

Architectural and Site Control Commission **August 28, 2006**
**Special Field Meeting 120 Golden Hills Drive, *Corman*, and 10 Hawkview, *Rapp*; and,
Regular Evening Meeting 765 Portola Road, Portola Valley, California**

Vice Chair Schilling called the special afternoon field meeting to order at 4:00 p.m. at 120 Golden Hills Drive.

Roll Call:

ASCC: Breen, Schilling, Gelpi, Warr
ASCC Absent: Chase
Town Staff: Deputy Town Planner Vlastic

Others present relative to the Corman project:

Tedd Corman, applicant
Bob Stoecker, project architect
Jim Stoecker, project architect
Ron Benoit, project landscape architect
Brooke Shaw, project builder
Mike Miller and Marian Davidson, 1025 Westridge Drive
Todd Untrect, 197 Meadowood Drive
Janice and Ulrich Aldag, 909 Westridge Drive
Jo Schreck, Oak Hills Homeowners Association

Second Preliminary Architectural Review -- proposed residential development of Oak Hills Subdivision parcel and Site Development Permit X9H-548, 120 Golden Hills Drive, Corman

Vlastic presented the August 24, 2006 staff report on this proposal for new residential development of the subject, 2.1 acre, vacant Oak Hills subdivision property. He explained that this was the second preliminary review of the project, that now a completely new plan is being proposed which is substantially more in line with site and area conditions than was the case with the plan considered at the January 2006 preliminary review. He also explained that the applicant had yet to file the revised site development permit application needed in support of the proposed plans and that this application would be presented with the building permit request. Vlastic, noted that there was some risk in this, and that the site development permit would also require ASCC consideration and action. Vlastic noted that the risk was mainly associated with the fact that septic system requirements and, specifically, leachfield locations had yet to be precisely defined or approved by the health department.

ASCC members considered the staff report and the following proposed plans and materials:

Architectural Plans, Stoecker and Northway Architects Incorporated, 7/14/06
Plot Plan
Sheet A1.1, Site Plan, First Floor Plan
Sheet A2.1, First Floor Plan
Sheet A2.2, Basement Plan
Sheet A3.1, Exterior Elevations

Sheet A3.2, Exterior Elevations

Grading and Drainage Plans, Freyer & Laureta, Inc., 7/14/06

Sheet C1, Grading and Drainage Plan

Sheet C2, Erosion Control Plan

Sheet C3, Plan Details

Landscape Plan, Ron Benoit Associates, 7/14/06

Sheet L1, Master Plan

Also considered was the proposed colors and materials board and reference was made to the following cut sheets for the proposed exterior light fixtures:

Path light, SPJ Lighting Inc., Model SPJ11-02

Wall light, SPJ Lighting Inc., Model SPJ18-02

Soffit and trellis downlight, B-K Lighting "Delta Star" bronze flood fixture, with downlight mounting canopy

Bob Stoecker presented the new proposal and led those present on an inspection of the building site pointing out the staking and story poles set for the field meeting. He identified the scope of grading, and extent of proposed filling and tree removal for the driveway construction. He also pointed out the tree removal now proposed to accommodate the new house design. During the course of the site walk, Mr. Stoecker offered the following comments and plan clarifications:

- The site constraints are significant and include the required driveway access, Oak Hills homeowner association (HOA) 50 foot setback from all parcel lines, significant tree cover and slope, as well as the need to minimize view impacts and to preserve the upper portion of the site for outside activities, as this is the only place on the property that is practically available for normal outside residential uses. Based on the constraints, the options for house siting and location of the required fire truck turnaround are limited to essentially the design shown. It just meets the fire district turnaround standards and the driveway grade is just at the 20% permitted maximum.
- Another significant constraint is the septic system requirements. At this point, it is believed that the required drainfield area can be satisfied on the lower portion of the property, i.e., north of the driveway. It may, however, be necessary to provide some drainfield area on the upper part of the site and pump up to it.
- The plans adhere to the 85% floor area limit and, at least numerically, accommodate space for a future detached guest house. Further, the site plan leaves space for a possible future pool. It was stressed, however, that the current plans do not show or propose either a guest house or swimming pool and that pursuit of any such uses would be up to a future owner.
- The site retaining wall proposed on the west side of the garage will be faced in stone. The retaining wall on the south side of the driveway where it enters the site will likely not be faced in stone. A final decision on the surface of the four foot high wall has yet to be made, but it will likely be colored concrete.

- The proposed basement level has a total area of approximately 1,200 sf, and approximately 850 sf of this area must be counted as floor area.
- The house siding material will be redwood and the roofing wood shingles. The gutters will match the dark bronze finish proposed for the window frames. The ridge skylights will likely be Calwall, and have a translucent glazing, in a brown or amber tint. This tint actually is successful in minimizing light spill. In response to a question, he noted that a sample of the skylight material could be provided for ASCC consideration.

Also in response to a comment about a glass skylight being possibly preferable relative to light spill, Stoecker noted that due to Title 24 limitations, and other aspects of the design, further use of glass windows was not possible. He stressed that the proposed Calwall materials would limit light transmission by as much as 80%.

