

**Special Joint ASCC/Planning Commission Site Meeting, 20 Naranja Way, Preliminary Architectural Review for New Residence, Detached Studio, Pool House, Swimming Pool, and Site Development Permit X9H-692**

Chair Ross called the special site meeting to order at 4:00 p.m.

**Roll Call:**

ASCC: Breen, Clark, Harrell, Koch, Ross

ASCC absent: None

Planning Commission: None

Planning Commission absent: Gilbert, Hasko, McKitterick, Targ, VonFeldt

Town Council Liaison: None

Town Staff: Town Planner Pedro, Assistant Planner Borck

Others present relative to the proposal for 20 Naranja Way:

Ken Linsteadt, project architect

Maria Clara Sanchez, project architect

Bernard Trainor, project landscape architect

Mark Curtis, 137 Solana

Jackie Curtis, 137 Solana

Loverine Taylor, 35 Naranja

Mike Maffia, 5 Naranja

Ms. Borck presented the August 10, 2015 staff report on this preliminary review of the proposed new residence and site improvements. She advised that the project will involve 1,445 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 driveway entrance. She said that the home's "U" shaped layout, ridge heights varying from 17 feet to 26.5 feet, and the basement garage help to alleviate some of the potential massing of the structure. She noted that the Westridge Homeowner's Association expressed concerns over the home's massing and roof line, particularly along the main wing of the house. The ridge height for a majority of this span is 22.5 feet, and the maximum height at the west gable end is 24.5 feet. She also advised that the ridge skylights located along the main wing of the house would have shades to help mitigate potential light spill.

Ms. Borck stated that the project proposes to remove 12 ornamental trees and that 17 significant and 3 non-significant redwood trees along the rear and west side property lines would also be removed. However, 13 oak trees varying in size from 36" to 60" box were proposed to be planted in this area to help restore screening between the neighboring properties.

Ken Linsteadt, project architect, provided the background to the development of the design concept that uses the existing significant oaks as focal points. He provided the materials board for inspection.

Bernard Trainor, project landscape architect, discussed the landscape design, proposed tree removals, and screening oak trees. He advised that he would consider removal of the redwoods along the driveway.

Loverine Taylor, 35 Naranja, expressed concerns about line of sight visibility along the driveway. Mr. Trainor stated that he would review the existing conditions and proposed planting for that area.

Jackie Curtis, 137 Solana, stated her concerns about the views to the new house from her property and invited the commissioners to visit her property at the end of the site meeting.

In response to questions, Mr. Linsteadt advised that:

- The plate height of the home's main level is 10 feet.
- The ridge height at the main wing of the home would be approximately 22 feet.
- He would provide a sample of the zinc roofing as it would look at installation.

After viewing the site and story poles, commissioners viewed the site from the 137 Solana property because the neighbors have concerns over views to the home's upper level elements at the north and south elevations. Mr. Linsteadt advised that some strategically placed trees could effectively screen much of the structure from Curtis's view.

ASCC members agreed that they would offer comments on the proposal at the regular evening ASCC meeting. 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 7:00 p.m. in the Town Center Historic School House Meeting Room, 765 Portola Road.

(2) ROLL CALL

Present: ASCC: Breen, Clark, Harrell, Ross, Koch  
Absent: None  
Planning Commission Liaison: None  
Town Council Liaison: None  
Town Staff: Town Planner Debbie Pedro, Assistant Planner Carol Borck

(3) ORAL COMMUNICATIONS: None.

(4) OLD BUSINESS

(a) Corrections and Modifications to a Previously Approved Addition and Remodeling, File #20-2014, 140 Campo Road, Tiscornia Residence.

Commissioner Clark recused himself as he is a neighbor within the noticing distance of the project.

Assistant Planner Borck presented the staff report for the proposed addition and remodeling project that was conditionally approved by the ASCC in June 2014. She said the project floor area data submitted to the ASCC at the time of the 2014 approval was incorrect and upon review of the recent building permit application, staff determined that the correct floor area for the addition is 363 square feet and the total proposed floor area for the main structure is 3,403 square feet, which is 96 percent of the allowed floor area for the property. Although the ASCC did approve the addition and remodeling project, she said the Commission did not make the necessary findings to allow the floor area concentration to exceed the 85 percent limit. She said the current plans are in general compliance with those approved in 2014, and the only other modifications to the previously approved project are the addition of two skylights located over the second-floor hallway and an outdoor fireplace proposed at the porch off of the family room addition.

Chair Ross invited questions from the Commissioners.

In response to Commissioner Harrell's question regarding the details of the outdoor fireplace, Kelley Bryant, project architect, advised that it would be gas but the fireplace itself has not yet been selected.

