

Vice Chair Aalfs called the meeting to order at 7:33 p.m. in the town center Historic School House meeting room.

Roll Call:

ASCC: Aalfs, Breen, Clark, Hughes, Warr*
Absent: None
Town Council Liaison: Von Feldt
Planning Commission Liaison: Derwin
Town Staff: Town Planner Vlastic, Planning Technician Borck

*Chair Warr arrived shortly after the meeting was called to order.

Oral Communications

Oral communications were requested and none were offered.

Continued Review -- Conditional Use Permit (CUP) X7D-170, installation of a wireless communication antenna facility, Golden Oak Drive at Peak Lane, T-Mobile West Corporation

Vlastic presented the January 20, 2011 staff report and explained that the ASCC last considered this matter at its November 22, 2010 meeting and since then review has been continued several times as the applicant has been working on plan revisions and details to address the issues discussed at the November 2010 meeting. He noted that this effort is still in process and that, also, a meeting with site neighbors relative to the revised landscape plan and the faux tree plan still needs to take place. For these reasons Vlastic recommended that project review be continued to the February 14, 2011 regular ASCC meeting. Vlastic also requested that two ASCC members participate in the meeting with neighbors.

Public comments were requested. **Bill and Mary Jane Kelly, 10 Peak Lane**, asked that any communications relative to the meeting with neighbors also be sent to them and they provided their most current email addresses to Vlastic.

Aalfs and Breen volunteered to participate in the meeting with neighbors. Thereafter, project review was continued to the regular February 14, 2011 ASCC meeting.

Continued Architectural Review for Residential Redevelopment -- new residence, swimming pool and related site improvements, and Site Development Permit X9H-623, 727 Westridge Drive, Wang

Vlastic presented the January 20, 2011 staff report on the continued review of the subject project for construction of a new, two-story, 6,280 sf contemporary style residence with attached garage on the subject 2.9-acre Westridge subdivision parcel. He discussed the December 13, 2010 preliminary project review with representatives of the planning commission and a member of the Westridge Architectural Supervising Committee (WASC). Vlastic explained at the time of the preliminary review the plans were, in general, found appropriate, but some project adjustments were recommended and it was recognized that

further review by site development permit committee members, including the health officer, was needed.

Vlasic then presented the revised project plans listed below prepared to address preliminary review comments. It was noted that the plans, unless otherwise noted, were dated January 24, 2011 and prepared by Tobin Architects:

- Sheet CS.1, Cover Sheet
- Sheet CV-1, Civil Cover Sheet/Info, Giuliani & Kull, Inc.
- Sheet CV-2, Civil Grading and Drainage Plan, Giuliani & Kull, Inc.
- Sheet CV-3, Civil Erosion Control Plan, Giuliani & Kull, Inc.
- Sheet A0.1, Architectural Site Plan (building, hardscape, lighting, septic location)
- Sheet L1, (Landscape) Site Preparation Plan, Cleaver Design, 1/18/11
- Sheet L2, Landscape Plan, Cleaver Design, 1/18/11
- Sheet A1.1, Ground Level/Basement Level Floor Plan
- Sheet A1.2, Main/Entry Level Plan – Upper Floor Plan
- Sheet A2.1, Exterior Elevations (entry and back, i.e., north and south)
- Sheet A2.2, Exterior Elevations (left and right side, i.e., east and west)

Mrs. and Mrs. Wang and project architect Tobin Dougherty presented the revised plans to the ASCC. Mr. Dougherty shared perspective images of the house noting the intent to further refine the color scheme to ensure it achieves the contrast recommended by the ASCC at the preliminary review meeting. He also clarified that the elevation sheets still include notes relative to use of stone on surfaces that have actually been detailed to now show the use of plaster with the color contrasts desired by the ASCC.

Mr. Dougherty also noted that a meeting with the health officer was scheduled for Tuesday, January 25, 2011 with the hope that agreements could be reached relative to improvements needed to the existing septic system.