- The site slope and the town's height limits constrain how far down hill the house can extend. Further, in order to meet the height limits, the roof pitch has had to be kept very low and is just at the minimum necessary to allow for the use of wood shingles. The wood shingles can be assembled to meet the town's Class A roofing requirements.
- The proposed screen landscaping has been designed to address the potential visual impact concerns presented at the January 2006 preliminary review. It is believed that that key view relationships have been addressed, but if some additional adjustments are needed to screen views critical to neighbors, these can be made.
- In response to a question regarding chimney material, it was noted that the chimneys would be redwood matching the proposed siding.
- In response to a question regarding landscaping and fencing, Benoit stated that the plans propose no fencing or gates.

During the course of the site inspection, the scope of house improvements and tree preservation were discussed in terms of views from the Aldag, Utrecht and Miller/Davidson properties. The neighbors were questioned in terms of their view concerns.

Mike Miller stated some continuing concern over the size of the house, but acknowledged the current plan was much improved over the proposal considered in January. He stressed that his main concern was screening of views from his property to the driveway and parking/turnaround area; and, in particular, to ensure that the vehicle lights would be screened. He noted that he had discussed his concerns with Ron Benoit.

Todd Utrecht pointed out his concerns for the privacy of his master bedroom and bath areas and advised that more landscaping appeared needed to achieve reasonable privacy. He also wondered about moving the house further to the north on the building site and away from the sensitive view zones on this property.

In response to Mr. Utrecht's concerns, Stoecker noted that more landscaping could be provided, but that moving the house to the north would impact the required driveway,

cause more grading and tree impacts and result in a problem relative to plan conformity with the town's building height limits.

Janice Aldag requested and received clarification relative to house siting, heights and tree removal. She noted that the design, particularly with the proposed exterior materials, should not be highly visible from her property. She noted, however, that it might be more visible from her neighbors on the north side of Westridge Drive, particularly the Jack property at 938 Westridge Drive.

Jo Schreck, complemented Mr. Stoecker on the proposed design solution and noted that it was found acceptable by the Oak Hills HOA.

At the conclusions of the site visit, ASCC members agreed that the plans were generally acceptable as presented. Warr stated that the new design was what had been hoped for based on the concerns and directions offered at the January site meeting. The following additional comments and reactions were offered:

- A sample of the proposed skylight material should be provided.
- The landscaping plan needs to be reconsidered based on the comments offered by neighbors. The screen planting should ensure that the concerns are addressed. At the same time, the plan should not result in over-planting of the site or planting that would be out of character with the blue oak forest condition of the area. Gelpi also expressed concern that in some cases the planting proposed along the property lines appeared too intense and that the planting should not "box in" the building site. The final landscape plan should detail the size, placement and heights of the proposed plantings.
- There should be a detailed review of the proposed plans in terms of potential impact on the trees to be preserved.

Stoecker advised that the original evaluation by the project arborist had been updated to address the revised plans and that copies of the updated review would be provided to the town at the evening ASCC meeting.

Following discussion, it was agreed that project review would continue at the regular evening ASCC meeting. Schilling then advised, i.e., at approximately 4:55 p.m., that the special site meeting would continue at 10 Hawkview, Portola Valley Ranch, as soon as ASCC members could convene at the site. The applicant, project design team and the site neighbors were thanked for their input at the site meeting.

Preliminary Architectural Review for house additions and exterior remodeling and carport enclosure, 10 Hawkview, Portola Valley Ranch, Rapp

ASCC members Breen, Schilling, Gelpi, and Warr convened at the subject site at 5:00 p.m. They were joined by deputy town planner Vlastic and the following individuals:

Michelle Rapp, applicant
Ken Hayes, project architect
Ted Vian, Chair Ranch design committee

Angela Siddall, Ranch design committee
Mr. Neukarmans, Ranch design committee

Vlasic presented the August 24, 2006 staff report on this proposal for the addition of 840 sf of floor area to the existing two-story, shed and flat roof, 4,194 sf residence on the subject Portola Valley Ranch parcel. He explained that this was a preliminary review of the proposal. He noted that the scope of house remodeling has been of significant concern to the Ranch design committee, and that the committee is seeking input from the ASCC on a number of aspects of the plans. Vlasic added that the actual scope of the house additions and new exterior massing have not been the critical design review issues and that the concerns appear to relate more to the changes in siding materials and other exterior materials changes.

ASCC members considered the staff report and the following project plans unless otherwise noted revised through 8/9/06 and prepared by the Hayes Group:

Sheet A0.1, Project Consultants, Project Information, Vicinity Map, Drawing Index
Sheet A02, Area Calculations
Sheet COI.1, Existing Survey and Site Plan, 6/12/06
Sheet A0.3, Proposed Site Plan, 6/12/06
Sheet A2.0, Existing Lower Floor Plan, 6/12/06
Sheet A2.1, Existing Upper Floor Plan, 6/12/06
Sheet A2.2, Proposed Lower Floor Construction Plan
Sheet A2.3, Upper Floor Construction Plan, 6/12/06
Sheet A2.4, Proposed Roof Plan, 6/12/06
Sheet A3.0, Existing Elevations (undated)
Sheet A3.1, Existing Elevations (undated)
Sheet A3.2, Proposed Elevations
Sheet A3.3, Proposed Elevations
Sheet A8.1, Details

Also considered was a colors and materials board. It was noted that all of the proposed exterior materials had very dark finishes and that the finishes were well below the light reflectivity value policy maximums of the town.

