

Special Field Meeting, 35 Golden Oak Drive, Castro; 287 Westridge Drive, Lovazzano, and  
Regular Evening Meeting 765 Portola Road, Portola Valley, California

Chairperson Chase called the special field meeting to order at 4:05 p.m. at 35 Golden Oak Drive.

Roll Call:

ASCC: Breen, Chase, Gelpi

Absent: Eisberg, Schilling

Town Council Liaison: None

Town Staff: Deputy Town Planner Vlastic, Planning Technician Borck

Others present relative to the Castro project:

Leticia Castro, applicant

Daniel Piechota, project architect

Chuck and Kristi Corley, 15 Golden Oak Drive

Mary Falore, 75 Bear Gulch Drive

**Architectural Review for Residential Redevelopment and Site Development Permit X9H-519, 35 Golden Oak Drive, Castro**

Vlastic presented the May 19, 2004 staff report on this proposal for residential redevelopment of the subject 1.20 acre Alpine Hills property. He explained that the project proposes demolition of the existing residence and construction of a new, partial two-story residence, swimming pool and cabana as well as expansion of the driveway and motor court, and associated grading and landscaping. Vlastic also reviewed the existing and proposed improvements as shown on the following enclosed plans, unless otherwise noted, prepared by Sagan Piechota:

Sheet A1.0, Site Plan, 4/11/04

Sheet A1.1, Landscape/Lighting Plan, 4/11/04

Sheet A1.2, Impervious Surfaces Plan, 4/11/04

Sheet A2.0, Floor Plan, 4/11/04

Sheet A2.1, Floor Plan, 4/11/04

Sheet A3.0, No Title (elevations), 4/11/04 (this was resubmitted on 4/27/04 detailing the location of the stone on the structure)

Sheet C-1, Grading Plan, prepared by Sigma Prime Geosciences, Inc., 4/13/04

Sheet C-2, Drainage Plan, prepared by Sigma Prime Geosciences, Inc., 4/14/04

Also considered was a photo showing the applicants desired approach for the planned exterior materials and finishes.

Project architect Daniel Piechota reviewed the plans and discussed the story poles and staking set for the site meeting. He then led ASCC members and others present on an inspection of site conditions. During the site walk, he offered the following comments and clarifications, some made in response to concerns raised in the staff report and others to questions raised at the site meeting:

- The plans for the swimming pool/cabana area are preliminary and are currently being refined to better meet the needs of the applicants. Revised plans will be provided when they are complete.
- A complete exterior materials board has been prepared. (It was referenced, but not evaluated at the site meeting.)
- The new house will be connected to the sanitary sewer and the existing sewer abandoned pursuant to the requirements of the health department.
- The existing perimeter landscaping and fencing, including the front yard fencing, will be preserved. There are no plans at this point to eliminate any perimeter planting. Further, even though not all of the existing trees and plantings are shown on the site plan, there is no plan for tree removal beyond the large pine at the western end of the existing terrace area. This tree is not in good health and would be removed to accommodate the new house.
- The house "tower" feature can be lowered by two feet without impacting the desired floor plan program. The feature is, however, important to breaking the linearity of the single story design and the proposed architecture.
- The exterior lighting plan will be adjusted to address the concerns raised in the staff report.

Public comments were requested. **Mr. and Mrs. Corley** explained their concerns including: visual impact of the proposed second story office with balcony, exterior lighting, and drainage. They reviewed the history of plans for their parcel and noted that a two-story house proposed for the parcel was considered problematic due to potential impacts on views to the then owners of 35 Golden Oak and also visual impacts within the Alpine scenic corridor. They noted that the proposed residence would also have potential for visual impacts on their property and the scenic corridor. They asked ASCC members to view the story poles from their backyard area.

Mr. and Mrs. Corley also wondered about construction impacts and particularly the impacts of work to abandon the existing septic system. They noted concerns over smell from the operation.

