

Architectural and Site Control Commission **May 27, 2014**
Special Joint ASCC/Planning Commission Site Meeting, 683 Portola Road, Preliminary Architectural Review for New Barn and Amendment to Conditional Use Permit X7D-156

Chair Koch called the special site meeting to order at 3:30 p.m. at 683 Portola Road.

Roll Call:

ASCC: Breen, Clark, Harrell, Koch

ASCC absent: Ross

Planning Commission: Hasko, VonFeldt

Planning Commission absent: Gilbert, McKitterick, Targ

Town Council Liaison: Craig Hughes

Town Staff: Planning Consultant Vlastic, Interim Town Planner Kristiansson, Assistant Planner Borck

Others present relative to the proposal for 683 Portola Road:

Phil White, applicant

Kathy Scott, project architect

Kevin Casey, architect

Susan Gold, Trails Committee

Aaron Bortalazzo, general contractor

Mark Wesberg, project superintendent

*Others may have been present during the course of the site meeting but did not formally identify themselves for the record.

Kristiansson presented the May 22, 2014 staff report on this preliminary review of the proposed barn relocation and conditional use permit (CUP) amendment. She noted that the conditional use permit amendment is needed to allow the barn relocation and updating of the Jelich Ranch Use Plan, including information about the Woodchopper's House. In addition, architectural review is needed for the barn for the new location. Key items to view on the site would be the story poles for the proposed new barn location, the site of the existing barn to be demolished, the vegetation along Portola Road, and the Woodchopper's House.

Commissioners considered the staff report and the following plans:

Walker Warner Architects, dated 4/7/14 unless otherwise noted

Sheet A0.1, Site Plan/Cover Sheet

Sheet A1.0, Site Plan

Sheet AA2.1, Tractor Barn Floor Plan and Exterior Elevations, dated 5/19/14

Civil Plans, prepared by Lea & Braze Engineers and dated 3/19/14

C-1.0 Title Sheet

C-2.0 Grading & Drainage Plan

ER-1 Erosion Control Plan

Also available for reference were the following materials to support the proposed plans:

- Jelich Ranch Use Plan, dated March 5, 2014
- Cut sheets for light fixtures, from Troy RLM Lighting, received March 5, 2014
- Exterior materials – Barn, received March 5, 2014
- Exterior materials samples board, received March 5, 2014

Kathy Scott, project architect, and Phil White, property owner, provided the following additional information and observations:

- The siding for the barn would be wood with a gray finish, to be compatible with the two finishes on the existing two buildings in the area (white wood siding on one and gray plaster on the other);
- Given the geology on the property, the proposed site is the only real choice for the barn relocation;
- The Woodchopper's House is in poor condition and would be difficult and expensive to repair. The property owners would instead consider moving it back from the front property line and building a replica.
- The number of trees shown for removal on the plans was incorrect, and approximately 10 existing orchard trees would need to be removed to accommodate the barn relocation. The property owners have planted over 100 new orchard trees further back on the property.

Commissioners and the public proceeded to walk around the site, viewing the proposed new barn location, the existing barn which would be demolished, the new orchard trees, the Woodchopper's House, and the Portola Road frontage. During the walk, the following information was provided:

- The existing barn #4 is metal, so the materials cannot be reused in the new barn.
- The property owners have not decided how to reuse the space that is currently occupied by the existing barn. That land would likely be landscaped and could possibly include a water feature.
- The Chilean Woodchopper's House could potentially be documented with a plaque, then rebuilt further into the property. The property owners would likely use it for housing as a second unit or below market rate unit rather than as storage or some other use.

Commissioners asked about the removal of non-natives along the Portola Road frontage, including the acacia and eucalyptus. Mr. White said that they would like to continue to have screening between the main house and the road in particular, but that he would look at the health of the trees. Vlasic noted that some trees may be on the Town's right-of-way rather than on the White property and that this would also need to be considered.

The Planning Commissioners present then offered their comments relative to the CUP amendment and generally expressed support for the project. In particular, moving the barn out of the fault setback was seen as positive, as well as the reduction in impervious surface and potential removal of non-native vegetation along the Portola Road frontage in particular. Commissioners agreed that the approach proposed for the Woodchopper's House in the updated Use Plan appeared to be reasonable.

ASCC members agreed to hold their comments for the evening meeting and thanked the property owner, architect and participants.

The field meeting was adjourned at 4:15 p.m.

Special Joint ASCC/Planning Commission Site Meeting, 17 Redberry Ridge, Preliminary Architectural Review for New Residence, Pool, and Related Site Improvements, and Site Development Permit X9H-671

Chair Koch called the special site meeting to order at 4:30 p.m. at 17 Redberry Ridge.

Roll Call:

ASCC: Breen, Clark, Harrell, Koch

ASCC absent: Ross

Planning Commission: Hasko, VonFeldt

Planning Commission absent: Gilbert, McKitterick, Targ

Town Council Liaison: Craig Hughes

Town Staff: Planning Consultant Vlastic, Interim Town Planner Kristiansson, Assistant Planner Borck

Others present relative to the proposal for 17 Redberry Ridge:

David Yang, applicant

Bill Maston, project architect

Jane Bourne, Conservation Committee

Joe and Carole Grundfest, 3 Coalmine View

Josetta Owen, 14 Redberry Ridge

Lynn Gibbons, 15 Redberry Ridge

George Salah, 19 Redberry Ridge

*Others may have been present during the course of the site meeting but did not formally identify themselves for the record.

Borck presented the May 27, 2014 staff report on this preliminary review of the proposed new residence and site improvements. She advised that the site development involves 3,770 cubic yards of grading that counts towards the site development permit. Borck noted several key issues, including, the view relationships between the neighboring lots and potential for off-site light spill and reflection from the rear elevation glazing, design elements such as the autocourt accent wall and column-like features, and the proposed fill outside of the building envelope. She advised that there would be no further agendaized preliminary review by the Planning Commission and that commissioners should offer their comments at the end of the field meeting or via email to staff.

ASCC members considered the staff report and the following plans:

Civil Plans, Lee & Braze Engineering, 3/28/14:

Sheet C-1, Title Sheet

Sheet C-2, Grading & Drainage/Driveway Profile Plan

Sheet C-3, Grading & Drainage Plan

Sheet C-4, Grading Specifications

Sheet C-5, Details

Sheet C-6, Details

Sheet ER-1, Erosion Control Plan

Sheet ER-2, Erosion Control Details

Survey Plans, BKF Engineers, received 3/28/14:

Sheet SU-1, Topographic Survey

Landscape Plans, Summers & Novick, 3/20/14:

Sheet L1, Landscape Planting Plan

Sheet L2, Plant List

Architectural Plans, William Maston Architect & Associates, 3/28/14:

Sheet A0.01, Cover Sheet

Sheet A0.02, Floor Area Calculations

Sheet A0.03, Site Area Calculations

Sheet A1.01, Existing Site Plan

Sheet A1.02, Construction Staging Plan

Sheet A1.03, Site Plan

Sheet A1.04, Neighboring Site Plans

Sheet A2.01, Basement Floor Plan

Sheet A2.02, Proposed Main Floor Plan

Sheet A2.03, Roof Plan

Sheet A4.01, Sections

Sheet A4.02, Sections

Sheet A4.03, Sections

Sheet A5.00, Rear Elevation for Height

Sheet A5.01, Perspective Exterior Elevations

Sheet A5.02, Perspective Exterior Elevations

Sheet A5.03, Perspective Exterior Elevations

Sheet E1.01, Exterior Lighting Plan

Sheet E1.02, Exterior Building Lighting Plan and Cut Sheets

Also available for reference were the following materials submitted in support of the proposed plans:

- Transmittal letter from project architect, William Maston, dated 3/31/14
- Email from project architect, William Maston, dated 4/9/14
- Email from Joy Elliott, Blue Oaks HOA, dated 5/15/14
- Outdoor Water Use Efficiency Checklist, received 3/28/14
- Build It Green Checklist for New Homes, received 1/24/14
- Colors and materials board, received 1/24/14

Bill Maston, project architect, presented the project to the Commissions using a model. He explained how the design concept evolved with the intention of presenting itself more as artwork than architecture. He identified some of the changes that had been made in response to planning staff feedback and the Blue Oaks HOA concerns, including the tilting down of roof forms and locating the guest spaces into the site and perpendicular to the street. He stated that he understood the proposed fill within the drainage swale was controversial, explained the rationale for it, and that the proposed design of the home and site improvements could be accomplished without any fill in either the open space easement or the drainage swale.