Ken Hayes presented the proposal and led those present on an inspection of existing and proposed site house conditions. During the presentation, he pointed out the story poles placed for review by both the Ranch design committee and ASCC. He also explained the proposal adjustments made during the course of Ranch design committee review and in response to the July 26, 2006 preliminary evaluation prepared by the deputy town planner. He offered the following specific comments:

- The applicants have been Portola Valley Ranch residents for 25 years and this is the second Ranch home they have owned. This is also the second major remodeling of the home. The desire is to make changes to better fit the owner's lifestyle and also to result in a house that is much more durable, and resistant to impacts of weathering than is the case with the materials used originally on the Ranch houses.

- Presentation boards were displayed, showing the original design shared with the Ranch design committee and the changes made leading to the current proposal. It was stressed that the current plans represent very little change to the exterior form, scale and massing of the existing house. It was pointed out that at the conclusion of the July Ranch design committee meeting, the committee was very close to accepting the design but remained concerned particularly with the proposed use of stucco siding, metal trellis features, and the single garage door.
- The applicants believe that current design fits the Ranch style of architecture and the neighborhood, but acknowledge that some of the Ranch's design guidelines may need to be reconsidered if the plan was approved by the design committee.
- Consideration was given to the various changes suggested in the July 26 review by the town planning staff. As noted in the August 8 letter transmitting the current plans to the town, some changes have been made, and the others were considered. The concern is the impact of, for example a more significant fascia feature, or use of shingles on the simplicity of the desired architecture.

Public comments were requested.

Ted Vian stressed that Ken Hayes and Mr. and Mrs. Rapp had been very responsive to the concerns of the design committee. He stated that the most recent plans would be considered at the September 7 committee meeting and that he was not certain as to committee reaction to the adjustments or what further changes may be necessary for committee members to conclude the plans were consistent with the Ranch's design guidelines.

Ms. Siddall and **Mr. Neukarmans** concurred with Mr. Vian and added that the staff review reports were very helpful in terms of their review of the revised proposal.

Michelle Rapp commented that over the 25 years they have lived at the Ranch they have had to do considerable replacement of wood elements and this will be their third deck replacement. She stressed her position that use of stucco and steel elements would result in a more "sustainable" approach, as these exterior materials would have much longer lives and require far less effort and "energy" for upkeep and replacement. She added that with the dark colors, the house materials, at the normal "public" viewing distance, would appear much the same as the materials on the other houses in the area.

ASCC members offered the following preliminary comments and reactions relative to the proposal:

- The proposed exterior dark colors and finishes are more important than the materials in making the project fit the neighborhood. The proposed changes are those you would expect to be considered as residents live in the original houses and find the need to upgrade and make them more durable. Overall the project seems appropriate as designed and appears to fit the Ranch character.
- The proposed architectural forms and massing are fully consistent with the immediate neighborhood. (Several ASCC members expressed the reaction that the original design

proposals were also appropriate and more interesting than the current design. At the same time, they recognized the concerns of the design committee regarding cohesiveness of the designs of houses around the cul-de-sac. With that in mind, members did also find the entry design and single garage door to be consistent with the entries and other garages in the immediate area.)

- The posts added to the cantilevered deck don't provide any practical public view benefit, but they likely make support of the deck less costly.

ASCC opinions differed somewhat on the issue of treatments to reduce the apparent visual massing of the stucco surfaces, particularly on the south side of the residence. Schilling indicated that he would prefer to see more shadow lines. Warr supported the proposed design for the stucco railing extending to the ground, and did not see the need for the adjustments suggested in the July 26, planning staff evaluation.

Vlasic clarified that the July 26 evaluation was intended to address specific issues of concern to the Ranch design committee and, as possible, help to find solutions that might be mutually acceptable to the committee and the applicant. He offered that the comments were more a piecemeal approach to design issues than a comprehensive evaluation of possible alternative architectural solutions. At the same time, he noted that the comments relative to the metal trellis features were directed at encouraging a design with a more familiar Ranch form, including vertical supports, and were not just seeking the addition of supports for the decks.

At the conclusion of the site meeting, ASCC members agreed that project discussion should continue at the regular evening meeting, but only to take any additional input that may be provided. Schilling thanked the applicant and project architect for the site meeting presentation and the members of the Ranch design committee for their comments.

Mr. Hayes noted that neither he nor Mr. Rapp would be able to attend an ASCC meeting on September 11 and that, if acceptable to the ASCC, they would hope that project review could be continued to the September 25 regular ASCC meeting. Vian indicated this would also allow the design committee time to complete its review of the revised proposal.

Adjournment

At approximately 5:45 p.m. the field meeting was adjourned.

Vice Chair Schilling called the meeting to order at 8:03 p.m.

Roll Call:

ASCC: Breen, Gelpi, Schilling, Warr
Absent: Chase
Town Council Liaison: Merk
Planning Commission Liaison: McKitterick
Town Staff: Deputy Town Planner Vlastic

Oral Communications

Oral communications were requested but none were offered.

Follow-up Review of Town Center Plans - review of plan details addressing January 23, 2006 ASCC comments and refinements of Phase 1 construction plans

Vlastic briefly reviewed the comments in the August 28, 2006 staff report on the status of the town center plans and the current, subject items requiring ASCC consideration. He referenced the August 24, 2006 memorandum from town center architects Susi Marzuola, Larry Strain and Jim Goring. He noted that the memorandum includes a complete listing of the plans the ASCC received in the packets for the August 28 meeting, including current versions of the Phase 1 and Phase 2 drawings received August 24, 2006.

Vlastic pointed out that most all of the matters covered in the materials provided with the August 24, 2006 report from the town center architects are largely design details and raise no issues in terms of conformity with the basic scope of the approved master plan or the environmental documents approved in support of the master plan. He added that most reflect refinements based on needs and desires of the various site user groups and reaching decisions on the details is essentially a process of balancing of the needs and views of the various interests.

Vlastic advised that the ASCC should consider the 8/24 report and materials and presentations by the project architects as well as any other new information presented at the meeting and then act to offer final recommendations to the architects and town council on the plans and materials in terms of conformity with approved master plan documents.

Project architects Susi Marzuola, Larry Strain and Jim Goring and landscape architect Laura Jerrard presented the updated plans and materials to the ASCC. They used a new town plaza area model and power point presentation to explain the project changes, revisions and clarifications described in the August 24, 2006 memorandum to the ASCC. During the course of the presentation, they provided samples of the proposed materials and finishes for the buildings and site flat work, fencing and the tennis courts. Also, design details for the current ball field backstop and sideline fencing, including wire material samples, were presented. The following were highlighted:

- There has been a reduction in the extent of paving in the town plaza area and the paved material will now be scored and colored concrete. There is also more planting. In response to a question, the plant materials were described and it was noted that key view corridors through the plaza area would not be blocked by the added planting.
- The grading plan has been modified to provide for a better transition from the paved plaza area to the performance lawn. At the same time, there are still seat-wall features around the plaza to accommodate sitting and talking and other passive activities.
- For cost savings, the maintenance shed is to now have an asphalt single roof. The same material will be used on the new restroom building near the Schoolhouse and will be similar to the schoolhouse roofing. The metal roof will still be used on the town plaza area building cluster and on the maintenance building at the southeast end of the soccer field. It is also possible, however, that for cost saving reasons, asphalt shingles could be used on the maintenance building. The hope is to keep the metal roofing for this building, as it is to receive photovoltaic (PV) panels like those to be used on the community hall and library roofs. At the same time, the dark asphalt shingle roof can accommodate photovoltaic panels. Final decisions will be made based on budget considerations.
- With the simplifying of the roof forms for the CH building; there is more space with solar access on the roof than was the case with the previous roof form. The roof area has better solar access than the library roof and, for this reason, is now viewed as the best place for the initial installation of the PV panels. In response to a question from **Council liaison Merk**, it was noted that if funds were not available for the CH building construction to move ahead, the panels would be installed on the library and that, in any case, both buildings would have the necessary wiring and framework installed to accommodate the PV systems.
- At the May site group meeting, considerable time was spent relative to the ball field backstop and fencing options and review of safety concerns. The current plans are a reflection of the site group safety concerns as well as the aesthetic issues of concern to the ASCC. A sample of the proposed fence material was shared with ASCC members. It was noted that the site group spent considerable field time looking at the possible backstop location and potential visual impact concerns and concluded that the needed backstop would have minimal visual intrusion given the scope of views across the property.
- The current tennis court fencing plans were reviewed and the proposed green court surface samples considered.
- The "Terrapave" material proposed for the surface of the central pathway was presented and it was noted that it has "strength" similar to asphalt and could support emergency vehicles. In response to a question, it was noted that it was not to be used for all site pathways due to cost and that all the pathways did not require the strength of the material. Also, in response to a question regarding the use of "permeable concrete," it was noted that experience has shown the permeable concrete surface can get clogged and that, in any case, with the relatively narrow width of the pathways, water would quickly runoff into adjacent previous surfaces.

- The site plan in the front of the schoolhouse has been modified to provide the meeting area recommended by the ASCC. It is possible that a ramp may need to be added on the north side of the entry porch for handicap access to the pathway to the restroom building. This will be evaluated with the towns building permit consultant.
- The plans have been modified to eliminate the heavy air-conditioning unit equipment loft in the CH building. This change has resulted in a better roof form and the ability to accommodate the PV panels on the southeast side of the building. The building will be cooled with a pre-cooling system, like that to be used in the other buildings that will ensure the temperature, even at full occupancy on a hot day would not exceed approximately 78 degrees. This has a substantial impact on long-term energy savings and is a far “greener” approach to air cooling than is the case with the AC system. Also, if there is the fairly infrequent event that requires more cooling, portable cooling systems can be used if necessary.
- A number of materials samples were presented or described as follows:
 - Recycled wood siding for the buildings. (Efforts are still underway to find less costly sources for the recycled wood.)
 - Alaskan yellow cedar for the sunscreens. (Hard to find a good source. If this is not possible, then less durable wood will need to be considered and treatments made to enhance durability.)
 - Clad wood and wood windows. (Dark cladding for more exposed windows, painted wood for windows under eaves. The exposed windows surfaces inside the buildings would be natural Douglas fir.)
 - Douglas fir salvaged from the existing town center buildings for the interior walls of the new buildings. (In response to a question, it was noted that wood recycled from the existing buildings would also be considered for use in construction of new site furniture for out site uses, e.g., picnic tables.)
 - Colored and textured colored concrete surface for the town plaza.
 - Asphalt shingles for the maintenance shed and restroom buildings.
 - Hog wire proposed for the maintenance yard fencing.
- Continued plan refinements, and value engineering efforts are anticipated. These will be shared with ASCC representatives at the ADT meetings, but will not be presented to the full ASCC unless the ADT representatives feel there is a need for additional ASCC review.
- Additional plans and proposals will be presented in the future to the ASCC for site lighting and signage.