After walking the Castro site, ASCC members and others present proceeded to the Corley property and considered the view impacts from the rear yard area. Mr. Corley explained the recent landscaping efforts made on the property and the loss of privacy he anticipated with the planned second story improvements. He offered photographs to support his concerns and added that the proposed second story appeared to conflict with the provisions of the Alpine scenic corridor plan. He offered, that even if the "tower" feature were lowered by two feet, as recommended in the staff report, he would still be concerned with the potential visual impacts. He noted that he would be submitting a letter setting forth his concerns at the evening ASCC meeting.

After reviewing site and area conditions, ASCC members agreed that the planned house was generally sited appropriately and that most aspects of the proposal appeared appropriate given site and area conditions. Members shared concerns with the second story feature and noted the lack of detailed plans for the pool and cabana area. At the conclusion of the site meeting, it was agreed that additional project discussion should take place at the regular evening ASCC meeting.

At approximately 5:00 p.m., the Castro site meeting was concluded. Chase indicated that the special site meeting would continue at 287 Westridge Drive as soon as ASCC members could convene at the site.

### **Preliminary Review -- Architectural Review for Residential Redevelopment and Site Development Permit X9H-520, 287 Westridge Drive, Lovazzano**

ASCC members Breen, Chase and Gelpi convened at the subject site at approximately 5:10 p.m. Deputy town planner Vlastic, planning technician Borck and town council liaison Davis joined them. Also present were the following individuals:

Lisa and Bruce Lovazzano, applicants  
Jerry Ellis, project designer  
Beverly Lipman, Westridge Architectural Supervising Committee (WASC)  
Walli Finch, WASC  
Sanford and Elynore Seaman, 275 Westridge Drive

Vlastic presented the May 19, 2004 staff report on the proposal for development of a new 6,696 sf residence with attached 747 sf guest unit on the subject 3.3 acre Westridge property. He noted that the project includes demolition of the existing residence and other site improvements and construction of the new residence with swimming pool, as well as redevelopment of the guest parking area and landscape improvements. He also advised that the proposed floor area in the main house is 99.5% of the total allowed floor area and the applicant is asking the ASCC to make the special findings needed to permit this concentration of floor space. Vlastic then reviewed the proposed improvements as shown on the following plans, prepared, unless otherwise noted, by designer Jerry Ellis:

Perspective Drawing received April 19, 2004  
Sheet 1, Site Plan, 4/3/04  
Sheet A-2, Topographic/Site & Roof Plan, B&H Surveying, Inc., 3/7/04  
Sheet A-3, Preliminary Floor Plan, 4/3/04  
Sheet A-4, Elevation Plan, 2/20/04  
Sheet A-5, Site/Bldg. Sections, 4/5/04  
Sheet A-6, Landscape and Lighting Plan, 4/10/04

Also considered were photos submitted by the applicant to provide some background on the design inspiration/objectives for the proposed house and the proposed materials and colors board.

Vlastic advised that this was a preliminary review of the project, permitting the applicant and project designer the opportunity to present the plans to the ASCC, as well as members of the WASC and site neighbors. He added that following the May 24 preliminary review;

project consideration should be continued to June 7 to allow time for the design team to respond to any issues raised at the meeting, and for the WASC to complete its project review.

Bruce Lovzzano and Jerry Ellis, presented the plans to the ASCC and offered the following comments and clarifications:

