

**Special Field Meeting 128 Goya Road, Kliman, and  
4139 Alpine Road, Alpine Hills Tennis & Swim Club, and  
Regular Evening Meeting 765 Portola Road, Portola Valley, California**

Vice Chair Schilling called the special field meeting to order at 4:00 p.m. at 128 Goya Road.

**Roll Call:**

ASCC: Breen, Gelpi, Schilling

Absent: Chase, Warr

Town Staff: Deputy Town Planner Vlastic, Planning Technician Borck

**Others present relative to the Kliman project:**

Pamela Brule', project architect

Garry Cross, project architect

Brad McCurdy, project architect

Carol Graham, 700 Westridge Drive

**Architectural Review for residential redevelopment and Site Development Permit X9H-539, 128 Goya Road, Kliman**

Vlastic presented the June 23, 2005 staff report on this proposal for residential redevelopment of the subject 4.3 acre Westridge property. He noted that the project proposes approximately 930 cubic yards of grading and the requested site development permit for this grading requires review and authorization by the ASCC. ASCC members considered the information in the staff report and the following project plans:

**Architectural Plans, Anderson Brule Architects, 3/14/05**

Sheet A0.0, Cover Sheet

Sheet A0.1, Area Calculation Plan

Sheet A2.1, Lower Floor Plan - Elev 201

Sheet A2.2, Ground Level Plan - Elev 207 & 212

Sheet A2.3, Upper Level Plan - Elev 218

Sheet A2.4, Roof Plan

Sheet A3.1, Exterior Elevations

Sheet A3.2, Exterior Elevations

Sheet A4.1, Building Sections

Sheet A5.1, Detached Garage

**Civil Plans, Lea & Sung Engineering, Inc.**

Sheet C-1, Grading & Drainage Plan, 4/17/05

Sheet C-2, Grading & Drainage Plan, 4/27/05

Sheet C-3, Grading Specifications, 4/18/05

Sheet C-4, Topographic and Boundary (Survey), 7/12/00, rev. 4/12/05

**Landscape Plans, John Aldrich & Associates, April 2005**

Sheet L-1.1, Landscape Site Plan

Sheet L-1.2, Landscape Site Plan - Main Residence

Sheet L-2.1, Landscape Lighting Plan

Sheet L-3.1, Irrigation Plan - Main Residence  
Sheet L-3.2, Irrigation Plan - Detached Garage  
Sheet L-4.1, Planting Plan - Main Residence  
Sheet L-4.2, Planting Plan - Detached Garage  
Sheet L-5.1, Landscape Construction Details

Also considered was the proposed "Sample" exterior colors and materials board and the following project documents:

Tree Survey, McClenahan Consulting, LLC, May 4, 2005  
Exterior Lighting document received 5/9/05, prepared by the project architects

Project design team members lead everyone present on a view of site conditions and pointed out the story poles and staking that had been installed to facilitate ASCC site review. The following comments and clarifications were offered during the site inspection:

- The proposed driveway entry wall is needed to retain the slope and protect the adjacent oak tree. It is also needed for reestablishment of the trail after the driveway work is completed. The wall length may not, however, need to be fifty feet.
- It was noted that the story poles located in the area of the proposed stairs might be slightly higher than is shown on the proposed plans and that this would be checked.
- The grading proposed at the building site would lower the site at the north end by as much as four feet. The grading toward the south side would be significantly less and there would not be any fill or cut around oak #22. The plan is to extend the grading for the desired lawn area out from the level of ground around the oak.
- The story poles set to describe the detached garage height and location with respect to the slope to the south of the garage, appear inconsistent with the plans. The story poles suggest more grading and height than is actually intended or shown on the project plans.
- The stucco material option would only replace proposed stone surface area on the buildings. Stone facing, however, would be used on all yard walls as proposed. No stucco option is suggested for these yard walls.
- All neighbors were invited to a site meeting. Most came, and all that attended indicated that they had no concerns with the plans at this point. A separate meeting was held with Mr. and Mrs. Leslie, 738 Westridge Drive, and they also seemed to find the plans acceptable.
- One of the key plan objectives was to keep new improvements within the existing established building envelope on the property. The other was to return areas planted with non-native, and ornamental materials to a more native plant character. Also, a plan objective was to hide all garage doors from off site views and views of those entering the site.