Public comments were requested and the following offered:

Sally Anne Reiss, 145 Golden Oak Drive, requested and received clarification regarding the design for the plaza area and elimination of the steps from the plaza to the performance lawn. She also received clarification regarding the PV panels and scope of panels proposed on the library vs. what was to be accommodated on the CH building. It was stressed that

the roof on the CH had better exposure, but that the library roof would work if the CH building did not move ahead.

Ms. Reiss also wondered about ball containment at the north end of the soccer field in terms of risk to windows on the CH building. Jim Goring advised that additional attention to this matter may be needed, e.g., consideration of tempered glass, but that protective netting was planned behind the goal area.

Bernie Bayuk, 198 Paloma Road, recommended consideration of green v. black coating for the tennis court fencing. (Marzuola advised that green would actually be more visible, especially as it fades.) Mr. Bayuk also expressed concerns with the removal of the AC unit from the CH plans, and the visual impacts of the roof mounted PV panels. He, in particular, noted that elimination of the AC unit would result in uncomfortable temperatures and limit use of the CH building.

Larry Strain responded to Mr. Bayuk's concerns regarding the AC unit. He noted that there would likely only be a 1 to 3 degree difference in cooling with the pre-cooling system vs. the AC system, but that the decrease in energy usage would be "huge." He also noted that roof mounted PV panels would be a very simple system designed to fit and "blend in" to the elements of the metal roof. He noted the "panels" would have a relatively uniform dark surface and frame, and would not have the characteristics of the early "blue" panels with silver surface grids.

ASCC members discussed the revised plans and materials and received clarifications as noted above. While members found the plans generally consistent with the approved master plan documents, concerns were expressed over the scope of the fencing planned for the baseball field and the proposed backstop. Breen was particularly concerned that the plan already includes a number of new trees and that the scope of the backstop and fencing could force consideration of even more screen tree planting. Breen also continued to express concern over the play yard fencing "cutting through" the eastern redwood grove. Warr continued to have concerns, as expressed at the January 23, 2006 meeting, with the location of the Portola Road frontage fence between the pathway and roadway on the Church property.

Even with these reservations, ASCC members concluded that the plans were "coming together" and, particularly, expressed support for the design efforts made on the town plaza area buildings and other site planning refinements. Following discussion, Warr moved, seconded by Gelpi and passed 4-0 to find the plans and materials to be consistent with the approved master plan documents, but to also to recommend continued design efforts to address ASCC concerns over the potential visual impacts of the ball field backstop and side line fencing.

Continued Architectural Review of plans for new residence and Site Development Permit X9H-556, 280 Nathhorst Avenue, Mainzer

Vlasic presented the August 24, 2006 staff report on this proposal. He explained the plan refinements made since the July 24, 2006 ASCC preliminary review meeting on the project, particularly in response to meetings with the town's trials committee. Vlasic advised that the refinements and other plan changes were explained in the August 18, 2006 letter from

project architect John Barksdale. ASCC members considered the staff report and the following revised project plans, unless otherwise noted, dated August 18, 2006 and prepared by Woodson Barksdale Architects:

Sheet sk 0, Perspective Views, June 16, 2006
Sheet sk 1, Preliminary Site Plan
Sheet sk 2, Grading/Drainage Plan
Sheet sk 3, Site Lighting Plan
Sheet sk 4, Preliminary Landscape Plan, August 16, 2006
Sheet sk 5, Preliminary Floor Plan
Sheet sk 6, Preliminary Exterior Elevations
Sheet sk 7, Preliminary Exterior Elevations
Sheet sk 8, Site Section

Also considered were the colors and materials board, received June 20, 2006 and the revised cut sheets for proposed exterior lights A, B and C as described in the staff report and 8/18/06 letter from the project architect.

