

Chairman Chase called the meeting to order at 8:02 p.m.

Roll Call:

ASCC: Chase, Breen, Gelpi, Schilling

Absent: Eisberg

Town Council Liaison: Davis

Planning Commission Liaison: McIntosh

Town Staff: Deputy Town Planner Vlastic, Planning Technician Borck

**Oral Communications**

Oral communications were requested but none were offered.

**Architectural Review for residential Redevelopment, 102 Russell Avenue, Ford**

Vlastic presented the comments in the July 22, 2004 staff report on the status of this request. He advised that since the ASCC initiated review of the proposal on June 21, 2004, the property has been sold and the new owner is in the process of assuming responsibility for the subject application. He added that the new owner has asked that project review be continued to the August 23 meeting to allow for the time needed to finalize application changes and arrangements relative to the project plans and architectural services.

Public comments were requested, but none offered. Thereafter project review was continued to the August 23, 2004 ASCC meeting. Vlastic noted that if the project is ready to be considered on that date, new notices would be sent to site neighbors and the review would include an afternoon site meeting.

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

Vlastic presented the July 22, 2004 staff report on this follow-up submittal. He advised that the project was conditionally approved by the ASCC on February 10, 2003 and that the ASCC's conditions were included with the March 5, 2003 Board of Adjustment approval of the subject variance. Vlastic added that on February 23 of this year, the ASCC considered and approved plans submitted to satisfy the exterior lighting condition of the architectural approval. He then reviewed the following 6/24/04 plans and materials and the June 25, 2004 letter, all prepared or provided by Bill Maston project architect to satisfy the remaining ASCC approval conditions:

Sheet A0.0, Title, Project Data & Index

Sheet A1.1, Construction Staging and Tree Protection

Sheet A5.1, North, East, South & West Elevations

Sheet A7.1, Exterior Details

Sheet A7.2, Exterior Details

Sheet E1.1, Exterior Lighting Plan (House)

Sheet E1.2, Exterior Lighting Plan Pool

### Cut sheet for Melrose W995 by Rejuvenation exterior light fixture

In addition to the above plans, a complete set of the building permit plans for the approved project was available for reference.

Bill Maston presented the follow-up plans and materials to the ASCC. He offered the following comments and clarifications:

- Reference was made to photos of a sample installation of the proposed light fixture. It was noted that it had diffused glass and contains only one bulb, limited to a maximum of 60 watts.
- Work on the plans has been constrained due to concerns over impact of construction vibration on existing walls. A detailed engineering analysis of the issue is still in process and the results will guide the construction process.
- The proposal is to develop the final stucco color and texture at the site after the new stone material is in place. This will permit the best selection of texture and color to be in harmony with the existing and new stone surfaces and also the existing stucco surfaces.
- The proposal is to also develop the new landscaping plan when there is a better appreciation of the overall project impacts surrounding the new construction areas. The desire is to accomplish new landscaping that will be in harmony with existing conditions and minimize the extent of the apparent change.
- In response to a question, it was noted that the existing flood lights the applicant has agreed to eliminate, have not yet been removed. It was noted that this would occur as part of the new construction effort.

Public comments were requested, but none were offered.

ASCC members discussed the submittal materials and concurred with the remaining issues raised in the July 22 staff report. Following discussion, Schilling moved, seconded by Breen and passed 4-0 approval of the follow-up submittal as clarified at the ASCC meeting subject to the following conditions:

1. Prior to application of the new exterior stucco surfaces, samples of the proposed stucco finish, including color and texture, shall be installed at the site. A designated ASCC member shall inspect the samples and adjustments shall be made to the proposed application as determined necessary by the member prior to installation of the final stucco coat.
2. Prior to installation of the new windows, details for window installation shall be provided to the satisfaction of a designated ASCC member. The intent is to ensure that the new windows are installed in harmony with the character of the windows on the original structure.
3. A detailed landscaping plan shall be prepared for the area disturbed by the new construction for the new garage/family room area. The plan shall be prepared to the

satisfaction of a designated ASCC member and once approved installed to the satisfaction of planning staff prior to "finaling" of the building permit for the new construction.

4. Additional construction staging and tree protection details shall be provided to the satisfaction of planning staff prior to issuance of a building permit. These details shall address the issues raised in the staff report, including ensuring that access to the neighboring property to the north is preserved during the construction process. Once approved, the final construction staging and tree protection plan shall be implemented to the satisfaction of planning staff.

**Follow-up Submittal and Proposed Modifications to Previous Approval, skylight additions -- Architectural Review for rebuilding and remodeling of fire damaged residence, 135 Russell Avenue, Bartlett**

Vlasic presented the July 22, 2004 staff report on the subject request. He reviewed the background relative to the May 10, 2004 ASCC conditional approval of the proposal for rebuilding and remodeling of the subject fire damaged residence. Vlasic then reviewed the information presented in the eleven page, "Item 1 - response" to ASCC conditions dated July 6, 2004, prepared by Ageless Design and discussed how the comments and information addressed the conditions of approval. Vlasic then discussed "Item 2" of the July 6 document and explained that this 17 page addendum, described the proposed plan modification for the addition of skylights. He noted that the proposed skylights would run essentially in a continuous line from the northwest to the southeast along the central portion of the roof of the house.

