

Chairman Gelpi called the meeting to order at 8:00 p.m.

**Roll Call:**

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

**Oral Communications**

Oral communications were requested, but none were offered.

**Follow-up Review - Town Center Project, site lighting, pole-mounted light fixture and presentation of proposed building interiors**

Vlastic presented the September 6, 2007 staff report on this item. He explained that there were two town center follow-up items that need ASCC attention and action. He briefly reviewed both; the first being the mock-up "skirt" addition to the pole-mounted light fixture and the second having to do with the proposals for the town center building interiors. Vlastic advised that, if possible, the ASCC should forward comments and recommendations on these matters for town council consideration at the September 12, 2007 council meeting.

Town Center architects Larry Strain and Jim Goring were present to review both matters with ASCC members. They first addressed the proposed interiors and then led ASCC members on an inspection of the pole mounted light fixture with the mock-up "skirt" addition. During the course of the review public input was requested, but none was provided. ASCC review, reactions and suggestions on each matter were provided as follows.

**Interiors**

Strain and Goring presented the current interior finishes and materials boards as well as samples for the following:

Recycled glue lam countertops  
Ceiling panels  
Floor carpet tile options  
Custom, vertical slat wall system  
Eucalyptus flooring

Also presented was the most current materials and finishes board for the exterior finishes. The architects used the interior and exterior materials/finishes boards to describe the transition from exterior to interior spaces. Also presented were computer-generated images of the planned interior spaces and materials. Larger, color versions of these images were

discussed and smaller, 8." x 11" packages of black and white images were shared with each ASCC member.

While the ASCC found the plans, boards and samples generally acceptable as presented, the following comments were offered for town council consideration:

1. **Ceiling panels.** The wood finish should not be as "white" as the lightly or "white" stained side and not as dark as the side allowed to "yellow" with age. It was recognized, however, that the wood color would in any case darken somewhat with age. Warr commented that the lightly stained "white" side actually turns somewhat "pink" as it ages.
2. **Eucalyptus flooring.** Strongly support this flooring if curing concerns are resolved. Warr stated positive experience with the use of such flooring and commented that it is a "great" material.
3. **Custom, vertical wall slat system.** Objective is "great" and supported. Routing of grooves should, however, take place prior to installation to avoid making a mistake with the wood installed on the walls.
4. **Library tree trunk columns.** Initially, it was assumed that the "peeled" tree trunk columns would be structural. When the architects explained that now this is not the case and that five inch diameter metal poles would actually be needed to satisfy engineering requirements, ASCC members worried that the design was not as "honest." Members then suggested that only the metal poles should be used. After discussion, members seemed "okay" with the tree cladding of the poles, taking into account scale and texture needs within the library space and the fact that the clad poles are part of the plans already bid for the project. The architects commented that the tree trunk poles would taper from an 18" diameter base to approximately 12 inches at the top.

Use of "peeled" tree trunk and branch elements for other interior features was supported as presented.

5. **Carpet options.** The actual carpet samples were found generally acceptable but concern was expressed over the "busyness" of the photos of carpet samples. It was agreed that the final selection should be on the dark, somewhat bold side but with less contrast between the darker and lighter elements than suggested by the photos. It was also suggested that consideration be given to use of different colors of carpet to break-up and define activity spaces in the library. This, however, was with the understanding that the same basic pattern would be used

Von Feldt and others also encouraged town sharing of the "green," recycled elements of the materials and wondered how this could be readily and effectively communicated to visitors to the new town center. The architects advised that the library would have a "dashboard" with data on the town center project, and Vlasic advised that the town council was considering a staff position that would focus on green building and be a public resource describing the green building elements of the town center.

#### **"Skirt" Addition to the Pole Light**

The mock-up “skirt” addition was viewed on the pole light after dark, with the light illuminated. ASCC members concurred that the skirt addition did screen views to the fixture light source in terms of views from along Portola Road. At the same time, there was not any agreement that the addition was a significant improvement because of the fixture size with the skirt. After discussion, the ASCC offered that it would be preferable to lower the fixture by six inches, which would appear to achieve the same objective as the skirt relative to the view from the road. Strain stated he would look into this. If this is not possible due to concerns of the lighting consultant, or would mean the need for more fixtures, then ASCC concurred they would prefer the fixture with the skirt.

Vlasic advised that the ASCC comments and recommendations would be forwarded to the town council for consideration at the 9/12 council meeting.

### **Follow-up Review -- Architectural Review for house additions, remodeling and detached accessory structure, 21 Deer Park Lane, