

Chair Breen called the regular meeting to order at 7:30 p.m. in the Town Center historic School House meeting room.

Roll Call:

ASCC: Breen, Clark, Hughes, Ross

Absent: Koch

Planning Commission Liaison: McKitterick

Town Council Liaison: Derwin

Town Staff: Principal Planner Kristiansson, Assistant Planner Borck

Oral Communications

Oral communications were requested, but none were offered.

Prior to consideration of the following matter, Clark recused himself noting that he was conflicted in participating in the consideration of the Setlur project as he was a neighbor to the project property.

Architectural Review for Residential Additions and Remodeling, 45 Prado Court, Setlur

Borck presented the June 24, 2013 staff report on this proposal for architectural review of plans for a 174 sf addition to an existing 3,286 sf house on the subject .368 Brookside Park subdivision property. She clarified that the proposal would essentially concentrate 100% of the allowed floor area into the main structure and would require minimal grading and site disturbance. In addition, she mentioned that the trim exceeds the town's reflectivity standards and that the colors for the doors and designs for the lights at the doors will need to be specified as part of the building permit process.

ASCC members considered the staff report and the following project plans prepared by Stoecker and Northway dated May 9, 2013:

Sheet: A-1, Site Plan

Sheet: A-2, First Floor Demo and Proposed Floor Plans

Sheet: A-3, Second Floor Demo and Proposed Floor Plans

Sheet: A-4, Existing and Proposed West Elevation

Sheet: A-5, Existing and Proposed South Elevation

Sheet: A-6, Existing and Proposed East Elevation

Sheet: A-7, Existing and Proposed North Elevation

Sheet: A-8, Building Section

Project architect, Jim Stoecker, said he had no further information to add concerning the proposal. He indicated that he felt the floor area concentration is appropriate as the best design option for the property by using the existing crawlspace area. Mr. Stoecker also added that the applicant was not planning to repaint the home and that they would specify the door color with the building permit application. Breen questioned the opportunity to bring

the existing cream trim color into conformance with town light reflectivity value (LRV) guidelines, and Mr. Stoecker confirmed that the trim would be removed with the window installations and a new conforming color could be applied at that time. Breen also requested a clarification on the home's existing lighting and new lighting that will be required by Building Code at the proposed new entry and laundry doors. Mr. Stoecker stated that the new lighting would be similar to the cottage sconce by the existing door, and that he could submit a cut sheet for that.

Public comments were requested but none were offered.

ASCC members discussed the project and agreed that the design was appropriate and that findings A.1, B, C, and D could be made. Hughes moved, seconded by Ross and passed (3-0) to make the necessary findings, as evaluated in the staff report, to permit the proposed concentration of floor area and approved the proposed plans as presented. The action was taken subject to the following conditions to be met to the satisfaction of a designated ASCC member prior to building permit issuance:

1. A final comprehensive lighting plan shall be provided that identifies existing and proposed exterior lighting and the removal of all existing flood lights.
2. A trim color that meets the town's 50% LRV guideline shall be submitted.

Commissioner Clark returned to the dais.

Architectural Review for Residential Additions and Remodeling, 155 Portola Road, Christie

Borck presented the June 24, 2013 staff report on this proposal for architectural review of plans for a 402 sf addition to the rear portion of the existing home and remodeling of the home. She mentioned that the roof was modified and now conforms to the daylight plane requirements, that the two new skylights proposed for the project face the neighboring property at 145 Portola Road, and that the property boundary with 145 Portola Road should be verified by survey prior to issuance of the building permit. Borck also mentioned that the colors of the existing home exceed the town's reflectivity standards and passed a color image of the home to commissioners for consideration.

