

Architectural and Site Control Commission
Regular Evening Meeting, 765 Portola Road, Portola Valley, California

December 12, 2011

Chair Aalfs called the meeting to order at 7:32 p.m. in the town center Historic School House meeting room.

Roll Call:

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

Oral Communications

Oral communications were requested, but none were offered.

Continued Review, Architectural Review for Residential Redevelopment, 205 Cervantes Road, Kodukula

Vlasic presented the December 8, 2011 staff report on the continuing review of this project. He explained that the ASCC completed a preliminary review of the proposal on November 28, 2011 and, at that time, tentatively concluded that the plans and materials presented with the subject application were appropriate as presented and clarified at the November 28th site and evening sessions.

Vlasic advised that since the 11/28 meeting no new issues have been identified and no new correspondence has been received on the project. He added, however, that due to the applicants' desire to achieve a new house on the site as soon as possible, a demolition permit was requested and issued and, shortly after the 11/28 meeting, the "existing" house was removed.

ASCC members considered the staff report and the following project plans, unless otherwise noted, dated 11/15/11, prepared by Stoecker and Northway Architects Incorporated:

Sheet A-1, Existing Site Plan/Project Data
Sheet A-2, Site Plan/Grading/Lighting
Sheet A-3, Exterior Elevations
Sheet A-4, Proposed Floor Plans
Sheet A-5, Proposed Roof Plan
Sheet L1, Planting Plan & Legend

Also considered were the following application materials:

- Cut sheets, received November 16, 2011, for the proposed pathway and recessed soffit lights, with light locations identified on plan sheet A-2.
- Outdoor Water Use Efficiency Checklist and Build-It-Green GreenPoint Rated – Single Family Checklist, both received 11/16/11.
- Colors and materials board, received 11/16/11.

It was noted that these plans and materials were the same as considered and clarified at the November 28, 2011 meeting.

Bob Stoecker, project architect, was present to represent the applicant. In response to questions regarding the existing pine forest setting of the property, he commented that the owners like the character or the existing pines, but will remove those noted on the plans due to "leaning" condition and to open views. He clarified that as existing pines reach the end of their lives, they would be replaced, likely with oaks like the new valley oak planned where the proposed driveway extends to the new garage.

Public comments were requested, but none were offered. **Bill Youstra, neighbor at 187 Cervantes Road**, was acknowledged and asked if he had any comments. He responded that he did not.

ASCC members concluded that the plans were acceptable. Members, however, offered caution that when the pines were eventually replaced, the replacement be with oaks and not redwoods or new pines to recreate the current forest condition. It was noted that this comment would be placed in the minutes and Mr. Stoecker advised he would inform his clients of the ASCC comments and perspectives.

Thereafter, Hughes moved, seconded by Breen and passed 5-0 approval of the application plans and materials as presented and clarified at the ASCC meetings subject to the following condition:

A construction staging and vegetation protection plan shall be provided to the satisfaction of planning staff prior to issuance of a building permit and, once approved, implemented to the satisfaction of staff.

ASCC members also reminded Mr. Stoecker that once final, engineered grading plans are developed they would need to be provided with the building permit request and, as determined necessary, site development ordinance provisions complied with. This might include the need for further ASCC project review.

Architectural Review for house additions, remodeling and new detached garage with guest unit, 30 Antonio Court, Murray

Vlasic presented the December 8, 2011 staff report on this proposal for architectural review approval of plans for additions to and remodeling of the existing single story residence on the subject 1.1-acre, Antonio Court parcel. He clarified that the project would convert the existing attached garage to living space, provide required parking in a new, detached garage and that the proposed single story detached garage would include a 435 sf guest unit and have a total area of 995 sf.

Vlasic also advised that the proposal would result in concentrating 87% of the permitted floor area in the added to residence, at total area of 4,550 sf. He explained that the floor area of the proposed residence, by zoning definition, includes 400 sf of the detached garage. It was noted that the ASCC would need to make findings to support the proposal to exceed the 85% single structure floor area limit as evaluated in the staff report.