- The lighting plan was developed to include some lighting for the stairs to garage and the applicants would like to have some light on the pathway around the building site.

**Carol Graham** received input on the project, clarification that the existing lighted sports court would be removed, and the court area regraded and planted with oaks and native shrubs to enhance screening. She noted that this existing court and its use were of concern to her and that she was pleased it was being removed.

After walking the site and considering information from the project design team members, ASCC members expressed general support for the plans. Some concerns were expressed with the proposed driveway entry wall, exterior lighting, and tree protection. At the same time, it was noted that the existing trees surrounding the building site were effective in screening views to existing and proposed improvements.

At 4:55 p.m., the Kliman field meeting was concluded and it was agreed that the ASCC would continue consideration of the project at the commission's regular evening meeting. It was noted that the special field meeting would continue at 4139 Alpine Road, Alpine Hills Tennis & Swim Club, as soon as ASCC members could convene at the property.

**Amendment to Conditional Use Permit X7D-13, and Architectural Review for Facility Improvements, 4139 Alpine Road, Alpine Hills Tennis & Swim Club**

At approximately 5:05 p.m., ASCC members Breen, Gelpi and Schilling convened at Alpine Hills Tennis & Swim Club. Joining them were deputy town planner Vlastic, planning technician Borck and the following Club representatives:

Linda Jones, Vice President and board member  
Jerry Pang, Club Manager  
Duane Wasson, Club member  
Glen De Maria, Club member  
Bill Wraith, Club member  
Steve Kikuchi, project landscape architect  
Joel Cantor, project architect

Vlastic advised that the site meeting had been noticed as a joint session with the planning commission as the commission is responsible for acting on the use permit amendment application. He noted, however, that no one from the commission was present and, therefore, the commission meeting was canceled. He added that, based on its project review, the ASCC should formulate comments and recommendations on the use permit amendment request that would be forwarded to the planning commission for consideration in acting on the application.

Vlastic presented the June 23, 2005 staff report and advised that the purpose of the field meeting was for ASCC members to consider site conditions associated with the proposed improvements included with the following plans filed with the subject conditional use permit amendment request.

Alpine Hills Tennis & Swimming Club, Master Renovation Plan, (twenty 15"x21" sheets) dated May 6, 2005, prepared by Kikuchi & Associates, Joel B, Cantor, AIA, Architect, and Aquatic Commercial Consulting  
May 6, 2005 letter from Marilyn Gaddis, structural engineer for the Club addressing proposed work on the locker room building  
April 15, 2005 letter from Steven Connelly, geotechnical consultant to the Club addressing proposed work on the locker room building  
3/11/05 Alpine Hills Parking Overflow Study, Kikuchi & Associates  
May 3, 2005 "Tree Survey" prepared by McClenahan Consulting, LLC

Vlasic also referenced a June 20, 2005 letter from the project landscape architect, responding to the issues raised during the planning commission's May 18, 2005 preliminary review of the proposal. Vlasic provided a brief review of the issues that were of concern to the planning commission.

Club representatives and project design team members lead ASCC members and other present on an inspection of site conditions and pointed out the areas where new improvements are proposed. The following comments and clarifications were also provided:

- It was noted that story poles and taping had been installed to facilitate the site meeting. Specifically reference was made to the story poles placed for the planned new fitness structure and the ridgeline story poles placed to show the roof changes planned for the locker room building. It was clarified that those placed for the locker room ridgeline were not fully accurate and that they extended further to the north than is actually shown on the project plans.
- Based on planning commission comments and those in the staff report, the plans for the two new tennis courts in the rear yard, overflow parking area have been reconsidered. Based on a more detailed review of site conditions, it has been concluded that one of the two courts as well as the ball machine court should be eliminated from the plans. Kikuchi referenced a June 27, 2005 revised site plan consistent with this change and advised it would be submitted as a modification to the use permit amendment application. He also advised that a revised plan data sheet would be provided as the changes reduce the proposed impervious surface area from approximately 58.6% to 56.4%. Further, reference was made to a modified overflow parking study diagram showing how such parking would be accomplished with only one tennis court in the overflow parking area. It was pointed out that the future tennis court would not be in the planned phase one improvements and that the existing overflow parking pattern is expected to continue for some time.