- Based on the concerns raised by the town geologist as to the scope of grading necessary to remedy existing fill problems, additional analysis of fill conditions has been completed. The project geotechnical consultant has determined that fill conditions are not as poor as originally anticipated and that the scope of remedial grading will be far less than suggested by the consultant's original review. Confirming documents regarding the additional analysis and conclusions is being completed and will be shortly forwarded to the town.
- Additional septic system analysis is underway to address the concerns of the health officer.
- An arborist will be at the site on June 2 to review the plans and potential impacts on site trees. The issues raised in the staff report regarding the oak at the west end of the house and the oak and redwood tree near the pool extension will, particularly, be evaluated. The potential for any impacts on significant trees will, however, also be specifically addressed.
- Not all of the oleanders at the east end of the house need to be removed for the project. In fact a number could be left in place for visual screening from Westridge Drive to the new house, particularly the two story portion proposed at the east end. It was also noted that the existing olive trees to be removed to accommodate the planned house improvements would likely be transplanted on the site.
- The story poles placed for the site meeting were explained and compared to the proposed house plan sheets.
- The site, grading and driveway retaining wall plans will be modified to ensure that new wall structures are not placed in the existing Westridge homeowners association trail easement.
- In response to a question, the location of relatively recent drainage improvements made along the eastern property line was described. It was noted that these would not be impacted by the proposed construction.
- In response to concerns raised over site geology, the history of site geotechnical investigations was reviewed.
- The planned house will have walls that are one foot thick. The proposed colors and materials board was reviewed.

Mr. and Mrs. Seaman reviewed their concerns over the potential visual impacts of the proposal and noted particular concern with the tall walls planned to support the new

swimming pool. They also noted that they once had considered purchasing the property but were told it was "unbuildable" due to geologic constraints.

Vlasic noted that the original town geology and movement potential maps did indicate that the parcel had conditions that were considered inappropriate for new residential development. He added, however, that additional investigations were completed and, in 2003, the town approved changes to the maps, based on the recommendations of the town geologist, resulting in more favorable policy relative to the parcels. He stressed that the changes were supported by additional technical data developed for the site to the satisfaction of the town geologist.

After discussion of project plans, the applicants and project designer led ASCC members and others present on an inspection of site conditions including review of the staking and story poles placed to facilitate the field meeting. After reviewing on-site conditions, ASCC members proceeded to the "backyard" area of the Seaman property to evaluate the concerns raised by the neighbors. It was noted that existing tree cover and other vegetation was, for the most part effective in screening views. Concerns were expressed over the potential views to the swimming pool walls, and the need for some additional screening to fill vegetation gaps along the eastern property line. It was also noted by the applicants and project designer that additional landscaping would be provided along the eastern parcel boundary and along the proposed lower terrace including the wall for the swimming pool extension.

At the end of the site walk, it was suggested that the existing redwood tree to the west of the proposed pool extension be removed and the pool adjusted to parallel the house, thus eliminating the need for the higher pool wall. The project designer noted that the pool alignment was designed to be a critical extension of the view from the main house entry and that the suggested realignment would impact this design element. He also argued for preservation of the large redwood tree. Breen noted that the tree was not consistent with the oak grassland conditions on the property and, for the long term, tree removal might be more appropriate.

After inspection of site conditions, ASCC members indicated that the approach to site development appeared generally acceptable given site constraints. It was also acknowledged, however, that some of the issues raised at the site meeting and through the site development permit review process, i.e., as discussed in the staff report, needed to be addressed before the plans would be ready for ASCC action. It was also agreed that additional discussion of the project should take place at the regularly evening meeting.

### **Adjournment**

There being no further business, the special site meeting was adjourned at 5:55 p.m. It was noted that the regular evening ASCC meeting would start at approximately 8:00 p.m. in the town center historic school house.

Chairperson Chase called the meeting to order at 7:35 p.m.

Roll Call:

ASCC: Breen, Chase, Gelpi

Absent: Eisberg, Schilling

Town Council Liaison: Davis (arrived at approximately 8:10 p.m.)

Planning Commission Liaison: Wengert

Town Staff: Deputy Town Planner Vlastic, Planning Technician Borck

**Oral Communications**

Oral communications were requested but none were offered.

**Planning Commission Referral -- Proposed Fence Regulations and Guidelines**

Vlastic presented the May 19, 2004 staff report on this referral. He explained that at its May 10 meeting, the ASCC initiated discussion of the proposed fencing regulations and policies and set the May 24 meeting for a more detailed evaluation.