Mr. and Mrs. Mainzer and John Barksdale presented the revised plans and materials to the ASCC. They offered the following comments and clarifications:

- The plans reflect the desires of the trails committee and are a result of two meetings with committee members. The applicants are agreeable to granting of an easement to accommodate the Portola Road side trail with the trail relocation and change in elevation shown on the plans.
- The modified plan for the trail and house siting, i.e., one-foot increase in height of the house pad, results in less fill material being available for construction of the desired mound. As the applicants are committed to import no fill, it is likely that the mound will not be as high or have the same length or width as shown on the plans. The amount of material for the mound will be a direct result of the dirt available from the grading for the trail and the other site plan improvements.
- While the plans indicate most all existing orchard trees are to be removed and replaced with new orchard trees along the Portola Road frontage, the applicants actually only want to remove those existing trees that are dead or in extremely poor health. All trees that are viable and not otherwise in conflict with the proposed improvement plans will be preserved as they help to ensure privacy and screen views to Portola Road.
- The project civil engineer is working on the drainage plans and has been given a copy of August 21, 2006 letter from neighbor Alan Zulberti, relative to common drainage problems and possible solutions. These comments will be specifically considered in development of the final plan, as will the comments from the town's public works director.
- There will likely be a light in the swimming pool and some step lights associated with the steps to the pool. The details for such lighting have yet to be worked out. As noted on the revised plans, the pool will have a cover for security and no yard fencing is now proposed.

Public comments were requested, but none were offered.

ASCC members agreed that the revised plans were generally acceptable, but continued to express concern over the proposed mound on the Portola Road side of the property. It was noted that while the current proposal is for a low earth feature, it is not clear that much site earth will actually be available to use for the mound. Members also agreed that the design should be field adjusted to ensure minimum tree impacts and that privacy screening is actually achieved. It was also noted that a more detailed evaluation of the existing orchard trees along Portola Road was needed to clearly identify those in good health that can be preserved. Based on this data, the scope of the mounding would need to be adjusted to insure minimum potential for impacting the existing healthy orchard trees. Members stressed that the final grading plan and mound design should preserve the meadow and orchard condition and avoid impacting the crabapple tree of concern to the trails committee.

Breen commented that the desired privacy and screening could likely be achieved with planting and without the proposed mound. She suggested reconsideration of landscape materials to ensure, as possible, the use of those most resistant to deer. She specifically worried over the Coffeeberry and Holly-leaf Cherry materials. She and Warr also recommended replacing the proposed extensive use of rosemary ground cover with dwarf Baccharis to be consistent with the plantings on the southeast side of Nathhorst Avenue.

Warr noted his preference for leaving the Portola Road trail in it's current location, but appreciated the applicants efforts to find a mutually acceptable solution with the trails committee and willingness to grant an easement for the trail.

Following discussion, Warr moved, seconded by Breen and passed 4-0 approval of the revised plans subject to the following conditions to be addressed, unless otherwise noted, to the satisfaction of the ASCC prior to issuance of a building permit:

1. All of the following requirements of the site development permit committee members shall be addressed to the satisfaction of the specific members:

Town Geologist, July 10, 2006 report

Fire Marshal, July 6, 2006 report

Public Works Director, July 21, 2006

Conservation Committee as listed on the sheet with a heading of "280 Nathhorst," attached to the August 24, 2006 staff report

Trails Committee, as presented in communication from Ellen Vernazza attached to the August 24, 2006 staff report

2. The final drainage plan shall address the concerns of the public works director as set forth in his 7/21/06 report and those contained in the August 21, 2006 letter from Alan Zulberti. The plan shall be acceptable to the public works director.
3. A final exterior lighting plan shall be presented that includes all proposed yard lighting and any lighting for the swimming pool. The plans shall be in conformity with town lighting guidelines and regulations.

4. The landscape plan shall be revised to replace the proposed rosemary with dwarf Baccharis.
5. The final plan for grading and installation of the mound on the Portola Road side of the property shall be prepared to the satisfaction of the ASCC and shall be consistent with the following design provisions:
 - a. The volume of earth in the mound shall only be what is available from on-site grading. There shall be no import of earth for the mound work, i.e., site grading shall be a balanced, cut and fill design.
 - b. The orchard trees shall be evaluated and those in good condition along the Portola Road frontage and otherwise not impacted by house and driveway construction, shall be preserved. The grading for the mound shall be adjusted as necessary to preserve these trees and to accommodate the proposed new orchard tree planting.
 - c. The trail alignment and associated grading shall be adjusted to preserve the crabapple tree of concern to the trails committee.
 - d. The final plan shall provide for field adjustment of the mound design during the grading operation to the satisfaction of a designated ASCC member and a member of the planning staff. The plan shall advise the grading contractor of the procedures to be followed to notify the town of the mound work and to coordinate the final grading with town staff.
 - e. The final grading and trail plan (i.e., for both the Portola Road and Nathhorst Avenue trails) shall be reviewed and found acceptable by the trails committee prior to the plan being presented to the ASCC.
6. The trail easement needed for the Portola Road trail shall be granted to the town, to the satisfaction of the town attorney, prior to town "finaling" of the house building permit or permitting house occupancy.
7. A construction staging and tree protection plan shall be provided to the satisfaction of planning staff. Once approved, the plan shall be implemented to the satisfaction of planning staff. The plan shall include provisions for completion of the trails works during the initial stages of site grading and the trails, once completed and accepted by the town, shall be kept open during the construction operation and construction parking or materials storage shall not take place on the trails.