In response to a question, it was noted that the future court corners could be mitered to ensure a better fit in the area in terms of minimizing tree impacts and grading. It was pointed out that the existing tennis courts along Los Trancos Road all have mitered corners.

- In response to a question, it was noted that the redwood tree at the existing basketball court was proposed to be removed because of it's split trunk and the arborist evaluation that this condition did not support a prognosis for a long tree life.

- The only planned new fencing extends from the new backboard area to the locker room. All other fencing exists and the small run of new fencing is needed for pool security.
- The existing fitness room will be converted into an activity room for yoga, and similar classes.
- The wall mounted light fixtures will be finished in the same trim color that is eventually approved by the ASCC for use on the Club buildings. Further, it would be mounted low enough to ensure that there is no direct view to the light source.

After walking the site and reviewing conditions associated with the proposed improvement plans, time was spent reviewing the proposal for stadium seating on the west side of the swimming pool area. The plans were described and a photo example was provided of the desired type of seating facility.

After reviewing the pool stadium seating proposal, ASCC members noted concerns with the potential impacts of the design including vegetation removal and proximity to the neighboring residential property to the west. Specifically, it was suggested that the plan should be adjusted to protect the existing larger trees along the west side of the planned seating area and that preservation should be considered for the large deciduous oak planned for removal to accommodate the seating. It was also suggested that preserving the existing trees along the west side of the seating would ensure that swim meet spectators are kept a sufficient distance away from the property to the west. In any case, ASCC members agreed that a revised plan for this area addressing the identified concerns should be provided before any specific work on the stadium seating is permitted.

At the conclusion of the site meeting, ASCC members thanked Club members and representatives for the site tour and for the commitment to eliminate one future tennis court and the ball machine court from the amendment application. Members found the plans generally acceptable as presented, but did continue to express concern over the plans for the poolside stadium seating. ASCC members also concurred that project consideration should continue at the regular evening ASCC meeting.

### **Adjournment**

There being no further business, the special field meeting was adjourned at 6:00 p.m.

Vice Chair Schilling called the meeting to order at 8:04 p.m.

**Roll Call:**

ASCC: Breen, Gelpi, Schilling

Absent: Chase, Warr

Town Council Liaison: Merk

Planning Commission Liaison: None

Town Staff: Deputy Town Planner Vlastic, Planning Technician Borck

**Oral Communications**

Oral communications were requested, but none were offered.

**Amendment to Conditional Use Permit X7D-13, and Architectural Review for Facility Improvements, 4139 Alpine Road, Alpine Hills Tennis and Swim Club**

Vlastic presented the June 23, 2005 staff report and reviewed the events of the afternoon site meeting. (Refer to above site meeting minutes, which include a complete listing of project plans and materials.)

Joel Cantor, project architect and Steve Kikuchi, project landscape architect were present to discuss the proposal with ASCC members. They offered no new information beyond that presented at the site meeting. Kikuchi, however, noted he would be submitting copies of the revised future tennis court plans, with updated data on proposed improvements and overflow parking provisions. He also noted that in developing final, detailed plans, the issues discussed at the site meeting would be addressed.

Public comments were requested, but none were offered.

ASCC members then discussed the proposal and offered the following comments for consideration by the planning commission in acting on the use permit amendment request, as clarified by the applicants at the site meeting:

1. Overall, the proposed improvements appear well developed and appropriate for the site. In particular, the revised plans that eliminate one of the two originally proposed tennis courts and the ball machine court represent a positive and important change. These revisions appear to adequately address concerns with respect to open space in the rear yard area. The final court alignment and design should, however, be adjusted as necessary to minimize grading and potential tree impacts. Further, the court corners should be mitered to allow more flexibility for court siting. It was stressed that a new regulation "tournament" court was not needed and that development of the new court should be done with minimum impact on site conditions.
2. A detailed plan for the pool stadium seating should be provided addressing the ASCC concerns stated at the site meeting. In particular, the seating should be kept as low as possible to minimize potential for visual and acoustic impacts on the property to the

west. The final plan should preserve the larger trees along the west side property line and, if possible, the large deciduous oak near the kiddie pool area. The final plans should also include sections through the seating area that clearly show the relationships to existing trees and fencing.