Public comments were requested, but none were offered. Thereafter, ASCC members specifically considered each of the planning commission's recommendations as set forth in the April 28, 2004 memorandum from the town planner to the ASCC. Also considered were the 5/17/04 written comments prepared by ASCC member Schilling who could not attend the May 24 meeting.

ASCC members provided the following comments on the proposed "Fence Policy Goals" and the 17 numbered items listed in the April 28 memorandum from the town planner. For the most part, ASCC members indicated that the proposed regulations and guidelines were appropriate without comment.

**Fence Policy Goals.** It was assumed that the planning commission would likely edit some of the proposed wording, as it was understood the specific wording had yet to be considered by the commission. The only specific comments offered were that the items, if numbered, should be listed in order of priority with maintenance of open space tradition given highest priority, followed by "avoiding demarcation of boundaries." As an alternative, it was suggested that the policies might just be bullet items with an indication they were not presented in a hierarchical order.

1. **Fence location.**

- Concern was expressed over provisions for domestic fencing on parcels that are in zoning districts requiring less than one acre, but have actual areas between .5 and one acre (or possibly larger). Members noted that more restrictive provisions

should apply to these larger parcels even though they might be located in the "smaller" area zoning districts.

The ASCC noted that staff could always refer any fencing permit to the ASCC if it was concerned with a proposal for the larger parcels. While this was acknowledged, ASCC members indicated that some effort should be made to more specifically address the matter in the proposed regulations.

- Horse fencing should be permitted on slopes of 20% or more. It was noted that such fencing exists in the larger lot areas and does not appear inconsistent with the fencing policy goals.

2. **Fence locations in riparian corridors.** While ASCC members had no specific concerns with the proposed provisions, they did acknowledge Schilling's concerns with respect to top of creek bank. Vlastic advised that at this point, it was not intended to add a specific definition for top of creek bank as has been discussed with the planning commission's riparian corridor efforts. Rather, it was intended that judgments would be made on a case-by-case basis based on physical inspection of actual site conditions. It was noted that since the provisions would only apply to fences, it did not make economic sense to consider the potentially more refined definition, with site survey implications, of "ordinary high water mark" that would be considered as part of any riparian corridor regulations. ASCC members concurred this was an acceptable approach given the situation.

In response to Schilling's question as to "wildlife corridors," it was also noted that judgments on potential impacts on wildlife movement should be considered on a case-by-case basis in response to any specific fencing proposal and site conditions.

3. **Fence Height.** The proposals were supported as presented. A question was raised as to measurement of fences when placed on retaining walls. It was noted that walls would be included in the proposed definition of fences and that fence height would be measured as currently provided for in the zoning ordinance.

4. **Fence opacity.**

- Need a clear definition of how opacity would be calculated.
- The opacity limit should apply in all districts to side or rear yards that occur along a street.
- Since horse fences are already specifically defined, why is there a need for an opacity limit for such fences?

5. **Gate location.** No comment.

6. **Color reflectivity.** No comment.

7. **Regulating an existing fence.** Concern was expressed over the somewhat ambiguous wording of the suggested provisions. ASCC members suggested that the wording be

enhanced for clarity, particularly as to the scope of authority that is being provided to the ASCC. Members also noted that in some cases an existing fence that does not adhere to the new regulations is important to established relationships between properties and, often supports significant vegetation. It was suggested that the wording be clear in allowing the ASCC discretion to deal with such situations.

8. **Horse fence standards.**

- There are several examples in town of four rail horse fences and these seem consistent with the fencing goals. A three or four rail horse fence would be acceptable to the ASCC.
- Members expressed "no concern" with wire mesh being added to a horse fence as long as it is below the top rail. (Members also noted the limits on mesh size in Schilling's notes.) Members indicated they preferred no extensions above the top rail.
- Schilling's note indicates the need for a definition for "domestic fence."

9. **Permits.** No comment.

