

(1) CALL TO ORDER

Chair Ross called the regular meeting to order at 7:30 p.m. in the Town Center Historic School House Meeting Room, 765 Portola Road.

(2) ROLL CALL

Town Planner Pedro called roll:

Present: ASCC: Breen, Clark, Harrell, Ross
Absent: Koch
Town Council Liaison: Maryann Derwin
Planning Commission Liaison: Denise Gilbert
Town Staff: Town Planner Debbie Pedro, Assistant Planner Carol Borck

(3) ORAL COMMUNICATIONS: None.

(4) OLD BUSINESS

(a) Preliminary Architectural Review and Site Development Permit for a driveway and bridge over the Ford Field access easement, APN: 077-272-010

Ms. Pedro presented the staff report regarding the proposed driveway and bridge located on the Ford Field property. It was noted that the ASCC's purview on this application is limited to the aesthetics and structural review of the driveway and bridge.

Project architect Carter Warr said the Kelleys would like to proceed so they can have access and use of this property that they have owned for a long time. He explained that the site is a residual portion of a larger piece of property that had included Ford Field.

Commissioner Breen asked Mr. Warr if there had been any dialogue with Stanford regarding this property. Mr. Warr said Stanford had absolutely no interest in owning the property. Ms. Pedro added that staff has received an email from Stanford staff advising that they have no interest in the property at this time and that the Kelleys do not have access rights through Stanford lands to the vacant parcel.

Commissioner Clark said he visited the site to observe the driveway staking and asked if there had been any consideration to make the asphalt path crossing safer. Mr. Warr said that they have studied it and will provide visual clearances for drivers coming out towards Alpine Road. Commissioner Clark asked if they would consider widening the path where it crosses the driveway because the edge, over time, may become an issue. Mr. Warr responded that the issue has not been considered.

Chair Ross asked what would happen to the bridge if, the easement is removed in the future. Mr. Warr said that there could probably be a requirement for the bridge be removed if the property is sold to Stanford. Mr. Warr said that because so many years have passed and Stanford has shown no interest in purchasing the property, he thinks it is unlikely that the easement would be abandoned.

Commissioner Breen asked if there would be plans to remove the bridge if it ended up being obsolete because the property is not developed for a number of years. Mr. Warr said the agreement is clear that the easement shall be vacated when that property gains access from, or is owned by, Stanford and not until then.

Chair Ross opened the meeting to public comments/questions.

Martin Miller, 3350 Alpine Road, asked if new locations for access through Town properties have ever been considered, such as going through the existing parking lot at Ford Field. He is concerned that the bridge may be constructed without a residence ever being built on the parcel across the creek.

Mr. Warr said that when the access easement was established, it was very clear that there was no available access from either end of the site due to the narrowness of the property and the proximity to the creek. He presented the site plan and explained that the proposed driveway location was the best option.

Vice Chair Harrell asked Mr. Warr about the bollards that would identify the horse trail. Mr. Warr stated that the Public Works Director did not feel a marker was needed for the driveway crossing at the paved path because the area is open and visible but the horse trail, which is located further back in the more forested area needed to be marked for safety and that a decision regarding the type of markers has not been finalized.

Vice Chair Harrell said the proposed driveway and bridge is allowed within the easement and the bridge will not be visually prominent. She had no objections to the proposal.

Commissioner Clark said the Town has been the beneficiary of Ford Field and the open space for many years, and the fact that the easement exists to allow access to the other side of Los Trancos Creek is something the applicant should be able to pursue. Commissioner Clark stated that he is satisfied with the bridge structure and design, but remains concerned about the driveway crossing at the two paths. He said the horse trail seems to have a fair amount of users and that safety of the trail users, especially during construction, should be addressed.

Commissioner Breen said she is satisfied with the bridge and agrees that the applicant should be able to move forward with their project. She stated her concerns that the park would be bisected by a driveway. She would like to see a removal plan in place in the event of the bridge's obsolescence.

In response to a question by Commissioner Breen, Mr. Warr confirmed that there would be no landscaping associated with the project. Mr. Warr added that the owner had previously removed some of the poison oak within the easement at the request of the Town.

Commissioner Breen asked if there was a way to change the design of 20-foot asphalt driveway apron to base rock so that the entrance was less conspicuous and the driveway material was uniform. Mr. Warr said he would be fine with no apron. Ms. Pedro said it is a code requirement that the first 20' of all driveways be paved with asphalt or concrete but an exception may be granted by the Planning Commission.