Public comments were requested, but none were offered.

ASCC members briefly discussed the revised plans and found them responsive to the preliminary review comments with the understanding the additional color and materials clarifications were needed as acknowledged by Mr. Dougherty. Warr commented that the garage wall facing Westridge should, in particular, receive careful color attention in development of the final colors and materials scheme, with the surface darker than suggested in the perspective images. Discussion also focused on location of utility meters and tree/vegetation protection plans.

Following discussion, Aalfs moved, seconded by Breen and passed 5-0, approval of the revised plans subject to the following conditions to be addressed, unless otherwise noted, to the satisfaction of planning staff prior to issuance of any grading or building permits:

1. The exterior materials and colors board and proposed house elevation materials notes shall be modified and corrected to address the ASCC comments provided at the January 24, 2011 ASCC meeting. The modifications and corrections shall be to the satisfaction of a subcommittee of two ASCC members.
2. The Site Preparation Plan (Sheet L-1) shall be modified to extend the tree protection fencing to fill the unfenced "gap" in the southwest corner of the property. Further, the tree protection and drainage plans shall be coordinated to ensure that drainage

improvements avoid potential for impacting site oaks. Also, tree protection fencing and other tree protection provisions shall be provided on the final grading plans.

3. A detailed construction staging and vegetation protection plan shall be provided and, once approved, implemented to the satisfaction of planning staff.
4. PG&E and other utility meters and panels shall be located on the final site plans to the satisfaction of a designated ASCC member. The locations shall provide for minimum potential for visual impacts.
5. Verification that the proposed native "mov free sod" and other irrigated landscaping conforms to town outdoor water efficiency standards shall be provided.

(Note, while it was recognized that location of utility meters would need to meet the standards of the utility companies, the intent of condition 5. is to ensure this matter is addressed early on in the design process so that it is not left as an afterthought, whereby the actual installation results in visual clutter along the public right of way.)

ASCC members also recommended planning commission approval of the site development permit subject to the above conditions.

Prior to consideration of the following matter, Warr temporarily removed himself from the ASCC noting he was conflicted as a potentially affected neighbor living within 500 feet of the facility.

Review for conformity with Conditional Use Permit X7D-63 and Architectural Review, main building transformer relocation/replacement, 501 Portola Road, The Sequoias Portola Valley

Vlasic presented the January 20, 2011 staff report on this proposal for relocation/replacement and modifications to the main building electrical transformer at the Sequoias. He explained that the ASCC is responsible for review and approval for conformity with the provisions of the use permit and for architectural review of the plans. He clarified that this proposal is part of the on-going process for upgrades to the electrical system at the Sequoias and, as evaluated in the staff report, is consistent with other transformer enclosure approvals granted to the Sequoias recently by the town.

ASCC members considered the staff report and the 16-page project plan set prepared by Gonsalves & Stronck, with an issue date of 11/22/10, particularly the cover sheet, and Sheets A-1.0, A-2.0, A-2.1, A-5.0 and A-6.0. Also considered were:

The color/materials board and a site plan/elevation board identified as Sheet ASCC-1, both received by the town on December 1, 2010.

Letter report dated 12/1/10, prepared by project sound consultant Rosen, Goldberg, Der & Lewitz, Inc., evaluating the proposed main building transformer project
Letter report dated November 18, 2010, by Illingworth & Rodkin, Inc., town sound consultant, providing evaluation of recent sound control efforts at the Sequoias, including evaluation of the recently approved and completed new transformer improvements with sound control enclosures

Yumiko Westland, James Dunne from the Sequoias, and the project contractor were present to discuss the proposal with ASCC members. They stressed the need to upgrade the transformer facilities to meet current code standards and also reviewed the background as to sound evaluations. It was noted that this is the last step in the process of major electrical upgrades for the facility.

Public comments were requested, but none were offered. ASCC members briefly discussed the project and found no issues with it. Thereafter, Hughes moved, seconded by Breen and passed 4-0, to find the project in conformity with the use permit and to approve the architectural design as proposed.