10. **Definitions.** No comment.

11. **Design characteristics.** No comment.

12. **Vegetative fencing.** No comment. Agree that vegetation along both property lines and fences should be planted in an undulating manner.

13. **Vegetation and fence height at corners and driveways.** No comment.

14. **Front yard fence location and opacity in 1 to 2 acre districts.** No additional comment.

15. **Side and rear yard fence opacity in 1 to 2 acre districts.** No additional comments.

16. **Fences along trails and paths.** No comment.

17. **ASCC role in permit review.** No comment.

Vlasic advised that the above comments would be forwarded to the planning commission for consideration.

**Modification of Previous Approval, Swimming Pool Addition -- Architectural Review for house additions and detached accessory structure, 305 Willowbrook Drive, Sarwal**

Vlasic presented the May 19, 2004 staff report on this request for modification of previous approvals for house additions and site modifications granted by the ASCC on October 14, 2002. He advised that construction of the remodeled house with attached guest unit is nearing completion and that the current proposal would modify the original approval by



the addition of a swimming pool and expanded rear yard landscaping including new rear yard fencing. He noted that the current submittal also provides some additional lighting. ASCC members considered the staff report and the following revised project plans, unless otherwise noted, dated April 20, 2004:

Site Plan, Swanpools  
Swimming Pool Construction Specifications, Swanpools  
Backyard Landscape Plan, Bruce Allen Chan, dated 4/19/04  
Lighting Plan, Bruce Allen Chan, dated 4/19/04, received 4/22/04

Also considered were light fixture cut sheets submitted by the project landscape architect with the revised exterior lighting plan.

Mr. and Mrs. Sarwal, Bruce Chan and the project building contractor were present to discuss their proposal with ASCC members. They offered the following comments and clarifications, largely in response to issues raised in the staff report:

- Materials have been submitted to the town's public works director addressing the floodplain zoning requirements that pertain to the property. These demonstrate that the plans as presented are consistent with the zoning requirements.
- There is an existing rear yard brick patio area that is close to the creek bank and was used for barbeque facilities. A new barbeque area will be provided near the north end of the proposed swimming pool.
- The proposed site plan will be modified to move the play structure to the location recommended in the staff report and the lawn area reduced to accommodate this modification.
- The lights proposed in the arbor would be directed down and not out from the arbor.
- The fencing would not be along the top of the creek bank, but would meander around the trees and would adjust to properly relate to topographic conditions. The alignment can be worked out in the field to the satisfaction of the ASCC.
- The fixture boxes for the proposed wall mounted lights have already been installed at the site. The preference is to install lights in the locations shown, but the amount of wattage in the fixtures can be reduced to address the concerns raised in the staff report. The lights are largely internal to the rear of the house and patio area and will enhance safety of access from the guest house to the main house and around the pool and barbeque area.
- The pool equipment location meets setback requirements and will be contained in a noise suppressing enclosure. It has been designed to meet building code requirements.
- There will be no colored pool lights.

Public comments were requested, but none were offered.

ASCC members discussed the proposal as clarified by at the meeting and focused on the issues raised in the staff report. After discussion, all members agreed the pool location and design were acceptable. Gelpi then moved, seconded by Breen and passed 3-0 approval of the modified plans as clarified subject to the following conditions to be addressed, unless otherwise noted, prior to the issuance of a building permit and to the satisfaction of a designated member of the ASCC:

1. The house wall lights shall be clarified in terms of fixture wattage, and fixtures conforming to town lighting policies and regulations specified.
2. The pool equipment enclosure shall be specified to the satisfaction of the building official demonstrating that it will be consistent with noise standards called for in the building code and general plan. If such consistency cannot be demonstrated, the equipment location shall be moved to a site with less potential for off-site noise impact and the alternative location shall be to the satisfaction of a designated ASCC member.
3. The final alignment of the proposed fence shall be field verified prior to installation and shall meander though the existing trees and adjust to existing topography.
4. The landscape plan shall be revised to move the play structure and adjust the lawn area consistent with the recommendations in the staff report and clarifications offered at the ASCC meeting. Further, there shall be more use of native plantings consistent with the creek side environment and the revised landscape plan shall be referred to the conservation committee for review and recommendation prior to final consideration by a designated ASCC member.
5. Data verifying compliance with all floodplain zoning provisions shall be provided to the satisfaction of the Public Works Director.

