

Vice chair Breen called the meeting to order at 8:02 p.m.

Roll Call:

ASCC: Breen, Clark, Warr, Von Feldt
Absent: Gelpi
Town Council Liaison: Merk
Planning Commission Liaison: None
Town Staff: Deputy Town Planner Vlastic

Oral Communications

Oral communications were requested, but none were offered.

Architectural Review for house additions, 193 Portola Road, Cook

Vlastic presented the September 20, 2007 staff report on this proposal for single story house additions, totaling 601 sf, and replacement of an existing detached garage on the subject .37 acre Brookside Park subdivision area parcel. He reviewed the few concerns with the project discussed in the staff report, including conformity to the setback averaging provisions of the zoning ordinance, landscaping along Portola Road, and exterior lighting. He then reviewed the following project plans, unless otherwise noted, dated 7/9/07 and prepared by TES Consulting Engineers:

Sheet A0.0, Vicinity Map and Project Data
Sheet A1.1, Existing & Demo Plan
Sheet A2.1, Proposed Site Plan
Sheet A2.2, Existing and Proposed Site Plans (compared)
Sheet A2.3, Proposed Floor Plan
Sheet A2.4, Proposed Roof Plan
Sheet 3.1, Exterior Elevations
Sheet A2.5, Proposed Lighting Plan
Sheet, Existing (East Site) & Proposed (West Side) Landscape Plans

Also considered were a materials and colors board and cut sheet for the proposed exterior light fixture, both received 8/22/07.

Mr. and Mrs. Cook presented their plans to the ASCC and offered the following comments and clarifications:

- The exterior lighting modifications suggested in the staff report are acceptable.
- The exterior stucco surface areas are to be finished in the green color that has been applied to the entire colors board.
- The garage doors would be wood with a “redwood” finish.

- The junipers along the parcel's Portola Road frontage are to be removed and replaced with plantings conforming to town polices and guidelines.

Public comments were requested. Council liaison Merk wondered if any of the provisions of the historic element of the general plan pertained to the subject property. Vlastic consulted the general plan and advised that the features of concern to Merk were not on the subject parcel.

ASCC members discussed the project, the few issues raised in the staff report, and the matter of construction staging. It was suggested that when the junipers are removed, the area to eventually be replanted be considered for use in the construction operations. Following discussion, Von Feldt moved, seconded by Clark and passed 4-0 approval of the proposal as clarified by the applicant, subject to the following conditions to be addressed, unless otherwise noted, to the satisfaction of planning staff prior to issuance of a building permit:

1. Reduce the number of light fixtures on the north, Portola Road elevation, from 7 to 4.
2. Provide complete impervious surface calculations.
3. Provide a comprehensive construction staging and vegetation protection plan that could include parking in the area of junipers to be removed along the Portola Road frontage.
4. Modify the landscape plan to replace the proposed grasses with native, non-invasive, varieties.
5. Demonstrate compliance with the averaging provisions along the rear parcel line addressing the set back issue explained in the 9/20/07 staff report.
6. Any plan for landscaping along Portola Road shall be to the satisfaction of a designated ASCC member and a member of the conservation committee. It shall make use of native planting and provide for a layering of plant materials.
7. The plans shall be clarified to note that the garage doors will be in a redwood finish.

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Note: Prior to consideration of the Ruiz project, Warr advised he would be temporarily leaving the ASCC meeting room, as his firm was providing the architectural services relative to the proposal. ASCC members agreed to adjust the agenda to first consider the 9/10/07 meeting minutes so that Warr would not need to come back to the meeting.
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Approval of Minutes

Warr moved, seconded by Von Feldt and passed 4-0 approval of the September 10, 2007 minutes with the following correction to condition 3 (page 5) of the action on the Dailey "follow-up" application for 21 Deer Park Lane:

Delete sub-item 3.b. and re-letter the remaining sub-items b. through e.