3. The master plan documents should be revised to clearly show the location of the planned new fencing as described at the site meeting.
4. As required with the 2002 use permit amendment, the building trim color should meet the town's 50% light reflectivity value policy limit.
5. The proposed new practice wall should have surface material that, to the extent possible, absorbs sound to minimize potential for noise spill beyond the property line.

### **Architectural Review of plans for partial implementation of Approved Master Plan, Conditional Use Permit X7D-30, Woodside Priory School**

Vlasic presented the June 23, 2005 staff report on this request of The Woodside Priory for approval of plans and other documents submitted in pursuit of implementing some of the changes authorized by the February 22, 2005 planning commission approval of amendment to the School's conditional use permit (CUP). He advised that this matter is only on the ASCC agenda for presentation of plans and that after the presentation by Priory representatives, application review should be continued to a site meeting, tentatively scheduled for 5:00 p.m. on July 11.

Tim Molak, Priory school headmaster, and the following design team members were present to describe the plan submittal to ASCC members:

Mark Miller, MK Think, project architect  
Steve Kelly, MK Think, project architect  
Ron Benoit, Ron Benoit Associates, project landscape architect  
Ed Boscacci, BKF Engineers, project civil engineer

They reviewed the following plans and materials, unless otherwise noted, prepared by MK Think:

Revisions to **Architectural Vocabulary**, June 13, 2005  
**Sustainable Building Guidelines**, June 13, 2005  
**Landscape and Exterior Lighting Masterplan**, received June 13, 2005, prepared by Ron Benoit Associates, Landscape Architects

### **Phase I "Pre-PAC" Construction Submittal for Parking Area, Berm, Tennis Court, and Performing Arts Center Excavation**

**Civil Engineering Plans (6 Sheets)**, dated June 13, 2005 and prepared by BKF Engineering, with attached submittal letter from project engineer Edward Boscacci

**Landscape Improvements (3 sheets)**, dated June 13, 2005 and prepared by Ron Benoit Associates

Construction Management Plan, (5 sheets) dated June 13, 2005 with attached Construction Management Notes prepared by Plant Construction Company, L.P. Addendum #1, June 21, 2005, tennis court, softball field, fencing, pedestrian bridge, planting and drainage details, (10, 8.5"x11" sheets), prepared by Ron Benoit Associates.

June 22, Supplement to Design Review Submittal of June 13, 2005, (10, 8.5"x11" sheets), providing details for the proposed athletic fields storage shed.

**Performing Arts Center (PAC) Plans, (11 Sheets) dated June 13, 2005.** (Also submitted with the PAC plans is a proposed exterior colors board.)

A "power point" presentation was made on the plan materials and the following comments and clarifications offered:

- The plans have been developed with the intent of completing the pre-PAC work this Fall and it is hoped that the new parking lot, and related landscaping, lighting and drainage improvements, can be in place by the start of school. The PAC plans would be pursued after the Kalman Field storm drain work is completed.
- The construction staging plans have been revised to eliminate the use of Georgia Lane for any construction related traffic. The driveway connection to Georgia Lane will continue to only be used for emergency access and the construction access plan has been developed to address emergency access needs of the fire marshal.
- The delivery of dirt to Kalman Field for construction of the retention basin would take about one week. Approximately 150 cubic yards of earth would come from the area of the PAC. The remaining dirt, about 600 cubic yards, would be brought in from off site.
- The design proposed for the PAC complex is a refinement of the concept approved with the use permit documents. It is now planned as three separate buildings to enhance the classroom activities in the two smaller buildings and reduce the size of the "auditorium" building. Further, the entire complex has been developed in a manner that incorporates significant elements of sustainable design, including the "green" roof and a mechanical heating/cooling system that only needs to operate when the building is in use. Also, the irrigation of the green roof would be with water captured from the storm water runoff system. Exterior materials have been selected to be compatible with the revised architectural vocabulary and the general character of existing improvements in the area of the PAC.
- The landscape and lighting master plan reflects the desire to transition from the existing conditions to a better, more sustainable environment. At the same time, the plan recognizes the need to not create dramatic changes in the overall appearance of the school site or the views across it, especially across the open playing fields. Over time, a number of trees, including Monterey Pines, and other non-native plants have been installed on the campus. The plan is to, for example, replace the Monterey Pines with a mix of native trees and shrubs over a period of time. This will be accomplished with specific improvement plans for individual projects, like the PAC, and also as existing non-native materials reach the end of their life span. With the plans for the PAC five existing Monterey pines would be removed. A number would, however, remain. The