Following action on the above matter, Warr returned to his ASCC position.

Proposed Lot Line Adjustment X6D-211, 20 and 30 Toro Court, Mills-Johnston

Vlasic presented the January 20, 2011 staff report this proposal for a lot line adjustment between the subject Alpine Hills subdivision properties. He discussed the background on the proposal and reviewed the lot line adjustment plans, i.e., Sheets SU1-Sheet 1 (11/23/10) and Sheet SU2-Sheet 2 (12/6/10), prepared by Lea & Braze Engineering. Vlasic discussed the LLA issues as presented in the January 13, 2011 report to the planning commission and noted that at a preliminary review meeting on January 19, 2011 planning commissioners indicated no issues with the proposal and no public comments were offered at the 1/19/11 meeting.

The applicant was not represented at the meeting and when public comments were requested none were offered. ASCC members briefly discussed the proposal and found it generally acceptable and supported approval of the adjustment generally as proposed. It was noted, however, that before the planning commission concluded final action, the project engineer should confirm that the footing for the retaining wall that is the basis for the proposed boundary adjustment is fully on the Mills parcel. Also, it was suggested that the boundary might need adjustment to ensure there was sufficient area for access for wall maintenance.

Vlasic advised that these comments would be forwarded to the applicant and the planning commission.

Preliminary Consideration -- review for conformity with provision of Conditional Use Permit (CUP) X7D-30 and Site Development Permit for field grading and proposals for refurbishment of school play fields, including use of artificial turf, 302 Portola Road, The Priory School

Vlasic presented the January 20, 2011 staff report on this request associated with plans now being developed for refurbishing of the softball field area at the Priory along the school's Portola Road frontage. He explained that due to use permit and grading issues and the plans for use of artificial turf, staff determined that the project should be subject to a preliminary review process that would start with an afternoon site meeting with the ASCC and planning commission. He clarified that initially the preliminary review site meeting was scheduled, as noted on the January 24th meeting agenda, for the afternoon of January 24th, but had to be rescheduled, as the planning commission could not convene a quorum for this date.

Vlasic advised that a final date for the site meeting was now being identified for either Tuesday, February 1st or Wednesday, February 2nd. Warr advised he could not participate in the meeting as his architectural firm has recently been engaged to do work for the Priory. Other ASCC members advised they could attend in either meeting date.

Public input was requested but none offered. Thereafter, it was noted that project review would be noticed for a site meeting when a final date and time were confirmed.

City of Palo Alto Referral, Temporary Use Permit (TUP) Request, "Portola Vineyards," Winery Concert Series, 850 Los Trancos Road, Leonard Lehmann

Vlasic presented the January 20, 2011 staff report on the subject referral from the City of Palo Alto. He reviewed the comments in his January 4, 2011 memorandum to Palo Alto planner Scott McKay and noted he was attempting to obtain additional data on the proposal as requested in the memo to Mr. McKay.

Public comments were requested, but none were offered. Thereafter, ASCC members noted that they concurred with the concerns in the January 4th memo and also wondered about the CEQA process relative to the proposed TUP. Warr stressed that noise and traffic impacts in particular needed to be fully evaluated as the town roads would receive the greatest burden and town residents had the greatest potential for noise impacts.

Vlasic advised he would share the ASCC reactions with Palo Alto staff and that this would also be placed on the February 2, 2011 planning commission agenda for information and discussion.

Annual Election of ASCC Chair and Vice Chair

Breen moved seconded by Clark and unanimously passed election of Aalfs as ASCC Chair and Hughes as ASCC Vice Chair for 2011.

Approval of Minutes

Breen moved seconded by Clark, and passed 4-0-1 (Warr) approval of the January 10, 2011 meeting minutes as drafted.

Adjournment

There being no further business, the meeting was adjourned at 8:13 p.m.

T. Vlasic