

Vice Chair Aalfs called the special meeting to order at 7:31 p.m. in the town center Historic School House meeting room.

Roll Call:

ASCC: Aalfs, Breen, Clark, Hughes
Absent: Warr
Town Council Liaison: None
Planning Commission Liaison: McKitterick
Town Staff: Town Planner Vlasic

Oral Communications

Oral communications were requested and none were offered.

Continued consideration -- Request for Modifications to previous approval, Garage addition, 10 Grove Drive, Dhillon

Vlasic reviewed the comments in the October 7, 2010 staff report on the status of this matter and advised that the applicant's attorney has informed the town that Ms. Dhillon is considering the code enforcement notice she received from the town and would likely challenge it. Vlasic added that, for this reason, Mr. Klingsporn informed staff that his client does not desire any further interaction with the ASCC at this time. Vlasic clarified that, therefore, the matter would be removed from the ASCC calendar until further notice and that the site neighbors have been informed of the status of the project.

Continued Consideration of demolition permit requests for Structures at 4394 and 5010 Alpine Road, and Site Development Permit X9H-618, for 5010 Alpine Road, McKinney

Vlasic presented the October 7, 2010 staff report on these applications. He explained that on September 27, 2010 the ASCC conducted a preliminary review of the proposals for demolition of structures on two parcels owned by Mr. Donald McKinney, both located on Alpine Road. He clarified that after the preliminary review, project consideration was continued to the October 11th meeting. He noted that at this time, staff is recommending ASCC approval of the demolition permit for 4394 Alpine Road, as set forth in the staff report, and for the ASCC to formulate final comments on the applications for 5010 Alpine Road that can be forwarded to the planning commission. He advised that, tentatively, the planning commission was scheduled to consider these requests at an October 20, 2010 public hearing.

Ken Morrison was present representing the applicant and offered that he had no new information to present beyond that included with the staff report.

Public comments were requested and the following offered:

Bev Lipman, Westridge Architectural Supervising Committee, requested information on the status of the conditional use permit issued to Mr. McKinney for added floor area on the property at 5010 Alpine Road (i.e., CUP X7D-146). Vlasic advised that the permit has now expired. Ms. Lipman also wondered about the revised town geologic maps and if the 5010

Alpine Road property was impacted by new fault setback standards. Vlasic advised that it was not.

Marilyn Walter, Portola Valley Ranch resident, advised that she is one of the persons responsible for monitoring the open space easement on the property at 5010 Alpine Road. She wondered about the distance of the grading work from the easement area. Vlasic advised that the ruins were considerably uphill of the easement, roughly 100 feet west of the easement area. Ms. Walter also noted that one oak tree near the building site for the planned new house would have been removed as part of the allowances granted with CUP X7D-146. She noted that she hoped that this tree could be protected now that the CUP had expired.

Loverine Taylor, 35 Naranja, expressed curiosity about the history of the buildings on 4394 Alpine Road.

Vlasic and ASCC members offered some background comments on the historical situation of the subject properties as presented in the following reports prepared in support of the applications by Urban Programmers and MBA Architects:

Historical and Architectural Evaluation of Patricia Law's Homestead at Lauriston, 5010 Alpine Road, July 29, 2010

Historical and Architectural Evaluation of House and Barn, 4394 Alpine Road, August 5, 2010

Addendum #1 to the Historical and Architectural Evaluation of House and Barn, 4394 Alpine Road, September 10, 2010

After discussion, Breen moved, seconded by Clark and passed 4-0, to find the 4394 Alpine Road demolition permit categorically exempt from CEQA and to approve the project subject to the following conditions to be addressed to the satisfaction of planning staff prior to issuance of the permit:

1. Erosion control and weed control plans shall be developed and once approved implemented to the satisfaction of planning staff.
2. The final demolition plan shall be clarified as necessary to ensure that the work avoids the riparian corridor along the back, i.e., northwesterly side of the property.

Relative to 5010 Alpine Road, ASCC members concluded that they had no additional comments to forward to the planning commission beyond the following identified at the September 27 meeting:

1. The project arborist should ensure that the grading plans do not impact the adjacent trees and a detailed tree protection plan should be prepared. Further, the grading plans should be clear that fill would not extend over the edge of slope and that the grading is only to ease the more abrupt top of slope on the downhill side of the ruin site.
2. The applicant is encouraged, and should have flexibility, to preserve any of the features associated with the ruins, e.g., steps and terraces, in the area of the proposed demolition. This is not mandated, but these features are viewed as an asset, adding value to the character of the property. The applicant was encouraged to consider scaling back the scope of grading to, as possible, save some of the garden features adjacent to the ruins.

3. The planned grinding of the stone from the ruins should be detailed in terms of noise and hours of operation. This approach, and using the materials for fill, is encouraged to avoid trips on the road that serves the property, but needs to be done with sensitivity to site and area conditions.
4. The approach to ruin demolition and grading needs to be done with care to avoid introduction of invasive plant materials, ensure control of weeds and that equipment that is used does not bring SOD to the property. Further, a plan for replanting of the graded area for erosion control needs to be prepared and implemented and there should be provisions for long-term weed control.

Vlasic advised that these provisions would be added to the recommended conditions on the site development permit when it is presented to the planning commission for action.

Staff Report -- T-Mobile Appeal of Planning Commission Denial of Application X7D-170 for a new Wireless facility at the intersection of Peak Lane and Golden Oak Drive

Vlasic informed the ASCC of the town council meetings scheduled on the subject appeal. He noted that the council would be conducting a public hearing on the appeal on October 13, 2010. In addition, he advised that the council would be conducting a fact-finding site meeting at 4:00 p.m. on Tuesday, October 12, 2010.

Approval of Minutes

Clark moved, seconded by Hughes and passed 3-0-1 (Breen) approval of the September 13, 2010 meeting minutes as drafted.

Clark moved, seconded by Breen and passed 3-0-1 (Hughes) approved of the September 27, 2010 site meeting minutes as drafted. Thereafter, Clark moved, seconded by Breen and passed 2-0-2 (Aalfs, Hughes) approved of the September 27, 2010 regular evening meeting minutes as drafted.

Adjournment

There being no further business, the meeting was adjourned at 8:07 p.m.

T. Vlasic