods and other proposed plantings.

Following ASCC discussion and interaction with Mr. Ellis and Mr. Day, Clark moved, seconded by Gelpi and passed 4-0, to recommend planning commission approval of the proposed site development permit as shown on the "Grading Plan – Horse Arena," dated 9/15/08, prepared by Triad Holmes Associates. This recommendation was made subject to the following conditions to be addressed, unless otherwise noted, to the satisfaction of planning staff prior to actual issuance of the site development permit:

1. The riding arena fence design shall be as presented on the 10/9/08 plan entitled "Fence and Retaining Wall Details." These "details" shall be incorporated into the final project plans.

2. The design details for the retaining walls and the adjustments to the arena size, both to protect the redwood trees along the east side of the arena, shall be as described in the October 12, 2008 memorandum from Jerry Ellis to Tom Vlastic. These adjustments shall be incorporated into the final project plans.
3. If, based on the revised project plans called for in condition 2 above, the project arborist determines that the long-term health of one or more of the redwood trees could be impacted, then “defensible” planting of native materials, i.e., native shrubs, should be provided to the satisfaction of planning staff in anticipation of loss of any existing redwood trees. Such “defensible” planting shall be based on recommendations of the conservation committee.

ASCC also stated support for Mr. Ellis’ suggestion that the some existing redwoods be removed, particularly the new redwoods planted along the south side of Goya Road north of the arena site. They encouraged Mr. Ellis to pursue this with the applicant, but did not mandate any tree removal. Further, ASCC members “encouraged” the applicant to work with the WASC to reduce the scope of new oak tree planting along the south side of the arena but, again, did not mandate any changes to the proposed landscape plan.

Architectural Review for Blue Oaks residence and Site Development Permit X9H-590, 6 Buck Meadow Drive (Lot 34), Yuk

Vlastic presented the staff report prepared for the October 13 ASCC meeting on the subject project. He advised that on September 8, 2008 the ASCC completed conditional approval of the architectural review portion of the request and that at this time the applicant is seeking approval of the site development permit. Vlastic then reviewed the plans listed below and explained how they had been revised for consistency with the approved architectural plans and to allow for ASCC action on the site development permit. ASCC members considered the staff report and the following revised plans, unless otherwise noted, dated 9/22/08 and prepared by Square Three Design Studios, Architecture:

- Sheet A1.01, Proposed Site Plan, Project Data/Tabulations
- Sheet A1.02, Proposed Partial Site Plan
- Sheet C-0, Topographic Survey Plan, MacLeod and Associates, 12/20/07
- Sheet C-1, Preliminary Grading and Drainage Plan (Overall Plan), MacLeod and Associates, 9/23/08
- Sheet C-2, Preliminary Grading & Drainage Plan with Erosion & Sedimentation Control Measures, MacLeod and Associates, 9/23/08
- Sheet C-3, Preliminary Grading & Drainage Plan with Erosion & Sedimentation Control Measures, MacLeod and Associates, 9/23/08
- Sheet A2.01, Proposed Main Floor Plan (Main Residence & Detached Garage/Guest House)
- Sheet A2.02, Proposed Basement Plan, Proposed Roof Plan
- Sheet A3.01, Proposed Exterior Elevations-Main Residence
- Sheet A3.02, Proposed Exterior Elevations-Main Residence
- Sheet A3.03, Proposed Exterior Elevations-Garage/Guest House
- Sheet A5.01, Proposed Building Sections
- Sheet A5.02, Proposed Building Sections
- Sheet A5.03, Proposed Building Sections
- Sheet A5.04, Proposed Building Sections-Garage/Guest House
- Sheet L1, Conceptual Landscape Plan, Ron Benoit Associates, Landscape Architect, 8/28/08, with ASCC response

Sheet L2, Enlarged Site Sections, Ron Benoit Associates, Landscape Architect,
8/28/08, with ASCC response
Sheet L3, Planting and Site Lighting Legend, Ron Benoit Associates, Landscape
Architect, 8/28/08, with ASCC response

Vlasic commented that following preparation of the staff report for the 10/13 meeting, the town geologist had completed his review of the revised plans and provided an October 10, 2008 memorandum recommending conditional approval of the site development permit. Copies of this memo were made available to the applicant and ASCC members.

Mr. Yuk was present to discuss his plans with ASCC members. In response to a question, he advised that no lighting was proposed for the pathways around the property. In particular, he clarified that there would be no lighting of the pathway planned on the west side of the site to the "DG pad overlook" shown on Sheet L1, or at the "overlook."

Following brief discussion, Gelpi moved, seconded by Warr and passed 4-0 approval of the site development permit request, as clarified by the applicant, subject to the following conditions to be addressed, unless otherwise noted, to the satisfaction of planning staff prior to issuance of the site development permit:

1. The plans shall be revised to clarify that the retaining wall at the "DG pad overlook" at the west end of the building envelope shall have an exposed height of no more than 18 inches.
2. The requirements set forth in the 7/23/08 report from the fire marshal shall be addressed to her satisfaction.
3. The requirements set forth in the 8/21/08 report from the public works director shall be addressed to his satisfaction.
4. The requirements set forth in the 10/10/08 report from the town geologist shall be addressed to his satisfaction.

Approval of Minutes

Warr moved, seconded by Gelpi and passed 4-0, approval of the September 22, 2008 meeting minutes as drafted.

Adjournment

There being no further business, the meeting was adjourned at 5:30 p.m.

T. Vlasic