In response to questions from Commissioners and the public, Mr. Maston provided the following information:

- The autocourt accent wall will be colored concrete with vines planted at the base to create a living wall.

- The autocourt retaining wall is needed as a part of the necessary cut for the pad to conform to the 18-foot height limit and it also serves to hide much of the length of the cars from off-site views.
- The “fin walls” and retaining walls at the pool and patio area screen the activity area.
- Proposed railings will be stainless steel with cable so that they disappear into the site.
- The proposed skylight is over the stairwell that connects the main and basement levels.
- The garage doors will not be glass, but either wood painted to match existing vegetation or living (grass) doors.
- The wall and bridge band facing 15 Redberry Ridge will have vines planted so as to be green throughout the year.

Mr. Maston led Commissioners and members of the public to view the drainage swale and discuss the proposed fill. He clarified the extent of the fill area and discussed how replanting would help screen the driveway court. He stated that the Fire Marshal required cleaning up the fuel source within the swale, and again advised that the proposed fill is not required to complete construction of the project. In response to a question, Mr. Maston confirmed that the proposed driveway width would be reduced to 14-feet as required by the Fire District.

ASCC Chair Koch requested public comments.

George Salah, 19 Redberry Ridge, offered that the current proposal was dug into the site much more effectively than earlier designs and that it was important for the project to follow the PUD guidelines.

Josetta Owen, 14 Redberry Ridge, expressed concern with the screening of her views to the property.

ASCC Chair Koch requested comments from the Planning Commission.

Commissioner VonFeldt stated that she appreciated the project design and merging with the natural environment. She advised that she supported the cut required for construction of the home and improvements and found it consistent with the PUD. She stated that she did not support the filling of the drainage swale as it would destroy habitat and the wildlife corridor which are difficult to replace. She also noted that the existing mountain mahogany were important trees to maintain.

Commissioner Hasko expressed her support of the proposed cut for the house and improvements. She stated she was not in favor of filling the drainage swale and saw no apparent need for it.

After the site discussions, ASCC members agreed that they would offer comments on the proposal at the special evening ASCC meeting. Members thanked the applicants and neighbors for participation in the site meeting. Thereafter, project consideration was continued to the special evening ASCC meeting.

Adjournment

The special site meeting was adjourned at 5:24 p.m.

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

Roll Call:

ASCC: Breen, Clark, Harrell, Koch

Absent: Ross

Planning Commission Liaison: None.

Town Council Liaison: Jeff Aalfs

Town Staff: Interim Town Planner Kristiansson, Assistant Planner Borck

Oral Communications

Oral communications were requested, but none were offered.

Continued Architectural Review for New Residence with Detached Guest House, and Related Site Improvements, and Site Development Permit X9H-669, 128 Escobar Road, Khatod

Borck presented the May 27, 2014 staff report on this continued review of the new residence and proposed site improvements. She summarized the plan and materials revisions and how they respond to preliminary ASCC comments, including selection of darker stucco colors, revising the landscape plan so that the Escobar street frontage will be planted in natives and non-natives shall be removed, and adjusting the proposed area of fill to a minimum distance of 15 feet away from the two oak trees on the eastern downhill side of the home in response to arborist recommendations. She also advised that the Westridge HOA had conditionally approved the proposal.

ASCC members considered the staff report and the following project plans:

Civil Plans, BKF Engineers, 5/16/14:

Sheet C2.1, Grading and Drainage Plan

Landscape Plan, Blanzscape, 4/15/14:

Sheet L1, Landscape Plan

Architectural Plans, John Malick & Associates, 5/15/14:

Sheet A101, Site Plan (includes landscape lighting)

Sheet A201, Floor Plans (includes lighting cut sheets and exterior lighting), dated 5/19/14

Sheet A204, Roof Plan & Guest Unit Plans/Elevations

Sheet A301, Exterior Elevations

The following additional materials were also considered:

- Transmittal letter from Greg Klein, project architect, dated 5/16/14
- Letter and tree protection guidelines from Kathy Anderson, project arborist, dated 5/14/14

- Revised colors/materials sheets, dated 5/16/14
- Approval letter from Westridge HOA, dated 5/19/14

Ravi and Anu Khatod, applicants, and Greg Klein, project architect were present to discuss the project with ASCC members. Mr. Klein presented his response to staff report comments, including providing new roof tile samples, clarifying that the site retaining wall finish would be cement plaster to match the house stucco siding, providing a paver cut sheet for the proposed driveway turnaround circle, offering that the four proposed California sycamores on the eastern downhill side of the home could be switched to 24" box live oaks, and providing a sample of the proposed terrace stone.

Public comments were then requested, but none were offered.

ASCC members then discussed the proposal and offered the following comments:

- Harrell expressed support for the revised colors and roof tiles. She asked the applicants to consider eliminating one of the two proposed wall lights at the spa. She agreed that the deer fence detail should be reviewed by a designated ASCC member.
- Breen stated she supported the revised colors. She expressed concern regarding the proposed exterior light fixture glass and stated that she would prefer a wedge-type fixture. She clarified that the fountain should not be illuminated and that the first two wall lights at the driveway entrance on the north side should be eliminated. Regarding landscaping, Breen clarified that the front yard exotics (rather than "invasives") need to be removed and that the existing oleanders should be phased out. She also stated that no new oak trees were needed in the front yard planting scheme, although one could be proposed in the area of the existing driveway that will be removed with the project.
- Clark supported the project and suggested that large scale samples of the colors and materials be provided at the site at the time of rough framing for inspection by a designated ASCC member to ensure the colors mesh with the design. He also suggested that one of the proposed light fixtures also be available at that time for inspection. He also suggested that half of the oleanders could be removed at the beginning of the project and half removed at the time of final inspections. Additionally, Clark noted that thistle removal for the site be noted on the final landscape plan.
- Koch concurred with Harrell on reduction of the proposed lighting at the spa to one wall light, and stressed that the rear yard pathways not be illuminated. She supported the switching out of the California sycamores with 24" box oaks in the rear yard, and agreed with Breen that the first two wall lights at the driveway be eliminated. Koch also supported the phasing out of the oleanders and eliminating all proposed oaks from the front yard with the exception of one at the existing driveway.

Following discussion, Clark moved to approve the project with the following conditions:

1. Colors and materials for the roof, driveway and site retaining walls, interior courtyard fencing, and paving for the terraces, driveway, and turnaround circle shall be specified (with samples or cut sheets) prior to building permit issuance. Large samples of the materials (stucco/trim/roof tiles) shall be provided at the site at the time of rough framing for review by a designated ASCC member.

2. A final detailed exterior lighting plan shall be submitted with the building permit to the satisfaction of planning staff. The plan shall eliminate one of the proposed wall lights at the spa and the first two lights from the driveway entrance on the northern driveway retaining wall.
3. Switching plans for all exterior and landscape lighting shall be submitted and approved by planning staff prior to building permit issuance.
4. The design of the exterior light fixture shall be subject to review and approval by a designated ASCC member prior to building permit issuance.
5. A final, detailed landscape planting plan shall be submitted and approved by a designated ASCC member prior to building permit issuance. The plan shall include a complete plant key indicating plant species, sizes, and quantities, elimination of the Boston Ivy, eliminating the proposed oaks from the front yard with the exception of one at the location of the existing driveway, and details for the phased removal of the existing oleanders. Additionally, the four proposed California sycamores on the eastern downhill side shall be replaced by four 24" box live oaks.
6. An elevation detail for the proposed "deer fence and gate" will need to be submitted and approved by a designated ASCC member prior to building permit issuance.
7. A final detailed construction staging and tree protection plan shall be submitted and approved by planning staff prior to building permit issuance. The applicant shall share the staging plan with the Westridge HOA prior to staff approval of the plan. The tree protection plan shall include all recommendations of the project arborist as specified in her 5/14/14 letter.