With no further questions, Chair Ross invited comments from the public.

John Moore, 130 Campo Road, asked when the project would begin and how long it was expected to last. Ms. Bryant replied that a start date has not yet been determined, and the project is expected to take approximately five months after issuance of the building permit.

Ellen Hoffman, 130 Campo Road, asked what would be burned in the outdoor fireplace. Ms. Bryant replied it would be a closed gas fireplace.

Jeff Clark, 149 Corte Madera Road, asked if the condition requiring a designated ASCC member to review the landscape plan should occur earlier rather than prior to final inspections. Ms. Borck said there was landscape screening proposed for the rear; however, the plan for the front yard was incomplete. Ms. Pedro advised that the condition could be modified to require that the landscape plan be submitted for review by a designated ASCC member prior to building permit issuance, and that the planting be installed prior to building permit final inspections. Chair Ross supported this change to the conditions.

Ms. Hoffman inquired if a driveway entry gate was proposed. Ms. Bryant replied that no entry gate was proposed.

Chair Ross closed the public hearing and brought the discussion back to the Commission.

Commissioner Koch supported the additional floor area concentration and the lighting on the structure. She suggested reducing the landscape and path lighting.

Commissioner Breen was supportive of the proposed modifications and findings, but recommended a reduction in lighting on the front path.

Vice Chair Harrell was supportive of the proposed modifications and findings, and requested that the outdoor fireplace details be provided and reviewed by an ASCC member.

Chair Ross was supportive of the proposed project as modified and called for a motion.

Vice Chair Harrell moved to approve the amended application with the additional conditions that the landscape lighting be reduced, the landscape plan and the outdoor fireplace be reviewed by an ASCC member and staff prior to building permit issuance. Seconded by Commissioner Breen, the motion carried 4-0.

(5) NEW BUSINESS

(a) **Preliminary Architectural Review and Site Development Permit for a New Residence, Detached Studio, Pool House, and Swimming Pool, File #s: 10-2015 and X9H-692, 20 Naranja Way, Roberts Residence**

Assistant Planner Borck presented the staff report. She advised that the ASCC met with the project team this afternoon to view the story poles for the proposed new residence and the existing site conditions. The project includes construction of a 6,381-square-foot, two-story home with attached garage and 1,630-square-foot basement, a detached studio, a pool house, and a swimming pool. She said that the Commissioners viewed the site from an adjacent property located at 137 Solana because the neighbors (Curtis') expressed concerns regarding visibility of the home's second story elements on the north and south elevations of the structure. She said that possible strategies discussed included lowering the roof pitch and/or plate heights to effectively lower the height of the house and providing adjustments to the proposed landscape screening trees.

The project architect, Ken Linsteadt, described how the house has been specifically sited and designed to preserve the three significant oak trees. He described the layout of the house and advised that only 1/5 of the house has a two story element and the rest is one story.

Chair Ross invited questions from the Commissioners.

Commissioner Breen asked if any of the retaining walls along the driveway were higher than 3 feet, requiring a railing. Mr. Linsteadt advised that the highest retaining wall is 4 feet and that no railings were required.

Commissioner Breen asked the applicant to discuss the green aspects and sustainable nature of the project. Mr. Linsteadt said that recycled materials will be used on the exterior of the house. Commissioner Breen asked if there was a plan for solar, geothermal, or water catchment. Mr. Linsteadt said that a graywater system was being considered.

In response to Commissioner Clark's question, Mr. Linsteadt said the plate height of the main level starts at 10 feet at the porch and moves up to 22 feet at the ridge.

Chair Ross asked if there would be driveway lighting on the retaining walls. Project landscape architect, Bernard Trainor, said that the final lighting plan was still in development, but that it was not their intent to highlight the walls.

Regarding the line of sight concerns along the driveway entrance, Chair Ross suggested that the applicant consider layering the vegetation, removing the redwoods, and lowering the retaining wall.

Commissioner Koch inquired about the need for the excessive number of proposed path lights. Mr. Trainor said the lights are strategically placed along the paths which lead mainly to sitting areas.

Chair Ross invited comments from the public.

Allison Wells, 15 Naranja Way, asked if the entry gate at the driveway was far enough back for a delivery truck to pull in. Mr. Linsteadt said there would be enough room for two delivery trucks in the driveway between the street and the gate.

Bill Dewes, representing Westridge Homeowners Association, said the HOA still has considerable issue with the long skylight along the peak of the residence. He said they are supportive of the general design, but would like to set up another meeting with the applicants for continued discussion.