Vlasic also advised that just prior to the ASCC meeting, **Stephanie Schwartz, 102 Tynan Way**, provided a letter to him dated July 24, 2004, raising concerns over potential drainage, soil stability and tree impact issues. Vlasic noted that this letter would be considered as part of the building permit process, but that the project did not appear to propose work in the areas of concern discussed in the letter.

Dan Bartlett and Mark Morris, project architect, presented the follow-up submittal and modification request to ASCC members and offered the following comments and clarifications:

- A sample of the proposed driveway and walkway slate material referenced in the July 6 submittal document was presented. (ASCC members found the sample acceptable.)
- A sample of the proposed skylight glass material referenced in the July 6 submittal document was presented. (ASCC members found the sample acceptable.)
- The new roof will be tar and gravel and in a color matching the proposed exterior accent color, i.e., Benjamin Moore Deep Silver.
- In response to a question, it was noted that the skylight bays over the exterior front entry way, would not have lights under them, except for the two downcast lights at the front door.

- In response to a question, it was stated that the neighbors had been informed of the proposed changes by the applicant.
- A hand-out was distributed identifying locations in the central California area with skylight installations that use the skylights proposed for the subject project.

Public comments were requested, but none were offered. It was noted that notices relative to the proposed plan modifications had been sent to neighbors.

ASCC members discussed the follow-up submittal and the proposed skylight additions. Concerns were expressed over the proposed use of motion sensor light switching, neighbor reaction to the skylight proposal and conformity with fence height limitations. Members also commented on the thoroughness of the skylight evaluation presented in the July 6 document prepared by the project architect.

Following discussion, Breen moved, seconded by Schilling and passed 4-0 approval of the follow-up submittal and plan modifications as presented subject to the following conditions to be addressed, unless otherwise noted, to the satisfaction of a designated ASCC member prior to issuance of a building permit:

1. The plans shall be modified to show that all new fencing and new gates shall adhere to the four-foot height limitation when such features are located within the front yard setback area. (It was noted the plans should be adjusted to specifically address the fence and gate height issues raised in the staff report.)
2. The plans for exterior lighting shall be modified to eliminate the use of motion sensors. Mechanical timing devices may be used; but, if they are to be used, they shall be described on the revised plans.
3. A sample of the actual proposed tar and gravel roofing shall be provided that is consistent with the proposal described in the July 6 "response" document.
4. Complete construction staging plan details shall be defined to the satisfaction of planning staff and shall address the access, materials storage and project coordination issues raised in the staff report. Once approved, the construction staging plan shall be implemented to the satisfaction of planning staff.

### **Architectural Review for new residence, 445 Golden Oak Drive, Migdal**

Vlasic presented the July 22, 2004 staff report on this proposal for significant redevelopment of the subject 1.3 acre Alpine Hills parcel. He explained that the ASCC initiated review of the request on June 9, 2003. He discussed the circumstances of the 2003 review, project revisions made to address concerns expressed by staff, neighbors, and ASCC members and the applicants decision to place the project on "hold" in September of 2003. Vlasic clarified that this decision was made because the applicant wanted to reconsider the floor plan that had evolved as a result of the efforts made to address the concerns over the exterior form of the house. Vlasic noted that this effort is now complete and the applicant has submitted the following plans, unless otherwise noted dated 6/28/04, for ASCC consideration:

Drawing No. 02-232, A.C. & H., Civil Engineers, 7/2004  
Sheet A1, First Floor Plan  
Sheet A2, Second Floor Plan  
Sheet A3, Basement Floor Plan  
Sheet A4, Exterior Elevations  
Sheet A5, Exterior Elevations  
Sheet A6, Roof Plan and Sections

Also presented for ASCC consideration was an exterior materials and finishes board received July 13, 2004 and a cut sheet for the proposed Hadco pole and wall mounted light fixtures. Vlastic noted that the plans did not identify the locations for the proposed light fixtures. He also noted that while the plans appear to generally address the concerns raised during the 2003 review process, a number of project details still need to be clarified, including final grading plans, as discussed in the July 22 staff report.

Mark Midgal and project designer Anthony Ho presented the revised plans and offered the following comments and clarifications:

- A revised Sheet A4 was presented. It was noted that the sheet replaces the "red line" annotated Sheet A4 included with the 6/28/04 plan set.
- It is understood that a number of plan details are still needed and that a final, engineered grading plan will be needed. It is further acknowledged that complete landscaping and lighting plans are needed. At this point, however, the applicant is seeking acceptance of the revised concept plans so that he can proceed to develop the additional data and hopes the ASCC would conditionally approve the plans.
- The plans have been adjusted to address the concerns expressed by the ASCC and neighbors in 2003 and also resolve the applicants floor plan concerns. The neighbors potentially most impacted have indicated their support for the revised plans.