Harrell seconded the motion, and the motion passed (4-0).

Clark advised that the motion to approve the project was made with recommendations to the Planning Commission to approve the site development permit.

Prior to consideration of the following item, Commissioner Breen recused herself because the property owners had been clients of hers and left the dais

Continued Consideration of Variance X7E-136 and Architectural Review for House Addition, 20 Russell Avenue, Subramonian

Kristiansson presented the May 22, 2014 staff report on this proposed 427 square foot addition to the existing Woodside Highlands home. She advised that the ASCC had conducted a preliminary review of the project at its May 12, 2014 meeting and that the Planning Commission had also considered the project and provided preliminary comments at its May 21, 2014 meeting. As part of their preliminary review, the Planning Commission had raised questions about the existing gate, which appears to be a legal nonconforming gate. The gate is partially on the private right-of-way for Russell Avenue, and this is an issue which will need to be resolved between the property owners and the homeowners' association.

ASCC members considered the staff report and the following project plans prepared by F. John Richards, Architect and dated as shown below:

- Sheet A1.01, Title Sheet, dated 3/24/14
- Sheet A1.02, Site Plan, dated 5/20/14
- Sheet A1.03, Floor Plans and Exterior Elevations, dated 5/20/14
- Sheet A1.04, Greenpoints, dated 3/24/14

The following additional materials were also considered:

- Outdoor water use efficiency checklist, John Richards, dated 3/18/14
- Color board, dated 3/18/14

Project architect John Richards and property owner Ramesh Subramonian provide the following information in response to questions from Commissioners:

- There is space for one car to park in front of the gate.
- The wider paved area above the driveway was put in to make the curve safer and not to provide parking.
- According to the neighbors, there has been a gate in that location at least since 1957, and the gate is needed to keep in the family's dog. As part of the project, an addition is being proposed to the parking pad north of the house, which will make it easier to park on the property. The property owners intend to park off of the street when the project is complete. Property owners have concerns about moving the gate to the actual front property line for safety reasons because the driveway has a high retaining wall next to the house and would be difficult for delivery trucks to back up.
- The gate which came with the house and is shown on the photographs provided was replaced about three years ago. Kristiansson added that the current gate is five feet tall and appears to be shorter than the original gate, although it does not meet the Town's standard of four feet for a gate on a front property line.
- The screening shown in the plans is meant as a starting point for discussion, and they are willing to add more if necessary.

Chair Koch requested comments from the public, but none were offered.

The ASCC discussed the project. Commissioners generally supported the approach to screening and ongoing dialog with the neighbors. In terms of the gate, while the ASCC would like to see it brought into conformity with Town regulations and would encourage discussion about this, members decided that this should not be a requirement.

Harrell moved that the ASCC recommend approval of the variance for the project and, contingent on Planning Commission approval of the variance, approve the architectural review for the project, with the following conditions as recommended in the staff report:

1. Any adjustments to the landscaping shall be subject to review and approval by planning staff and a designated ASCC member.
2. A vegetation protection and construction staging plan shall be provided and implemented to the satisfaction of planning staff. In particular, the plan shall ensure that all construction parking and staging shall be provided on the property or in an approved off-site location, but not along streets in the Woodside Highlands neighborhood.

Clark seconded the motion, and it passed, 3-0.

Commissioner Breen returned to the dais

Preliminary Architectural Review for New Residence, Pool, and Related Site Improvements, and Site Development Permit X9H-671, 17 Redberry Ridge, Yang

Borck presented the May 27, 2014 staff report on this preliminary review of the new residence and proposed site improvements. She reviewed the events of the afternoon site meeting and the comments offered at that meeting. (Refer to above site meeting minutes that describe that meeting and include a listing of project plans and application materials.)

David Yang, applicant, and Bill Maston, project architect, were present to discuss the project with ASCC members. Mr. Maston provided a visual overview of the proposed home and site improvements with a video presentation. He stated that all fill will be eliminated from the open space easement, and the pool and patio areas would be brought in closer to the home as adjustments are made to come into conformance with the 18-foot height limit. He expressed that he was sensitive to neighbor concerns over the filling of the swale and could eliminate it from the grading plans.

