

Special Joint ASCC/Planning Commission Site Meeting, 20 Minoca Road, Preliminary Architectural Review for New Residence, Swimming Pool, and Site Development Permit X9H-688

Vice-Chair Harrell called the special site meeting to order at 4:00 p.m.

Roll Call:

ASCC: Breen, Clark, Harrell
ASCC absent: Koch, Ross
Planning Commission: Gilbert, Hasko, Von Feldt
Planning Commission absent: McKitterick, Targ
Town Council Liaison: None
Town Staff: Town Planner Pedro, Assistant Planner Borck

Others present relative to the proposal for 3 Buck Meadow Drive:

Bill Unger, applicant
Michael Picard, project architect
John Stillman, project geotechnical consultant
Jeff Lea, project civil engineer
Moshe Gray, project general contractor
Graciella DePierris, 435 Golden Oak Drive
Alvin and Ann Sill, 30 Minoca Road

Ms. Borck presented the May 26, 2015 staff report on this preliminary review of the proposed new residence and site improvements. She advised that the project will involve 1,400 cubic yards of grading that counts towards the site development permit and that the Planning Commission is the approving body on the permit. She stated that the proposed redevelopment will utilize the existing building pad and will be located at the 20' side setback line. She noted that the existing driveway would be re-graded and that the driveway bridge will also be replaced as required by the Woodside Fire Protection District. She emphasized that the front elevation of the home will be composed primarily of glass, and that it will be important to understand the interior lighting and if the glass will have any tinting or measures to control lightspill.

Michael Picard, project architect, provided the background to the development of the design concept, advising that the position of the house was essentially determined by the location of the driveway hammerhead necessary for fire truck turnaround. In response to a question, he advised that the roof material would be a gray TPO sheet that would meet the Town's light reflectivity requirement. In response to a question concerning potential interior light spill, Mr. Picard advised that exterior shades will be installed on the home's glazing and that the interior lighting would be downward-directed ceiling lights.

Alvin Sill, 30 Minoca Road, had concerns over proposed solar panel placement on the roof. Mr. Unger clarified that the roof was only being made "solar ready" at this time, and that a solar photovoltaic system had not yet been designed.

Mr. Picard then led the commissioners through the site to view the trees proposed for removal and the relationship between the new development and the 30 Minoca property. Commissioners viewed the story poles from the Sill property, and the Sills expressed concern over their views of the new roof. Commissioner Clark suggested that Mr. Picard consider alternate roof solutions that could mitigate some of the roof visibility by the Sills. Vice-Chair Harrell requested that the project architect present a 3-D model of the home at the follow-up ASCC meeting so that everyone could better visualize what the Sills will see from their home.

Graciella DePierris, 435 Golden Oak Drive, expressed concerns over potential water impacts to her property if the proposed pool were to leak. Jeff Lea, project civil engineer, explained the design features of the proposed drainage system and advised that the new system would improve water containment on

site. Ms. DePierri invited the ASCC to her property to view the condition of her hillside to illustrate her concerns.

After commissioners viewed the existing bridge and there were no further public comments, ASCC members agreed that they would offer comments on the proposal at the regular evening ASCC meeting. Planning Commissioner Alex VonFeldt offered that the proposed grading seemed appropriate, that she was comfortable with the removal of the double-trunk live oak at the rear of the house, and that the blue oaks proposed for removal should be saved where possible. She also advised that tree protection would be very important for the project. Other Planning Commissioners in attendance held their comments and will submit them via email to Planning staff. Thereafter, project consideration was continued to the regular evening ASCC meeting.

Adjournment

The special site meeting was adjourned at approximately 5:00 p.m.

(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

Present: ASCC: Breen, Clark, Harrell
Absent: Koch, Ross
Planning Commission Liaison: Judith Hasko
Town Council Liaison: Jeff Aalfs
Town Staff: Town Planner Debbie Pedro, Deputy Town Planner Karen Kristiansson,
Assistant Planner Carol Borck

(3) ORAL COMMUNICATIONS: None.

(4) OLD BUSINESS

(a) Continued Review of Lot Line Adjustment Application, File #s: 43-2014 and X6D-216, 846/850 Portola Road, Sausal Creek Associates (Staff K. Kristiansson)

Ms. Kristiansson presented the staff report and recommended that the ASCC provide a recommendation for action to the Planning Commission relative to this lot line adjustment proposal.

Vice Chair Harrell called for questions from Commissioners.

In response to Commissioner Clark's questions regarding allowed uses for the parcels, Ms. Kristiansson said the property is in the Administrative Professional District, with uses including professional, business, medical, dental, and physical therapy offices. She said residential use is also allowed and, although not part of this application, she understands the owner's intent is to develop the two rear parcels with single family homes.

Commissioner Breen referred to Nancy Lund's email regarding her opinion that the Hallet Store is historic. It was Commissioner's Breen understanding that the building was not historic due to the many alterations. Ms. Kristiansson said that no changes are being proposed to the building other than to connect it to sewer. She noted that this proposal is strictly for a lot line adjustment and the historic status of the building has no effect on that issue.

Commissioner Clark asked if the yellow-tagged cottage would remain as part of the front parcel. Ms. Kristiansson said there is no proposal to remove the cottage. She said it is non-conforming and it would need to be renovated to be inhabitable. She advised that if the cost of the renovation was more than 50% of the appraised value, the building would need to come into conformity, which means in effect that it would need to be removed.

The applicant, Tom Lodato, said they had no plans yet as to the future use of the structures and are only asking for the lot line adjustment.

With no comments from the public, Vice Chair Harrell called for Commissioner comments.

Commissioner Clark supported the recommendation to the Planning Commission for the lot line adjustment and noted that there is a need for weed abatement on the lot. Ms. Pedro said staff will work with the property owner to abate any public nuisance.