Public comments were requested and the following offered:

**William Bigas, 20 Minoca Road**, stated he was pleased with the design changes and supported the revised plans. He indicated that the final details of the house design would, however, be important relative to how the house fits into the building site and neighborhood.

**William Leckonby, 455 Golden Oak Drive**, stated he supported the revised plans.

ASCC members discussed the revised plans and agreed they responded to the concerns raised during the 2003 review process. Members acknowledged that the plans were more conceptual, but agreed they were conditionally acceptable as were the proposed exterior materials and colors. Members also indicated that they could support the proposed concentration of floor area given site slope, tree cover, and characteristics of existing development.

After discussion, Schilling moved, seconded by Breen and passed 4-0 approval of the revised plans subject to the following conditions to be addressed to the satisfaction of the ASCC prior to issuance of a building permit:

1. A complete, engineered grading plan shall be provided that details all aspects of the proposed site development and is generally consistent with the proposals shown on the preliminary grading plans.
2. A detailed landscape plan shall be provided that, in particular, provides for landscaping of the front yard area, i.e., between the new house and Golden Oak drive. The plan shall, however, address landscaping and erosion control for all area disturbed by construction and shall be developed in concert with the engineered grading plan.
3. A complete exterior lighting plan shall be provided that is consistent with town lighting polices and regulations.
4. An arborist's report and tree protection plan shall be provided addressing potential construction impacts on site tress and setting forth measures for tree protection and long term tree preservation. The report shall be developed based on the proposed engineered grading plan.
5. All details for exterior treatments, including stucco trim shapes, need to be explained so there is a complete understanding of how the "rustic texture" suggested by the sketch plans considered in 2003 will actually be achieved. The detailing of the stucco and wood elements need to be explained to satisfy this matter. Further, the design details for the proposed railings, windows and doors need to be clarified. Also the railing color needs to be specified.

**Architectural Review and Deviation Request for rebuilding of fire damaged guest unit, 12 Santa Maria Avenue, Toben**

Vlasic presented the July 22, 2004 staff report on this proposal for approval of plans for the rebuilding of a relatively small, fire damaged guest unit on the subject 1.85 acre Woodside Highlands property. He clarified that the damaged guest unit has a floor area of 260 sf and the proposal would add 24 sf to the rebuilt unit. He added that otherwise, the location, design, height, etc. remain unchanged. He also noted that because the parcel is almost entirely within a area designated as Pd, potential deep landslide, on the town's map of land movement potential, rebuilding and the small addition can only occur if the planning commission approves the proposal subject to the deviation provisions of town Resolution 500 and the supplemental resolutions to it.

Vlasic then reviewed the following project plans dated July 19, 2004 prepared by F. John Richards Architect:

- Sheet A1, Site Plan
- Sheet A2, Floor Plan and Elevations

John Richards project architect was present and offered the following comments and clarifications:

- The plans do not show the existing stairs to the water heater closet on the northeast side of the guest unit. These stairs and the water heater closet will be removed and replaced with the internally accessed "new" closet addition. The water heater will be relocated under the rebuilt structure.
- In response to a question, it was noted that new skylights will be installed as the guest unit site is relatively dark. Currently, the damaged structure does not contain skylights.
- The rebuilt structure will be finished with exterior materials and colors that match the existing conditions, i.e., as used on the exiting house and guest house. These include horizontal wood siding finished in a medium gray/green color and wood trim painted a cream color. Roof material is finished with light gray gravel.

Public comments were requested, but none were offered.

ASCC members discussed the project and the staff report recommendation for some additional landscaping on the northeast side of the structure, i.e., along the slope above Santa Maria. Members agreed that additional landscaping was not necessary in this case due to the extent of existing tree cover and other plantings in the general area. Further, some concern was expressed over adding landscape irrigation in an area potentially impacted by unstable slopes. As a result, additional planting was left as an option for the applicant.

Following discussion, Schilling moved seconded by Breen and passed 4-0, approval of the plans as presented and clarified at the ASCC meeting subject to planning commission approval of the needed deviations from Resolution 500.

### **Approval of Minutes**

Schilling moved, seconded by Breen and passed 3-0-1 (Chase), approval of the 7/12/04 meeting minutes as drafted.

### **Cancellation of August 9, 2004 Regular ASCC meeting**

Vlasic advised that, traditionally, the first August meeting is cancelled due to August vacation schedules. He noted that, therefore, the next regular ASCC meeting would take place on August 23, 2004.

### **Adjournment**

There being no further business, the meeting was adjourned at 9:03 p.m.

T. Vlasic