Kristiansson clarified to the project team and the ASCC that the open railing at the patio area could not remain as proposed; it would need to be closed in order to comply with the building height limit and the area considered a light well.

In response to questions from Commissioners, the project architect provided the following information:

- Additional areas of solar photovoltaics may be proposed on the roof.
- The patio area will be redesigned with the pool adjustments.
- The applicant desires a grass-covered garage door. An alternative proposal would be wood painted to match the existing vegetation.
- Railing at the sod bridge is required by building code six- to eight-feet on either side of the gate. An alternative option to eliminate the railing will be explored using an additional 30-inch retaining wall.
- No comments regarding the roof railing were offered from the HOA.
- The vertical forms are not fireplaces, and no chimney caps will jut upward and break the visual form of the flat roof

Public comments were then requested.

Jim Gibbons, 15 Redberry Ridge, offered that he was sent to represent the Blue Oaks HOA. He stated that the HOA has requested modifications to the proposal and that the project is not yet approved.

In response to a question, Mr. Maston advised that the HOA had requested modifications to the proposed guest parking area south of the proposed driveway.

Clark asked staff if any exception was taken to the second curb cut that would be required for the guest parking spaces. Borck confirmed this was not an issue and that having the spaces

located in this area would reduce the amount of grading and site disturbance required to place them in the autocourt.

ASCC members then discussed the proposal and offered the following comments:

- Breen enthusiastically supported the project design, including the accent wall and materials. She expressed concern over the intensity of the proposed planting and suggested a reduction in the number of proposed trees. She stated that the stand of ninebark within the drainage swale was unique and that the swale should be kept in its natural state. She asked that the project team find a solution that would eliminate the railing at the sod bridge.
- Clark expressed support for the project. He suggested that the bottom 20-percent of the accent wall could be faced with horizontal stone to integrate more stone into the site. He stated that a solution should be found to eliminate the railing at the sod bridge, and that perhaps house roof could be separated from the front landscape area and the bridge eliminated. He also recommended the applicant consider installing solar hot water heating with the photovoltaics. He supported either grass or painted wood for the garage doors and affirmed that the chimney cap not project up further than the roof line. Clark requested a detail of the skylight be provided to better understand the design and ensure that light will not be seen coming up out of it.
- Harrell supported the project and the accent wall as designed. She suggested darker colors, offering that perhaps there was too much green being used. She stressed that the design team keep neighbors in mind when proposing screening trees. She also stated that the railings at the bridge needed to be reduced.
- Koch expressed support for the project and the cut required to accomplish the home and site improvements. She stated that she did not support the fill within the swale and that off-haul of the spoils was preferred. She stated that the landscape plan was “overwhelming” and that the proposed vines need to be specified. She indicated that an alternative would need to be found for the proposed rope lighting and that there were too many pool and site lights proposed. Koch supported the submission of an updated color board and the elimination of the stairs at the pool area with the pool modifications.

Mr. Maston clarified the direction being provided by the ASCC and stated that the plans will be modified to eliminate fill within the swale and provide a solution to the sod bridge that eliminates the railing. He offered that screening trees could be field placed under the direction of a designated ASCC member and neighbors at the time of rough framing.

Preliminary Architectural Review for New Barn and Amendment to Conditional Use Permit X7D-156, 683 Portola Road, White

Kristiansson presented the May 22, 2014 staff report for this preliminary review for a new barn and Conditional Use Permit (CUP) amendment. She discussed the afternoon site meeting and reviewed comments offered at that meeting. (Refer to the above site meeting minutes that describe the site meeting and include a listing of project plans and application materials.)

Project architect Kathy Scott and property owner Phil White were present and provided additional information about certain aspects of the project. The proposed fence would be a

horse fence and may require some vegetation clearing in order to install. The property owner is willing to do some clearing and thinning to open views from Portola Road, particularly near the Woodchopper's House, but would also like to maintain some screening for privacy around the house. They will have a tree specialist look at the health of the trees along Portola Road, including the eucalyptus. In terms of the existing orchard trees that will need to be removed to accommodate the new relocated barn, a total of 11 trees will need to be taken out, seven for the footprint of the barn itself, one for the deck, and three for the relocated driveway. As was seen at the site meeting, over 100 new orchard trees have recently been planted and more are planned.

