

(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, Koch
Absent: None
Planning Commission Liaison: Judith Hasko
Town Council Liaison: Jeff Aalfs
Town Staff: Town Planner Debbie Pedro, Assistant Planner Carol Borck

(3) ORAL COMMUNICATIONS: None.

(4) OLD BUSINESS

(a) Architectural Review and Site Development Permit for a New Residence, Greenhouse, and Swimming Pool, 3 Buck Meadow Drive, Ross/Tamasi Residence, File #s: 52-2014 and X9H-687

Ms. Borck presented the revised project plans submitted by the applicant. She explained that there is a site development permit required for this project and, because grading exceeds 1,000 cubic yards, the Planning Commission will be responsible for review and action. She advised that the applicant has made design changes in response to the directions provided after the March 23, 2015, joint ASCC/Planning Commission preliminary review of the project. She said the project is in general conformance with the Town's Zoning and Site Development Codes and the Blue Oaks PUD. She said the applicant was also seeking comments from the ASCC regarding the use of the Private Open Space Easement (POSE) for the proposed construction staging activities that can be forwarded to the Town Council who will be the reviewing body under the Conservation Easement Agreement.

The project architect, Bill Maston, said they feel they've addressed all the concerns shared by staff and are in agreement with the suggested conditions.

Chair Ross brought the topic to the Commission for discussion.

In response to Commissioner Koch's question, Mr. Maston said the visual impact of the stone versus stucco finish on the fireplace was subjective in that some may find the stone faux finish draws more attention than stucco. He said the homeowners were flexible with either approach.

Commissioner Breen asked if a raised platform could be built in the POSE area to help protect the ground. Mr. Maston said the issue was discussed with the arborist, who suggested that laying down mulch topped with a layer of relatively open cobbles to keep it from getting compacted creates the equivalent of an air gap protection and allows the grasslands to go to seed. He said they are mindful that potential damage could occur when removing the stone and they will take extra care during that process.

Vice Chair Harrell asked why the pool lighting was not specified in the proposal. Mr. Maston said they were working with the pool contractor in researching newer pool lighting options and will bring that

element back to the ASCC at a future date. In response to Vice Chair Harrell's question, the homeowner said she preferred the stone design option for the fireplace.

Chair Ross opened the public hearing.

As there were no public comments, Chair Ross closed the public hearing and requested Commissioner comments.

Commissioner Breen supported the revised project plans. She said she would be supportive of the Commission's recommendation regarding the fireplace finish, but she preferred stucco. With regard to the proposed use of the POSE, she said she would support it for construction staging, but that parking should be on the street.

Commissioner Clark was supportive of the project. He added that further evaluation was needed for the construction staging proposal within the POSE in order to determine the best process.

In response to Vice Chair Harrell's question, Mr. Maston said the size of the proposed staging pad within the POSE can be reduced in size by six to eight feet in width. He also stated that the proposed pad could be shifted away from the drainage swale. He said if the Commission advises minimizing the size of the staging pad and maximizing on-street parking, it would be helpful in negotiating a compromise with the HOA, which generally discourages on-street parking. Vice Chair Harrell strongly supported saving the three primary trees at the front of the property. She stated that while she preferred the stucco chimney, it is an aesthetic issue, and therefore, the applicant's choice.

Commissioner Koch offered support of the project. With regard to the fireplace, she noted preference for the stone facing. She agreed that the size of the proposed staging pad in the POSE should be reduced and on-street parking be maximized. She stated that the proposed use of the POSE didn't appear to comply with the permitted uses as identified in the easement agreement.

Chair Ross offered support for the project. He agreed the POSE was the appropriate choice for construction staging. He expressed concern about parking equipment that may have oil or hydraulic leaks and requested that the staging plan address that issue. He supported daytime parking on the street, but not overnight parking. He suggested that when the foundation phase is complete, the applicant should reduce the staging area more, and this detail and timing should be incorporated into the staging plan.

Vice Chair Harrell moved to accept the project with the staff conditions as recommended and with the chimney finish to be selected at the applicant's discretion, noting that the revised chimney design was made at the request of the neighbor at 2 Buck Meadow Drive.

The motion was seconded by Commissioner Breen, passed (5-0).

The Commission recommended and unanimously supported daytime street parking in exchange for reduction of the size of the staging pad and duration of use of the POSE. The also agreed that the pad should be shifted away from the drainage swale.

(5) NEW BUSINESS

(a) Discussion of Purpose and Guiding Principles for Architectural and Site Plan Review

The Commission discussed the guiding principles of the ASCC, particularly with reference to architectural style of proposed new residences. Ms. Pedro presented a compilation of zoning code sections relative to purposes and guiding principles of architectural and site plan review, as well as relevant sections of the

design guidelines. She said the guidelines focused on issues such as siting, scale, and massing, and not architectural style.

Vice Chair Harrell was concerned that the ASCC, in expressing personal opinions regarding the aesthetics of a project, may be unwittingly projecting an impression that they had a preference for specific architectural styles. She wanted to remind the Commissioners to be mindful that, due to their role on the Commission, overly stating their preferences may inadvertently influence an applicant's choice of architectural style.

Chair Ross said that while design teams do attend Commission meetings to observe the process, he does not think they base their designs on what may be more easily accepted in Portola Valley.

Commissioner Koch said that architectural styles come and go in trends, and since the current trend is the rustic farmhouse, the ASCC is seeing more of them. She fully supported eclectic designs being brought before the Commission. She did not believe that people come to Portola Valley and build a house that Portola Valley wants versus what they personally want.

Commissioner Clark said he felt that it was the applicants who were driving the designs they wanted and there is a good variety of architectural designs and styles in Town.

Commissioner Breen did not feel the Commission makes too many stylistic comments but said that perhaps they could be more specific in their language. She said that when she expresses that she likes something, she's referring to the project as a whole, not specifically to the style of architecture.

The Commission was in general agreement that the ASCC and Planning Commission have a balanced approach and offer valuable assistance to applicants.

(6) COMMISSION AND STAFF REPORTS:

(a) Update on Drought Emergency

Ms. Pedro provided an update of the Town's current efforts on the drought emergency. She said at this time, the focus per the direction of the Council is education and awareness. When the State's update to the Water Efficient Landscape Ordinance (WELO) is released, the Town's WELO ordinance will be brought to the ASCC for review and update.

Chair Ross discussed alternative methods to address the issue of WELO violations. The Commission agreed that violations were usually not deliberate but rather accidental or due to a lack of awareness. The Commissioners suggested, for example, encouraging residents to knock on their neighbors' door and let them know that there's a water issue they may be unaware of. Ms. Pedro said she will take this idea back to Ms. de Garmeaux and Mr. Pegueros as part of their education awareness outreach plan.

(b) Request to reschedule regular May 25th ASCC meeting to May 26, 2015

The Commission unanimously agreed to reschedule the May 25, 2015, ASCC meeting to May 26, 2015, due to the Memorial Day holiday.

(7) APPROVAL OF MINUTES: April 27, 2015. Vice Chair Harrell moved to approve the April 27, 2015, minutes as submitted. Seconded by Commissioner Koch, the motion passed 5-0.

(8) ADJOURNMENT 8:40 p.m.