ASCC members considered the staff report and the following project plans and additional information prepared by Christopher Homeworks and dated May 5, 2013:

Sheet: A-0.0, Title Sheet
Sheet: A-0.1, Site Plan, dated 5/6/13
Sheet: A0.2, Exterior Elevations, dated 6/5/13
Sheet: A0.3, Exterior Elevations, dated 6/5/13
Sheet: A1.0, Existing Floor Plan
Sheet: A2.0, Existing Basement Plan
Sheet: A3.0, Proposed Floor Plan
Sheet: A4.0, Lighting and Electrical Plan

Additional information:

- Light fixture cut sheet for proposed wall mounted lights (attached). Fixture finish is white over aluminum.

- Color image of existing house. The photograph shows the existing light, creamy tan stucco siding with white windows and trim, and asphalt comp roofing.
- Completed Build It Green Checklist with 111 points proposed (minimum 25 points required).

In response to a question from Breen, Chris Anderson, the project architect, stated that the skylights are tinted and that a shade could be added. Hughes mentioned that the plans indicate that one skylight will be over the bathroom and the other will be over the kitchen.

Breen requested public comments, and the neighbors at 145 Portola Road (Bob Shultz and Suzanne Yamada) stated that their only concern was the skylights and whether these would generate light into the night sky. The skylights appear to be quite large, at 21" x 54", and could let out a lot of light. They said that they had no problem with the proposed lights at the back of the house.

The project architect said that they could add shades but those would still let light through. He further explained that the bathroom skylight is the only source of natural lighting for that room and is necessary. The kitchen skylight brings light into the house, including the family room behind the kitchen, and is desired but may be optional. Katherine Christie, the property owner, stated that there would be light coming out of the glass doors and windows, and the skylight wouldn't be much different from that.

Christie also asked about the need for a property line survey. The project architect said that the measurements from the assessor's map almost exactly match the fence lines, and therefore they feel confident that the property lines are accurate. Clark said that the town can confirm the property line a little later in the process but does need to be sure that the setback is being met. Borck added that it is really a heads up at this time that the survey will be needed.

Commissioners then discussed the project. They expressed general support for the project and appreciation for the energy conservation elements that are included in the project. Commissioners agreed that the skylight in the bathroom would not have much impact on the neighbors since the bathroom would only be lit on an occasional basis. The skylight in the kitchen was the subject of additional discussion, and Hughes suggested moving the two recessed light fixtures above the kitchen skylight over to reduce light spill through the skylight. Ross stated that he would be more comfortable if the kitchen skylight were removed, but that moving the lights and adding a shade would help.

The commission also discussed the daylight plane requirement and the hipped roof design in response to that requirement. Ross asked staff whether there are any provisions in the ordinance for relief of the daylight plane; Kristiansson replied that the only option would be a variance. The project architect stated that he had discussed a variance with Borck and had decided that applying for a variance would be too burdensome and time-consuming.

After discussion, Hughes moved to approve the project with the following conditions to be addressed to the satisfaction of planning staff prior to issuance of the building permits:

1. A shade shall be added to the kitchen skylight.
2. The two interior recessed lights above the skylight shall be moved to reduce light spill through the skylight.

Clark seconded the motion, and the motion passed, 4-0.

Commission and Staff Reports

Breen reported on the June 19 planning commission meeting on the Portola Road corridor plan. She noted that the commission had considered a number of comments from the trails committee but did not integrate most of them. Kristiansson added that the corridor plan will next be considered at a joint meeting of the planning commission and town council, likely in July, and that ASCC commissioners will be informed of the meeting once a date is set.

Ross asked whether there had been a resolution reached as to the eucalyptus trees in front of the Spring Down property. Breen replied that that issue has been tabled but that some clearing has been approved on the MROSD property along Portola Road, and that will move forward.

Breen asked staff about the status of the tree removal at the stone house. Borck replied that she has not yet heard back about finishing this work and will follow up.

Minutes

Clark moved, Ross seconded to approve the June 10, 2013 minutes as drafted with the following two corrections: 1) in the italicized paragraph on page 7, change the word "members" at the end of the second line to the word "commissioners"; and 2) correct the vote on the Alpine Hills item on page 8 to be "5-0" rather than "4-0." The motion passed 4-0.

Adjournment

There being no further business, the meeting was adjourned at 8:15 p.m.