In response to questions, Kristiansson advised that although a detailed plan is not needed at this time for how the area of the existing barn will be reused, general information should be provided so that it can be authorized under the CUP. She also clarified that the Town Historian had reviewed the project, including the statements about the Woodchopper's House in the Use Plan, and did not have any objections. Kristiansson noted that the Town Historian has been working with the property owners to try to find another location for the house or a way to donate it, but she said that it has been difficult due to the condition of the house.

Chair Koch requested comments from the public, but none were offered.

The ASCC then discussed the proposed project and offered the following comments:

- Commissioners supported the relocation of the barn out of the fault setback area and closer to the other agricultural buildings on the site.
- Given the condition of the Woodchopper's House, the approach of trying to relocate it for one more year and then moving ahead to look at options such as commemorating it with a plaque or relocating/rebuilding it makes sense.
- The lighting appears appropriate as designed.
- Opening the views to and across the orchard would be important, since this is the heart of Portola Valley.
- The fence design should have some provision for wild animals to get through, such as having breaks in the fence or lifting the wire one foot off the ground.
- The south property line should be considered, particularly when determining the use and design of the area of existing barn #4. More information about that area would be helpful.

The applicant confirmed that he will have a tree report done. Kristiansson noted that this item is tentatively scheduled for action at the ASCC's June 9 meeting.

Commission and Staff Reports

Borck advised the Commission of an upcoming 141 sf addition/remodel project in Portola Valley Ranch. She noted that staff had been given past direction by the ASCC to review decks, interior remodels, and smaller additions in the Ranch without referring them to the ASCC for review. She stated that she felt staff could conduct the review of this particular project at the building permit level, but asked for direction on defining "minor" projects that staff should generally review without ASCC referral. The Commission concurred that the 141 sf project appears to be a minor project and requested staff to draft a policy statement that would specify that Ranch projects involving 200 sf or less could be reviewed at a staff level unless staff felt there was exceptional glazing or other issues that the ASCC should consider.

Kristiansson noted that another question has come up at the Ranch concerning the list of approved colors. The Ranch PUD requires both Ranch Design Committee and ASCC approval of all colors. In 1993, the ASCC approved a list of colors which were "pre-approved" by the Town for the Ranch and which would not require individual review by the ASCC. That list is now out of date; some colors are no longer available and new colors have been developed. A property owner in the Ranch would like to use a color which appears similar to some of the approved colors but which is not on the list. Staff has suggested that the Town could allow use of this color if the Ranch Design Committee specifically finds that it is substantially in conformity with the approved colors for the Ranch. Commissioners concurred with this approach on a temporary basis and requested that staff ask the Ranch to develop an updated list of approved colors for ASCC review.

Kristiansson also advised that the Priory has informed staff that they need to find another location for the portable classrooms in Benedictine Square. Staff reviewed possible locations with the Priory, and the best location would appear to be the flat gravel area which is located at the end of the berm between the athletic field and the Gambetta House, next to the guest house. Since the Priory has postponed the field project, the trees along the berm will not be removed and the portables should not be visible from Portola Road. Kristiansson added that staff would ask a designated member to review the proposed new location in the field.

Koch said that she had reviewed the trees at 45 Tagus Court and agreed with the Fire Marshal's recommendation for removal. She asked for replacement plantings for the trees to be removed.

Koch also said that she had been contacted about landscaping that had been installed at 274 Corte Madera that is not consistent with the ASCC-approved landscaping plan and would be walking through the site tomorrow. In this case, it appears that the changes are too significant for approval by a designated member, and that the property owner would be able to either revise the planting to conform to the approved plan or come back to the ASCC to seek approval of the landscaping changes.

Minutes

Harrell moved and Clark seconded to approve the minutes of May 12 as submitted. The motion passed, 4-0.

Adjournment

There being no further business, the meeting was adjourned at 10:08 p.m.