Vlasic also noted that based on comments about the current status of exterior lighting, he was concerned that the house remodeling project may not fully conform to the previously approved lighting plan which includes mainly eave mounted recessed lights. He advised that staff would review this matter and take actions as determined necessary.

### **Follow-up Review -- Architectural Review and Variance request X7E-125, 5030 Alpine Road, Pfau**

Vlasic presented the May 19, 2004 staff report on this follow-up item and stated that it was not ready for ASCC consideration. He explained that the project architect has requested some additional time to complete necessary submittal data and has asked for the subject follow-up review to be continued to the June 7 meeting.

Public comments were requested, but none were offered. Thereafter, project review was continued to the June 7 ASCC meeting.

### **Architectural Review for Residential Redevelopment and Site Development Permit X9H-519, 35 Golden Oak Drive, Castro**

Vlasic presented the May 19, 2004 staff report on this proposal for residential redevelopment of the subject 1.20 acre Alpine Hills property. He reviewed the events and issues raised at the afternoon site meeting (see above site meeting minutes for background and a complete listing of proposed plans and materials).

Mr. and Mrs. Castro and Daniel Piechota presented their proposal to the ASCC. They reiterated the comments offered at the site meeting and noted that tree planting and other landscaping would address a number of the privacy concerns raised by the downhill neighbors.

Public comments were requested. **Mr. and Mrs. Corley, 15 Golden Oak Drive**, presented a May 24, 2004 letter to the ASCC setting forth their concerns with the project, particularly the visual impact of the second story "tower" feature, drainage, adequacy of the landscaping and tree preservation data and concerns over the scope of exterior lighting. They also shared the following comments:

- The Blue Oaks project that the proposed design is based on is for a larger property with more open space around it and less issues in terms of potential for impacts on neighbor privacy.
- Since this project potentially impacts the scenic corridor, neighbors from all over town should be informed about it.
- The visual impact of the chimneys also needs to be taken into consideration.
- The "tower" feature is out of character with other development in the neighborhood.

Mr. and Mrs. Corley reviewed the photos presented with their letter and stressed their position that the second story feature should be eliminated from the project.

ASCC members discussed the proposal and agreed that the general approach to siting and architecture were acceptable. Concern was expressed over the completeness of the plans, including lack of clarity as to the to the pool and cabana proposals. Members also agreed that the lighting plans needed to be revised to address the concerns raised in the staff report.

ASCC members also noted that careful review of final proposals for exterior materials and finishes would be important and that this really was not accomplished at the site meeting.

As to the second story feature, ASCC members agreed that a good landscaping plan could accomplish much of the needed mitigation relative to privacy and visual impacts. It was also noted that background tree cover screens the site and proposed improvements and the second story feature did not really break the skyline in terms of views from the Alpine Road. At the same time, it was agreed that lowering of the height of the feature, as recommended in the staff report, and design adjustments to ensure that windows and the balcony were not directly oriented to the downhill neighbors, could also be effective in addressing the concerns considered at the site meeting. ASCC members also stated that the

second story feature was relatively small, and consistent with the overall house architecture.

After discussion, it was agreed that project review should be continued to the June 7 meeting to permit time for the applicant and project architect to address the outstanding issues raised at the site and evening ASCC meetings. It was agreed that options should be studied for lowering the second story feature and other design modifications to address privacy concerns. It was also agreed that the project architect should at least consider an option of relocating the feature to the west end of the house.