Second Preliminary Architectural Review -- proposed residential development of Oak Hills Subdivision parcel and Site Development Permit X9H-548, 120 Golden Hills Drive, Corman

Vlasic presented the staff report on this application and reviewed the events of the afternoon site meeting on the project. (See above site meeting minutes, which include a complete listing of proposed project plans and materials). He noted that this was the second preliminary review of the applicant's plans for the property; that the current plans were

found generally acceptable by the ASCC during the afternoon site meeting; but, some comments were offered on needed plan adjustments and clarifications. Vlastic noted that since this was a preliminary review, following receipt of additional comments, project consideration should be continued to the September 11, 2006 meeting.

Tedd Corman, Bob Stoecker and Ron Benoit were present to discuss their plans with ASCC members. Stoecker provided copies of the revised arborist report, dated 8/17/06, prepared by Walter Levison, consulting arborist.

Public comments were requested and the following offered:

Mike Miller, 1025 Westridge Drive, reiterated the comments offered at the site meeting and his concerns for adequate landscape screening. He added, however, that the current proposal is a “vast improvement” over what was presented in January.

Robert Jack, 938 Westridge Drive, asked for and received clarification over the grading and tree impact differences from the plans presented in January. (It was noted that the current grading plans were accurate and that only 7 trees were now proposed to be removed.) Mr. Jack also wondered about an updated arborists review and the revised arborist report was referenced. Mr. Jack stated he could not attend the afternoon site meeting and would appreciate a better understanding of the plans and tree preservation relative to potential view impacts on his property.

Vlastic encouraged the applicant to contact Mr. Jack and provide him with a better understanding the current plans.

ASCC members all agreed that the revised plans were well developed and generally appropriate for the site. They briefly reviewed the comments and requests provided at the site meeting. After discussion, project consideration was continued to the September 11, 2006 ASCC meeting.

Revisions to previous approval -- Architectural Review, Exception for Garage Location, Variance Request X7E-128 for parking deck and covered entry stairs, and Site Development Permit X9H- 529, 133 Santa Maria Avenue, Olsson

Vlasic presented the August 24, 2006 staff report on this request for modifications to the plans conditionally approved by the ASCC on March 28, 2005. Vlasic noted that the approval was for house additions and remodeling, and construction of a new detached garage and new guest parking deck on the subject .36 acre, 15,718 sf, Woodside Highlands parcel. Vlasic advised that the current request is a result of problems encountered at the start of construction as explained in the July 19, 2006 letter from project architect John Richards, and essentially provide for replacement of the preexisting residence. Vlasic then reviewed the following revised plans unless otherwise noted dated 7/6/06 and prepared by F. John Richards, Architect:

Sheet A1, Proposed Site Plan
Sheet A2, Approved and Proposed Floor Plans/Elevations
Sheet L1, Previously approved Landscape Plan, 1/8/05

Also reviewed were the revised exterior materials and finishes board, received July 19, 2006, and the cut sheets for the proposed wall mounted exterior light fixtures (Arroyo Craftsman), and Kichler stairway lights, received July 19, 2006 are attached.

Mr. Olsson and John Richards presented the revised plans to the ASCC. Mr. Richards also presented a revised Sheet A2, dated 8/24/06, addressing the lighting issues discussed in the staff report and providing corrections relative to stair and grade relationships on the lower level of the house. Also, Mr. Richards noted that the window cladding color shown on the colors board was likely not accurate and that an actual sample color from the manufacturer would need to be obtained, checked against the town's policy standard for a maximum light reflectivity value of 50% for trim elements; and, if necessary, an alternative cladding color selected.

Public comments were requested, but none were offered.

Thereafter, Warr moved, seconded by Gelpi and passed 4-0, to make the findings, as evaluated in the staff report, to permit the project to exceed the 85% floor area limit and to approve the revised plans, including the 8/24/06 revisions to Sheet A2, subject to the following condition:

The proposed window cladding color shall be adjusted as determined necessary by planning staff for compliance with the town's policy standard for a maximum light reflectivity value of 50% for trim elements.

This action was taken with the understanding that all other requirements and conditions of the 2005 project approvals not impacted by the plans revisions would remain in place.

Preliminary Architectural Review for house additions and exterior remodeling and carport enclosure, 10 Hawkview, Portola Valley Ranch, Rapp

Vlasic briefly presented the August 24, 2006 staff report on this proposal for the addition of 840 sf of floor area to the existing two-story, shed and flat roof, 4,194 sf residence on the subject Portola Valley Ranch parcel. He noted that this was a preliminary review of the project and that the review started with an afternoon site meeting. (Refer to above site meeting minutes, which include a complete listing of proposed plans and materials.) Vlasic noted that the ASCC offered comments generally in support of the project and that project review was continued to the evening meeting, only to take additional input that might be provided. He also noted that based on comments offered at the site meeting, project review should be continued to the September 25, 2006 regular ASCC meeting.

Mr. Rapp and Ken Hayes were present to discuss the proposal with ASCC members. Mr. Hayes advised that he would keep the project colors and materials board so that he could share it with the Ranch design committee at the committee's 9/7/06 meeting. In response to a question, he noted that the proposed plaster surface would have a very smooth finish.

Public comments were requested, but none were offered. Thereafter, ASCC members reiterated the comments offered at the afternoon site meeting and then continued project review to the regular, September 25, 2006 ASCC meeting.