Chair Ross had no objections to the bridge and supported the gravel material for the driveway. He stated that he is satisfied with the aesthetics and that it is clearly within the applicant's rights to move forward with the project. He said he would be ready to approve it when it is brought back with a few more details on the proposed warning markers to drivers about the existing paths.

Commissioner Clark asked if the proposed new residence drawings would be shared with the ASCC. Ms. Pedro stated since the property across Los Trancos Creek is located in Santa Clara County, the building site approval will be processed by the County. The Town will be notified of the application but the development plans would not come before the ASCC for review.

Martin Miller asked if there was a precedent regarding how long the property could be left undeveloped before the bridge could be considered obsolete. Commissioner Breen said there was no precedent. Mr. Miller suggested that given the history of the non-development of that property that perhaps an agreement should be in place. Chair Ross said the Town Attorney would need to address that as the ASCC has no jurisdiction over the issue.

(5) NEW BUSINESS

(a) Discussion of Outdoor Lighting Ordinance and Policies

Ms. Pedro stated that staff had gathered the relevant policies and code sections on outdoor lighting and included them in the meeting packet for Commission's discussion. Chair Ross said he thinks that the guidelines, policies and ordinances are not entirely harmonious expressed concerns that the Town ordinances and guidelines focus solely on exterior light fixtures and do not address light spill caused by lighting within structures. He recommends updating the lighting ordinance. He pointed out, for example, that calling out wattage of standard light fixtures is no longer appropriate with the use of LED lights.

Vice Chair Harrell noted that this item was for discussion only and not intended to be an ordinance amendment that goes to the Planning Commission or Town Council. Ms. Pedro said that if the Commission determined that some changes are warranted, their recommendation can be forwarded to the Town Council.

Commissioner Breen agreed with Chair Ross that the Commission may suggest things such as retractable skylight covers to mitigate potential light spill from the interior of a home. She supports stronger regulations regarding driveway lighting.

Vice Chair Harrell said she understands why the Town supports preserving the night sky, but she is also very concerned about having adequate light for safety. She said the primary objective of exterior lighting should be safety for pedestrians and non-vehicular uses around a building. She stated that a resident should be able to safely get from their car to their house without the need to carry a flashlight.

Commissioner Clark supported revising Municipal Code Section 18.12.040 so that all exterior light fixtures, regardless of wattage, must have frosted glass. He noted that the pathlights outside of the historic schoolhouse should be replaced as they have clear glass and do not comply with Town guidelines. With regard to skylights and clerestories, Commissioner Clark stated that the ASCC could conditionally approve these features with screens although he did not necessarily support that solution.

Chair Ross invited Mr. Warr to speak on the lighting issue.

Mr. Warr said he was involved in the development of the current lighting ordinance and described the history of the adoption of those ordinances. He supports amendments to the requirements to take into consideration advancements in lighting technology and ways of quantifying lumens, etc. He cautioned against applying lighting requirements that are quantified, but rather by looking at the quality of the solution. Mr. Warr stated that the key issues to focus on are determining the amount of light necessary for safety and security and enforcement of lighting violations.

Vice Chair Harrell stated that if applicants are allowed to have the appropriate amount of light for needed for safety while still meeting the Town's requirements, that they would be less likely to install illegal lights after the project is complete.

Commissioner Breen suggested that it would be very beneficial for the ASCC to have a workshop to learn more about current lighting technology and design. Ms. Pedro advised the Commission that staff will coordinate a presentation by lighting consultants at a future ASCC meeting.

(6) COMMISSION AND STAFF REPORTS:

(a) 7 Veronica Place

Chair Ross reported that he visited the site twice at night to review the design concept. He noted that the finishes were not in place, and therefore, the actual reflectivity and color of the surfaces that will be illuminated weren't there. However, he said he was able to extrapolate to get an idea of how much light

would be reflected back outdoors. He reported that a number of adjustments were made that reduced the reflected light by approximately 95 percent, and that he approved the design solution.

(b) Alpine Hills Tennis Club

Chair Ross and Town staff met with a club representative on March 6, 2015. He said the club is interested in a fairly minimalist screening approach, using three different native species of a variety of sizes, plus two live oaks. They will draft a planting plan for an informal review. Chair Ross said the club seeks to screen the view of the parked cars from the road, as well as to screen the dining room from Alpine Road traffic.

APPROVAL OF MINUTES: February 9, 2015

Commissioner Breen moved to approve the February 9, 2015, minutes as submitted. Seconded by Vice Chair Harrell, the motion passed 4-0.

(8) ADJOURNMENT 8:53 p.m.