Commissioner Breen asked if there had been any opportunity to meet with neighbors. Mr. Linsteadt said he thought that Mr. Roberts had reached out to everyone individually, but not as a group.

Chair Ross closed the public hearing.

Commissioner Clark wondered if there was a way bring down the finish floor level to result in an overall reduction in the massing. He suggested that the roof pitch might be reduced over the recreation room and the family room. He suggested introducing key landscaping to help mitigate view issues. He pointed out that the scale of the home should be reduced so that less plantings

would be needed to screen the house. He supported the material palette. He said the continuous skylights and clerestories were challenging and suggested the applicant consider breaking up the linearity. He was generally supportive of the project.

Commissioner Koch agreed with the suggestion to lower the roof pitch of the house. She said the amount of landscaping, meadow lighting, pool lighting, and skylights was excessive and needs to be reduced. She encouraged the applicant to work with the neighbors.

Vice Chair Harrell was supportive of the project siting, landscaping, and tree plans. She stated that screen planting was not the appropriate solution for reducing the massing and visibility of the home from neighboring properties. She agreed with Commissioner Clark's suggestions and said that lowering the grade and plate height by two feet, or going from an 8/12 to a 6/12 pitch roof, would help mitigate the view impacts. She advised that the heat gain from the ridge skylights could be an issue and suggested reducing the number of skylights.

Commissioner Breen supported the direction of the project and the proposed colors and materials. She agreed that the elevations should be reduced and lowered. She liked the architectural expression of the ridge skylight run; however, she was concerned with the heat issue. She said she would like to see a mock-up to see how much light is shielded at night with the proposed skylight screens. She suggested completely eliminating the lighting around the perimeter paths, and that she did not support lighting the entry gate pillars. She stated that the landscape planting plan was too extensive and should be reduced. Commissioner Breen noted that more redwood trees should be removed along the southern property line. She stated that the pool lighting should be reduced and that a light fixture was not necessary at the upstairs balcony. Regarding the driveway entry, she suggested that if the redwoods were removed and the slope graded that the entry walls could be reduced in height. She also suggested moving the large olive tree downslope towards the neighbor's pool house.

Chair Ross agreed that lowering the higher north element 1 or 2 feet would help mitigate the view impacts for the neighbors. He supported the ridge skylight as proposed. To reduce heat gain and lightspill from the skylight, he suggested the use of a non-reflective gray glass and installation of programmable automatic shades for the skylight that are connected to the light switches. He supported the design and the proposed materials. He agreed that the path lighting needed to be reduced and also suggested the use of programmable zoned landscape lighting. He supported removal of the redwoods and noted that it was a good time to remove the relatively young redwoods between the property lines. He said the tree planting plan was ambitious and that the landscape plan will need to be more thoroughly thought out.

**(b) Architectural Review for an Addition, File # 13-2015, 150 Alamos Road, Bamford Residence**

Assistant Planner Borck presented the staff report for the proposed 140 square foot solarium addition to the existing partial two-story residence. She advised that on April 26, 2004, the ASCC approved a 91% floor area concentration within the main structure, and that any further increases in floor area concentration require review by the ASCC. The proposed addition increases the floor area concentration to 93.1%. She said that the proposed project has been reviewed and approved by the Westridge HOA.

Chair Ross called for questions from the Commissioners. With none, Chair Ross called for questions from the public. With none, Chair Ross closed the public hearing and brought the

topic back to the Commission for discussion. The Commissioners all expressed support for the proposed project.

Vice Chair Harrell moved to approve the proposed addition subject to the findings in Attachment 1. Seconded by Commissioner Koch; the motion carried 5-0.

(6) COMMISSION AND STAFF REPORTS:

Commissioner Koch advised that she, Chair Ross, and Town Planner Pedro met with the project team and the owners of Jelich Ranch regarding the required tree and vegetation thinning along Portola Road. She said the main focus was with the Section 2 which is in front of the barn. She said Section 3, towards the north end of the property, will be revisited if and when the woodchopper's house is addressed. Commissioner Koch said it seemed the biggest view opening will come when Section 3 is done because it will involve removing some redwoods and a large walnut tree. She said the challenge is maintaining the owner's desire for privacy while trying to open up the views along the scenic corridor. Chair Ross pointed out that while the changes are not apparent when driving by, the views are now much more visible on foot or bicycle.

Commissioner Breen advised that she received an email from Mike Nuttall of 55 Alhambra Court concerning the landscape screening for the project at 45 Tagus Court. Ms. Pedro said that staff is aware of the complaint and is following up with the applicants regarding the issue.

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

(8) ADJOURNMENT [8:33 p.m.]