Mr. Piechota stated he would finalize pool and cabana, lighting, and landscaping plans to address the concerns raised at the site meeting and also consider options for dealing with the "tower" feature.

After discussion, project review was continued to the June 7, 2004 ASCC meeting with the understanding that review would start with an additional afternoon site meeting. ASCC members encouraged the applicants to work with their neighbors in finding solutions to the concerns expressed at the ASCC meeting.

#### **Preliminary Review -- Architectural Review for Residential Redevelopment and Site Development Permit X9H-520, 287 Westridge Drive, Lovazzano**

Vlasic presented the May 19, 2004 staff report on this proposal for development of a new 6,696 sf residence with attached 747 sf guest unit on the subject 3.3 acre Westridge property. He noted this was a preliminary review of the proposal and reviewed the events and issues considered at the afternoon site meeting (refer to above site meeting minutes for background and a complete listing of propose project plans and materials).

Bruce and Lisa Lovazzano and project designer Jerry Ellis were present to discuss their plans with ASCC members. They reviewed the clarifications shared at the site meeting and discussed the status of additional, ongoing work relative to soils, tree impact and septic system analyses. They also indicated that revised landscaping plans based on site meeting comments would be developed and that story poles would be installed relative to the heights of the walls associated with the proposed swimming pool.

Public comments were requested. **Sanford and Elynore Seaman, 275 Westridge Drive**, reviewed the comments in their May 24, 2004 letter to the town and Westridge Architectural Supervising Committee. They reviewed their experience with the subject property and concerns with the landscaping, visual impacts, drainage, grading, etc. as stated at the site meeting and in their 5/24 letter.

Mark Weiland, Chair WASC, stated that overall, the WASC found the project to be "beautiful" if executed with the proposed detailing. He identified, however, the following remaining concerns:

- Potential for "piecemealing" of the project and the need to have a full understanding of all project aspects including grading, landscaping, lighting, tree protection and potential tree impacts, before a final approval is granted.

- A clear understanding is needed of the pool and pool wall proposal to determine if there is a need for plan modifications or landscaping mitigation in terms of addressing the potential for impacting views from the Seaman property.
- The oleanders should be preserved at least until replacement screen planting is established, as they are effective in screening views from Westridge Drive.

ASCC members agreed that the proposal was generally well designed for the site and appreciated the effort to place story poles to fully define the scale and massing of the proposed house. Concern was expressed over potential tree impacts, and the scale and visual impact of the proposed swimming pool walls. It was agreed that the additional grading, tree impact, and landscaping data the project designer stated was being developed in support of the project was needed, and that additional clarifications were needed regarding the pool walls.

It was also agreed that a revised landscaping plan should be provided that shows the entire parcel and identifies planting and vegetation protection concepts for the full property. It was agreed that this plan should include plantings to be protected along the Westridge frontage, plans for the oleanders, additional screen planting below the pool and terrace walls, as well as planting along the eastern parcel line to screen views from the Seaman property. It was also suggested that the plan include proposals for transplanting of the olive trees.

After discussion, project review was continued to the June 7, 2004 ASCC meeting to allow time for issues raised in the staff report and discussed at the site and evening May 24 meetings to be addressed.

### **Staff Report -- "Greenbuilding"**

Borck presented the "green building" check list and letter that have been approved by the town council for use by staff as an initial effort to encourage "green building/energy conservation" techniques in new construction projects in the town. She noted that the documents do not mandate anything at this point and that the intent is to monitor projects to determine the extent that "green building" techniques are actually used. It was noted that at some point in the future, the town and other local jurisdictions in San Mateo County and elsewhere may decide to require such efforts, but that any such decision would likely come at a time when "green building" products are more readily available and available at competitive costs.

### **Approval of Minutes**

Breen moved, seconded by Gelpi and passed 3-0, approval of the 5/10/04 meeting minutes as drafted.

### **Adjournment**

There being no further business, the meeting was adjourned at 9:35 p.m.

T. Vlastic