ASCC members considered the staff report and the following project plans, unless otherwise noted, prepared by Mark Percy Architecture and dated 11/28/11:

Sheet A1, Site Plan (with planting notes)
Sheet 1, Topographic Survey Plan, MacCleod and Associates, 10/28/11
Sheet A2, Floor Plan (house and garage)

Sheet A3, Existing Floor Plan (for reference) & Roof Plan
Sheet A4, Exterior Elevations (house), 2/3/11
Sheet A5, Exterior Elevations (garage), 2/3/11

Also considered were the following materials submitted in support of the plans:

- Story Pole Layout Sheet.
- Light fixture cut sheets. Sheets A-F, received 11/28/11, providing the fixture details for the lights located on plan Sheet A2.
- Exterior colors and materials board, received 11/28/11.
- Build It Green project checklist, dated 11/28/11, targeting a total of 70 points for this proposal. It was noted that this is 20 points over the minimum required by the town's BIG program for this project, which is considered under the "Whole house" category.

Mr. and Mrs. Murray and project architect Mark Percy presented the proposal to the ASCC. They offered the following clarifications in response to comments in the staff report and questions from ASCC members:

- Interior lighting plans have not been developed, but there is no intention for any lighting within or immediately below the proposed skylight areas.
- Apologize for any confusion resulting from the "dashed lines" shown on the floor plan sheet. This will be corrected with any future plan submittal.
- Relative to the lighting plans, fixture D would have a solid top and would direct light down only. Further, fixture C will only be mounted to direct light down.
- Also relative to the lighting plan, the F fixture would be within the trellis to ensure it can't be easily adjusted to direct light out from the house. Further, the plans will be modified to provide for only one wall mounted C fixture at the doors from the family room to the rear terrace.
- The lights on the front of the garage are desired for access to the trash area and the light at the trash area can be changed to a motion light with a limited "on" time to avoid the light being illuminated for long night periods.
- Relative to existing lighting, all such lighting would be removed with the project and replaced with the lighting shown on Sheet A2, subject to the clarifications offered above.

Public comments were requested, but none were offered.

ASCC members discussed the proposal and concluded general support for the plans. It was noted that in this case, support for the small added concentration of floor area was possible due to the small size of the overage and other conditions of the site and project as discussed in the staff report.

Breen suggested that the applicants might wish to consider reducing the planting of redwoods along the westerly property boundary to preserve views to the western hillsides, especially in light of the growth of oaks. Warr commented that the proposed turnaround circle around the oak would need to be done with care as tree trimming would be needed and any such work should be accomplished to ensure tree protection and long-term tree health.

Following discussion, Warr moved, seconded by Hughes and passed 5-0 approval of the plans as submitted and clarified at the ASCC meeting subject to the following conditions to be addressed,

unless otherwise noted, to the satisfaction of planning staff prior to issuance of any project building permits:

1. The lighting plans shall be revised to eliminate one of the two C fixtures at the family room door to the terrace and to provide for the light at the garage trash enclosure to be motion controlled in line with the clarifications offered at the ASCC meeting. Further, the plans shall be revised to clarify that the D fixture will have a solid top and that fixture C will only be mounted to direct light down.
2. The lighting plans shall be clarified to state that fixture F will be mounted within the trellis to ensure it can't be easily adjusted to direct light out from the house.
3. A construction staging and vegetation protection plan shall be provided and, once approved, implemented to the satisfaction of staff.
4. Trimming of the oak within the proposed driveway turning circle shall be accomplished under the direction of a qualified arborist, and the report from the arborist verifying the completion of the work under his or her direction shall be provided to the town after completion of the work. The report from the arborist shall also provide guidelines for the proposed paving work under the tree. The report shall be provided to town staff prior to any grading or paving under the oak.

Minutes

Breen moved, seconded by Clark and approved 5-0, approval of the November 28, 2011 meeting minutes with the correction of the spelling of "Stoecker" on page nine (i.e., specific reference to "Jim Stoecker.")

Acknowledgement and "Thank you" to Chair Aalfs in recognition of his departure from the ASCC to join the Town Council

Breen offered, and was joined by other ASCC members and staff, a "thank you" to Jeff Aalfs for his service to the community as a member and Chair of the ASCC. All wished him well as he moves on to continue to serve Portola Valley as a member of the town council. It was noted that he would take his council position on December 14th and that the council would be interviewing for an ASCC replacement in January.

Adjournment

There being no further business, the meeting was adjourned at 8:05 p.m.

T. Vlasic