planting plan does not include a number of new trees in this area, as the fire marshal discourages trees that would create problems for fire fighting on the hillside above the building. Existing trees in the area will continue to provide significant screening.

- The new parking area would include landscaping with redwoods and native shrubs along its southern boundary. The lighting would be provided by 14 foot high, shielded fixtures that direct light down and have cut-offs to prevent light spill toward Portola Road. The redwoods would grow at a rate of 2.5 to 3 feet per year, achieving a height of 25-30 feet in 10 years. These trees would, therefore, achieve the same type of visual screening that is provided by the existing redwoods on the south side of the parking lot that will be lost to the new PAC.
- The lighting plan relies on fewer and somewhat taller lights to provide driveway, parking lot and pathway lighting. The plan provides for a ground level of light of approximately .5 foot candle, which is less than is typically suggested for such use areas. The lesser intensity was defined based on the generally dark environment of the campus and to be consistent with the town's exterior lighting guidelines. The plan does not make extensive use of bollard or low-level pathway lights, as this would require more fixtures and more spots of light on the campus.
- The plans for the parking lot include the use of a permeable asphalt material that has been used with success in other locations. The detailed parking lot plan is a refinement of the conceptual plan approved with the use permit action. The current plan provides for required circulation dimensions and also ensures protection of the adjacent significant trees, including the redwood trees. The plan also provides for needed drainage improvements to convey water through the area and to the system that is to direct storm water flows to Kalman Field.
- The drainage berm in Kalman Field will be contoured to have as natural a character as possible. It has a meandering design, and a relatively low slope angle. It would encroach somewhat into the soccer field use area, but not into the area needed for the baseball field use. Some walnut trees will have to be removed, but new landscaping will be provided, although the concept is to not over-plant the berm and to preserve more open views through the field area.
- In response to a question, it was noted that the cost for permeable asphalt is not significantly different than the cost for conventional asphalt surfaces. It was noted, however, that the appearance would be somewhat different than existing asphalt surfaces on the campus.

Public comments were requested, but none were offered.

ASCC members offered the following comments and reactions to the plans and presentation:

- The plans need to be revised to fully show the details for the construction truck routes for Phase I work and corrected to eliminate and construction traffic use of the Georgia Lane emergency access point.

- The use of permeable asphalt, and the green roof on the PAC are positive elements of the plans and are encouraged. The permeable asphalt should be used to the extent possible wherever new paving authorized by the master plan is installed.
- The PAC concepts appear well thought out and the approach using three buildings instead of two is supported.
- The removal of the Monterey Pines is encouraged. Replacement of the trees on the proposed two for one basis should be reconsidered. This much new tree planting seems unnecessary and it would be preferred if the meadow area was allowed to extend further into the campus.
- There are a number of unique, non-native plants that contribute to the special campus environment. It would be appropriate to allow these to remain even if they are not on the town's approved native list.
- The landscape plan for the berm at Kalman field still appears to be "over-planted." The removal of walnut trees is not seen as a problem, but less planting and a more open feeling should be pursued for the final berm landscape plan.
- Consideration should be given to even less use of the bollard lighting. (Some comments suggested a minor difference of opinion on the use of bollard lighting. It was agreed that the proposed locations for the bollard lights would receive specific review at the July 11 site meeting.)
- The redwood planting on the south side of the new parking lot should include a variety of tree sizes. Texture should be achieved with different heights and spacing of new trees.
- In general the proposed architectural vocabulary, sustainable development and landscape and lighting master plan documents appear appropriate as presented. The site meeting will, however, provide the opportunity to develop final comments and reactions to these draft documents and the proposed plans.

