

DRAFT MINUTES

ARCHITECTURAL AND SITE CONTROL COMMISSION
Regular Evening Meeting, 765 Portola Road

November 23, 2015

(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, Sill, Ross
Absent: Koch
Planning Commission Liaison: None
Town Council Liaison: Ann Wengert
Town Staff: Interim Town Manager Debbie Pedro, Assistant Planner Carol Borck

(3) ELECTION OF VICE CHAIR:

Chair Ross announced that there is an opening on the ASCC for a Vice Chair, who will serve until the next election in January 2016.

Chair Ross nominated Commissioner Clark for Vice Chair. Seconded by Commissioner Sill; the motion carried 4-0.

(4) ORAL COMMUNICATIONS: None.

(5) NEW BUSINESS

(a) Architectural Review for Addition and Remodeling and Swimming Pool, File # 18-2014, 180 Golden Oak Drive, Kunkel Residence.

Assistant Planner Borck presented the staff report with recommended conditions regarding the proposed 822-square-foot addition and substantial remodeling to the existing three-story residence situated on a 3.8-acre property. She reported that the proposed floor area of 6,030 square feet is 94.3% of the allowed floor area for the property and requires ASCC approval.

Joachim Kunkel, applicant, introduced Bob Swatt, principle of Swatt Miers Architects. Mr. Swatt said they tried to reuse as much of the existing building as possible. Their design strategy is to transform the 5,200-square-foot 1980s contemporary three-story home into a 6,000-square-foot contemporary two-story home. The mass of the building is reduced and a stronger horizontal building line is created with the new design.

Chair Ross called for questions from the Commissioners.

Commissioner Breen asked about the type of glass being used in the project. Mr. Swatt said that they will be using a Low-e glass, probably Solarban 70, a tinted glass which will cut down on lightspill; however, he noted very few people would be able to see much of the building. He said all of the interior lighting would be downlights with deep recesses.

In response to Commissioner Breen's question, Mr. Huettl, landscape architect, confirmed there were no lights proposed on the path in the rear yard.

DRAFT MINUTES

Vice Chair Clark commented that the applicants may consider reducing the glass on some of the lower areas of the rooms that do not benefit from full floor to ceiling glass. Mr. Swatt said the glass had been very selectively placed and many walls have no glass at all.

Chair Ross called for questions from the public.

Virginia Bacon, resident, said she is appreciative of the applicant's conscientious efforts to preserve the environment. She asked about the proposed fencing and expressed concern that there would be perimeter fencing because it is a significant wildlife area.

Vice Chair Clark said he is supportive of the concentration of the main structure exceeding 85 percent for this property. He said construction staging will be an issue and needs to be given serious consideration. He noted that the stainless steel rail on the roof deck should be more matted to reduce reflectivity. He agreed with the staff recommendation that the screen planting downhill towards the Bear Gulch neighbor should have more variety and suggested two instead of three down lights outside the garden living room on the lower level. He said the Commission should review the full fence plan and the applicant should consider pulling the fence back up around the lower natural path area so as to not encumber as much of the property with fencing.

Commissioner Breen was supportive of the simplified and transformative design. She said she visited the site but did not go down to the other side of the house and did not realize the property had perimeter fencing, which is a wildlife issue. She said the applicant should eliminate as much fencing as possible. She said she supports the removal of the redwoods at the bottom of the driveway and suggested the removal of a few light fixtures.

Commissioner Sill said the proposed project will be a great improvement to the existing building but he would like to see the fencing pulled back closer to the house.

Chair Ross agreed with Vice Chair Clark's comments regarding removing glass where it was of little benefit architecturally or for the interior. With regard to the fencing, Chair Ross said that relative to the size of the property, only a small area is actually fenced and there are wildlife corridors and large grazing areas with no impediment to wildlife movement. He said it would be appropriate to move the fence line in because it is down in a canyon area that will not be used, but he would not require it as a condition of approval. He said a final planting and exterior lighting plan should come back for review by a designated Commissioner. He is supportive of concentrating the floor area in the building.

Ms. Pedro suggested that the applicant should submit a complete fence plan along with the lighting and planting plan for ASCC review.

Vice Chair Clark moved to approve the project with staff conditions #1 through #4, including an additional condition requiring a detailed existing and proposed fence plan, a lighting plan, and a final landscape plan to be submitted for review by a designated ASCC member. Seconded by Commissioner Breen; the motion carried 4-0.

(6) COMMISSION AND STAFF REPORTS:

Ms. Pedro said in January 2015, the ASCC approved a pool, pool house, and agricultural plan for the Neely property with a condition that the final fencing design and material be reviewed by a designated ASCC member. She said the property owner is requesting a meeting next week to review the final plan. Vice Chair Clark agreed to serve as the designated ASCC member to

DRAFT MINUTES

review the project.

Chair Ross reported that this year the ASCC and the Westridge Architectural Supervising Committee (WASC) had points of friction on several projects that placed the applicants in a difficult position. He said that staff has reached out to WASC to schedule a meeting in December to discuss these issues.

(7) APPROVAL OF MINUTES: October 26, 2015. Commissioner Breen moved to approve the October 26, 2015, minutes as submitted. Seconded by Vice Chair Clark, the motion passed 4-0.

(8) ADJOURNMENT [7:58 p.m.]