Architectural Review for house additions and detached accessory structures, 115 Meadowood Drive, Ruiz

Vlasic presented the September 20, 2007 staff report on this proposal is for both lower and upper level house additions to the existing mainly single story, 3,147 sf residence, with attached three-car garage, on the subject 1.0 acre Arrowhead Meadows subdivision site. He clarified that the proposal calls for floor area additions totaling 774 sf, including 392 sf of lower level living room and master bedroom extensions and 382 sf of second story bedroom additions. Vlasic explained that beyond the house additions, the project proposes to replace an existing, fenced rear yard tennis/sports court with a new swimming pool, adjoining pool pavilion and a 206-sf cabana, and modification of the existing front yard asphalt loop driveway to eliminate most of the "loop" and one of the two existing connections to Meadowood Dive. He commented that, overall, the site improvements and modifications would reduce the amount of impervious surface on the property by over 1,410 sf.

Vlasic also reviewed the comments in the staff report regarding a few issues with the project including construction staging, exterior colors, pool fencing details, and complete exterior lighting plan. He added that the applicant was still developing a final "sustainability" checklist, as further consideration was being given to possible green building elements. Vlasic noted that this additional consideration was in response to opportunities and suggestions identified and presented to the applicant by planning technician Carol Borck.

ASCC members considered the staff report and the following proposed plans, unless otherwise noted, dated 9/7/07 and prepared by CJW Architecture:

Sheet : T-0.1, Title Sheet
Existing Survey Map, BGT Land Surveying, June 15, 2007
Sheet: A-0.1, Site Plan Existing
Sheet: A-1.1, Site Plan Proposed
Sheet: L-1, Landscape Plan, Cleaver Design, 9/4/07
Sheet: A-2.1, Main Floor, Upper Floor Dimension Plan
Sheet: A-2.4, Roof Plan
Sheet: A-3.1, Exterior Elevations
Sheet: A-4.1, Cabana/Pavilion Plan & Elevations

Also considered were a series of color images of the existing house improvements with the understanding that the proposal calls for all new improvements, including the detached cabana, to match existing materials and finishes. The cut sheets for the proposed exterior lighting, received on September 10, 2007, were reviewed.

Mr. Pedro Ruiz and project architect Kevin Schwarckopf presented the proposal to the ASCC and offered the following comments and clarifications:

- The applicant is willing to paint the existing garage doors and new cabana to conform to town color reflectivity policies.

- In response to a question, it was noted that the applicant would be willing to work with his neighbors to replace existing pine and redwood trees that are blocking more distant views from some of the adjacent residences.

Public comments were requested, but none were offered.

ASCC members discussed the project, issues raised in the staff report and the matter of existing trees blocking views from neighboring parcels. Breen advised that she had heard some concerns on this matter. ASCC members appreciated the willingness of Mr. Ruiz to pursue the issue with his neighbors and concurred that it was a private matter between adjacent property owners.

Following discussion, Clark moved, seconded by Von Feldt and passed 3-0 approval of the proposal as clarified subject to the following conditions to be addressed, unless otherwise noted, to the satisfaction of a designated ASCC member prior to issuance of a building permit:

1. A comprehensive lighting plan shall be provided that includes both existing lighting proposed to be preserved and proposed new lighting. The plan shall be found to conform to town lighting regulations and guidelines.
2. The garage doors shall be repainted in a color that conforms to the town's light reflectivity value for trim color. A color sample shall be provided for approval by a designated ASCC member.
3. The finishes on the cabana shall conform to the town's policies for light reflectivity values. Color samples shall be provided for approval by a designated ASCC member.
4. Design details for the proposed pool security fence shall be provided.
5. A final, completed "sustainability" checklist shall be provided to the satisfaction of planning staff.

The applicant was also, again, encouraged to work with his neighbors to develop a plan for pine and redwood tree replacement over time to address view impact concerns.

Adjournment

There being no further business the meeting was adjourned at 8:33 p.m.

T. Vlastic