After completion of the above discussion, project review was continued to a July 11, 2005, 5:00 p.m. site meeting.

**Architectural Review for pool, deck, and related outdoor site improvements, 10 Buck Meadow Drive, Blue Oaks Subdivision, Schink/Creative Ventures LLC**

Vlasic presented the June 23, 2005 staff report on the subject application. He reviewed the background on the original, January 26, 2004 ASCC approval of plans for residential development of the 2.19 acre Blue Oaks subdivision parcel. He pointed out that house construction is now well underway and that the current request is for the addition of a swimming pool, outdoor trellis with fireplace, and other changes as listed in the 5/18/05 transmittal letter from the applicant and shown on the April 27, 2005 revised planting plan prepared by the Dahlin Group and Winterbotham, landscape architect.

Jon Schink, presented his proposal to the ASCC and offered the following comments and clarifications:

- A photo of the proposed metal fence with wood posts was presented and it was noted that an alternative to this design would be a post and welded wire mesh fence as used for the backyard area on Lot 35 of the Blue Oaks Subdivision (i.e., 4 Buck Meadow Drive, Benehyon).
- The fence alignment will be modified as recommended in the staff report
- A sample of the concrete to be used for the driveway paver material was presented and it was noted that the color had been selected to blend with the color of the earth at the site. It was stated that concrete "bands" had been considered for the driveway design, but were rejected because they would call more attention to the surface. It was also clarified that the driveway would be asphalt from the cul-de-sac bulb to the property line and the pavers would only be used on the subject property. In response to a question, it was stated that the paver would be like the more common "Calstone" material.
- The plans will be modified to include a landscape berm along the west side of the proposed outdoor fireplace area as recommended in the staff report. Further, a water source would be extended to the fireplace, and the plans would be adjusted to satisfy the other required "fire safe" PUD provisions as discussed in the staff report.
- In response to questions, it was stated that the surface around the pool would be Arizona Buff flagstone and that there would be no lights in the trellis by the new fireplace.

Public comments were requested, but none were offered.

ASCC members discussed the proposal and found it generally acceptable. Some concern was expressed over the design of the landscape mound to be added to the plan. While the concept was found appropriate it was stressed that the form should be as organic as possible and integrate the new planting and fence alignment in a manner that is informal and consistent with the landscape objectives of the PUD. It was also noted that the landscaping along the west side of the pool and fireplace area needed to be increased for better screening and privacy between properties. It was recommended that larger oaks be used and more native shrubs incorporated into the plan.

Following discussion, Gelpi moved, seconded by Breen and passed 3-0, approval of the plans as presented and clarified at the ASCC meeting subject to the following conditions to be addressed to the satisfaction of a designated ASCC member prior to issuance of a building permit:

1. The landscape plan shall be revised to include the landscape mound on the west side of the proposed pool and fireplace area and enhance landscaping as discussed in the staff report and at the ASCC meeting.

2. The fence alignment shall be revised to address the concerns expressed in the staff report. Further, the fence shall be of a post and welded wire mesh material and not the iron metal fence design noted on the plans and presented at the ASCC meeting.
3. A cut sheet for the pool light fixture shall be provided that demonstrates that the intensity of the pool lights is consistent with the residential character of the area and the Blue Oaks lighting guidelines and regulations.
4. The plans shall be revised to incorporate all of the Blue Oaks PUD required fire safe provisions as described in the staff report including the extension of a water source to the new outdoor fireplace.

### **Architectural Review for residential redevelopment and Site Development Permit X9H-539, 128 Goya Road, Kliman**

Vlasic presented the comments in the June 23, 2005 staff report on this proposal for residential redevelopment of the subject 4.3 acre Westridge property. He also reviewed the events of the afternoon site meeting on the project and the comments and reactions provided by ASCC members at the site meeting. (See above site meeting minutes, which include a complete listing of application plans and materials.)