Prior to consideration of the following application, Schilling temporarily stepped down from his ASCC position. He noted that he would not participate as an ASCC member in the review because he owns property, and resides, within 500 feet of the subject site.

Site Development Permit X9H-558, landscape improvements, 135 Deer Meadow Lane, Dr. Chong -Moon Lee

Vlasic presented the August 24, 2006 staff report on this request for approval of site development permit plans for redevelopment of existing landscape and garden areas on the subject 2.1 acre Oak Hills subdivision property. He noted that the project is before the ASCC because of the scope of the area being graded. ASCC members considered the staff report and the following plans prepared by Ron Benoit Associates, unless otherwise noted dated 6/8/06:

- Sheet L1, Master Plan
- Sheet L2, Preliminary Grading Plan
- Sheet L3, Existing Conditions with Septic Lines, 3/2/06

Also considered were the cut sheets for the proposed step and pathway light fixtures shown on Sheet L1.

Ron Benoit project landscape architect presented the proposal to the ASCC. He offered the following comments and clarifications:

- The purpose of the plan is to reduce the slight "crown" across the top of the existing lawn area so there will be more visual relationships between the existing house and swimming pool area.

- The plan would also repair the damage to landscape areas resulting from the current basement project. In response to a question, it was noted that there is construction access around the east end of the house and that this access was a result of the basement work. It was clarified that the access route would be repaired with final completion of the proposed landscape plan.
- The proposed cut and fill is to be a balanced operation, with the fill placed in the area of the proposed terraced vegetable garden.
- An August 25, 2006 transmittal package was presented including an August 24, 2006 letter from Murray Engineering regarding site soils and septic system leach lines, a detailed "native plant list" prepared in response to comments from the conservation committee, and an 8/24/06 letter from Mr. Benoit to the county health department regarding leach field options.
- In response to a question, it was noted that no new fencing is proposed with the project.
- The Oak Hills Homeowners Association has approved the project.

Public comments were requested and the following offered:

Jane Stein, 145 Deer Meadow Lane, expressed concern that irrigation water and associated mud on occasion has left the subject site and extended over the slopes on her property and across her driveway. She also wanted to ensure that Deer Meadow Lane and access to her driveway would not be blocked by construction equipment and that all construction equipment and staging would be kept on site.

In response to the irrigation water concerns of Mrs. Stein, Benoit stated he would check the existing system and ensure that any problems were corrected.

Mike Schilling, 120 Deer Meadow Lane, generally supported the project, but expressed concern over past impacts of construction staging on Deer Meadow Lane and asked that all construction equipment and materials be kept on site. He also asked that the project contractor take necessary steps to control dust from the construction operations.

Richard Merk, town council liaison, wondered about the entry gates shown on the plans, particularly their close proximity to the front property line, and expressed concern over the scope of proposed new landscape lighting.

Vlasic advised that the entry gates have been in place for a number of years and were installed prior to the current ordinance setback requirements for such features. He also noted that the staff report on the current proposal includes a number of comments raising concern over the scope of proposed decorative lighting.

ASCC members briefly discussed the proposal and found it generally acceptable, but did share a number of concerns noted in the staff report including the scope of the walls proposed for the vegetable garden area, potential tree impacts and scope of decorative lighting. Following discussion, Warr moved, seconded by Gelpi and passed 3-0 approval of the plans, as clarified with the 8/24/06 submittal from Mr. Benoit, subject to the following

conditions to be addressed unless otherwise noted, to the satisfaction of planning staff prior to the start of project grading:

1. A detailed construction staging, tree protection and dust control plan shall be prepared and once approved, implemented to the satisfaction of planning staff. The plan shall include the recommendations of an arborist as to the measures to be taken to specifically protect the oaks to the east of the proposed graded area. Further, the plan shall ensure that all construction parking and storage of materials occurs on site.
2. The lighting plans shall be revised to address the decorative lighting concerns stated in the staff report; and, in particular, decorative lighting associated with the proposed stream and koi pond and the observation circle shall be eliminated. The revisions should achieve a 50% reduction in the scope of the proposed new lighting.
3. The plans shall be revised to clearly define all grading and wall details associated with the proposed vegetable garden area and shall address the other design issues associated with the garden area discussed in the staff report.
4. Final grading plans shall be presented detailing drainage control provisions to the satisfaction of the public works director. The drainage plans shall include information on the irrigation system and shall describe system operation so as to ensure irrigation water is not excessive and can be maintained on site.
5. The requirements of the following site development committee members shall be addressed to the satisfaction of the specific reviewer:

Town Geologist, report of August 4, 2006
Health Department, reports of July 19, 2006 and August 16, 2006
Trails committee, communication of July 17, 2006

In addition, all requirements of the public works director shall be adhered to.

Following consideration of the foregoing application, Schilling returned to his position on the ASCC

Approval of Minutes

Warr moved, seconded by Breen and passed 4-0 approval of the July 24, 2006 meeting minutes as drafted.

September 11, 2006 Meeting Attendance

Schilling advised that he would not be able to attend the September 11, 2006 regular ASCC meeting.

Adjournment

There being no further business, the meeting was adjourned at 11:00 p.m.

T. Vlastic