Commissioner Breen supported the lot line adjustment. She agreed that the invasives should be removed from the site and the area cleaned up.

Vice Chair Harrell stated her support of the lot line adjustment.

The Commission unanimously recommended the Planning Commission approve the proposal.

(b) Continued Review of Site Development Permit Application for Landslide Repair, File #: X9H-660, 16/42 Santa Maria Avenue, Bylund (Staff: K. Kristiansson)

Ms. Kristiansson presented the report regarding the site development permit application and a review of the joint field meeting with the ASCC and Planning Commission that was held on May 20, 2015, with regard to landslide repair on Santa Maria Avenue. She advised that the area labeled as “existing driveway” at 40 Santa Maria was actually a parking pad for the residence at 40 Santa Maria and the former driveway was located further east. She said property records show an ingress egress easement across 40 Santa Maria, and both the area labeled “existing driveway” and the previous driveway location appear to be within that easement.

Ms. Kristiansson said that staff is recommending the ASCC recommend Planning Commission approval of the Initial Study/Mitigated Negative Declaration and Site Development Permit X9H-660 with the conditions as provided in the staff report.

Vice Chair Harrell called for questions from the Commissioners.

Commissioner Clark asked if there was resolution to the existing/original driveway issue with 40 and 42 Santa Maria. Mr. Bylund said there is a lot of room within the easement for a driveway and additional parking and whoever develops the lot in the future could design driveway that would likely satisfy both parties.

Commissioner Breen said, because of the many sudden oak deaths in that area, it is important their plans consider protection of the oaks. Mr. Bylund said that all the bay trees and acacias within the slide envelope will be removed and the oaks will be treated for SOD.

Vice Chair Harrell asked for public comments or questions. There were none.

The Commission recommended approval by the Planning Commission of the Initial Study/Mitigated Negative Declaration and Site Development Permit X9H-660 with the conditions as provided in the staff report.

(5) NEW BUSINESS

(a) Preliminary Architectural Review and Site Development Permit for a New Residence and Swimming Pool, File #s: 01-2015 and X9H-688, 20 Minoca Road, Unger Residence (Staff: C. Borck)

Vice Chair Harrell noted that the ASCC conducted a site meeting at the property today and viewed the story poles and existing conditions with the project team. Ms. Borck presented the staff report describing the proposed project plans for a new residence and swimming pool located on Minoca Road. Ms. Borck said that at the conclusion of the field meeting, staff and Commissioner Clark met with the property owner at 435 Golden Oak who expressed concerns over the potential instability of the steep hillside above her home, particularly if the applicant’s new pool leaks and water flows downward into the hillside. Ms. Borck

said that based on the proposed plans and input from the project civil engineer, it appeared the proposed drainage system would be an improvement to the existing condition.

Vice Chair Harrell asked the applicant for any additional comments. There were none.

Vice Chair Harrell called for questions from the Commission.

Commissioner Clark asked the applicant if they could provide renderings of the house as viewed from the corner at the neighbor's driveway and at the deck over the roof. The applicant said they would provide the additional renderings.

In response to Vice Chair Harrell's question about light spill, the applicant said the light would be concentrated in the kitchen and a small amount in the dining room, and the windows are tinted. The applicant noted that the front of the house is not visible to Portola Valley residents.

Michael Freidman, 435 Golden Oak Drive, said they have had a consultant examine the soil and foundation issues near the hillside on their property, and the consultants have attributed ground settlement and drainage issues to water coming down the hillside. He said water coming from a leak in the pool at the project site could cause major structural problems to his home. He requested some reassurance backed up with the reports regarding the pool and drainage and the impact to the hillside.

The applicant said the civil engineer and geotechnical engineer visited the site today and this neighbor's concern was brought to their attention. He said the engineer's response was the improvements will be beneficial to Mr. Freidman's property. Vice Chair Harrell advised Mr. Friedman that the grading, engineering, and drainage evaluations required to obtain the building permits will result in a better design than the current unimproved condition of the hillside. Ms. Pedro added that a geotechnical consultant evaluation indicates the project has been reviewed, including the pool, and there are no geotechnical objections to the development proposal. Ms. Pedro said storm drain discharge is also evaluated in the report and it is recommended that it be evaluated to ensure that no concentrated storm water is discharged onto any unstable slope areas. Vice Chair Harrell advised Mr. Friedman to review the project reports and forward any additional questions or comments to the Town.

Commissioner Clark supported the small footprint of the project, no new fencing, removal of the chain link fencing, limited landscaping with no lawn, the scale of the home, and the roof profile. He said while the north elevation indicates only two windows, they are fairly significant and there should be more layered landscape screening of the stairwell lights.

Commissioner Breen supported the project. She said the design is stunning and beautiful and there is minimal offsite visual impact. She appreciated the less is more approach to landscaping. She said the oleander should be changed out for Toyons. She would recommend that the light source from the tube light fixture be screened from below. She said the new driveway configuration will be helpful to the neighbors and their concern about water. She supported the removal of the oak that project arborist suggested pruning because it is declining, and she hopes they can keep the Blue Oak at the top of the driveway.

Vice Chair Harrell supported the project. She suggested that plantings can be used to help soften the view of the house. She also wanted to ensure that the uphill neighbors are impacted as little as possible and requested that the two renderings suggested by Commissioner Clark be provided.

(6) COMMISSION AND STAFF REPORTS: None.

(7) APPROVAL OF MINUTES: May 11, 2015. Commissioner Breen moved to approve the minutes as submitted. Seconded by Commissioner Clark, the motion passed 3-0.

(8) ADJOURNMENT [8:37 p.m.]