Gilman Kliman, Pamela Brule' project architect and John Aldrich project landscape architect presented the plans and materials to ASCC members and offered the following comments and clarifications in addition to those presented at the site meeting:

- In checking after the site meeting, it was determined that the story poles and staking for the detached garage were not consistent with the plan proposals. The staking and story poles suggested building heights for the structure and grading that would be well beyond what is actually shown on the plans.
- The size of the detached garage will be reduced to 750 square feet to avoid the need for a deed restriction on the property as suggested in the staff report.
- The parapet wall over the stair area will be kept as low as possible. There is no need or desire to make this feature any taller than is needed to accommodate the stair access and waterproofing relative to the intersection of building walls and roof forms.

Public comments were requested. **Council liaison Merk** raised concern with the lighting plan. He noted that the proposed Bega light fixture was a "spotlight" and that the town's lighting guidelines discourage use of such fixtures. He also expressed concern with the pathway lights proposed around the building site.

Breen advised that prior to the meeting, **Mark Wieland of the Westridge Architectural Supervising Committee (WASC)** called to advise her that the committee finds the project to be a "great design," but does have concerns with the planting and wall at the entry and the proposed outdoor pathway lighting.

ASCC members discussed the project and, as noted at the field meeting, found it well designed for the site and area conditions. Some concerns were expressed with respect to exterior lighting, the driveway entry wall feature and landscaping.

Following discussion, Gelpi moved, seconded by Breen and passed 3-0, approval of the plans as presented and clarified 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 or the site development permit:

1. The exterior lighting plans shall be revised as follows:
  - a. Replace the Bega fixture with a fixture that is consistent with town lighting guidelines. The use of the recessed light fixture proposed for other entry locations is encouraged as an alternative for the locations that now propose the Bega lights.
  - b. Eliminate the address light planned at the driveway entry wall.
  - c. Eliminate the lights proposed along the pathway around the building site.
  - d. Provide a complete description of the switching patterns for the exterior lights.
  - e. Reduce the number of lights planned along the front elevation of the lower level attached garage.
2. The landscape plan shall be revised to eliminate the landscaping proposed in the public right of way and at the intersection of the driveway with Goya Road.
3. The design of the proposed driveway entry wall shall be revised to reduce its length and make it more rustic in nature. It should only be located as necessary to protect the oak and preserve the existing pathway. It should be more of a "rubble" wall and limited to the area around the base of the tree.
4. A complete tree protection and construction staging plan shall be prepared and once approved implemented to the satisfaction of the town planning staff.
5. The plans shall be clarified to show that the parapet walls over the stairs are only as high as necessary to accommodate stair access and waterproofing between building walls and roof elements.
6. The plans for the detached garage shall be modified to reduce the size of the structure so it is no more than 750 square feet in floor area.
7. The project shall comply with all of the site development committee review requirements including, but not limited to, the following:

Public Works Director report of June 8, 2005.

Town Geologist report of June 7, 2005

Fire Marshal report of May 18, 2005

8. The grading plans shall be revised to provide a section though the building site that extends through the proposed fill area on the south side of the house verifying the elevations and grading depths described at the site meeting and clearly showing that cuts and fills will be limited around oak tree #22.

### **Approval of Minutes**

Breen moved, seconded by Gelpi and passed 3-0 approval of the June 13, 2005 field and evening meeting minutes with the following corrections:

**Page 2.** Renumber the list of ASCC comments on the Seltzer application to be 1 through 8 as there is no item #7.

**Page 11.** Renumber the list of ASCC conditions on the Seltzer application to be 1 through 9 as there is no item #7.

**Page 12.** Under the White/Jelich conditional use permit application make the following corrections:

In the third line of the first paragraph change "amendment" to "amended".

In the third line of the second paragraph change "froth" to "forth".

### **Adjournment**

There being no further business, the meeting was adjourned at 10:14 p.m.

T. Vlastic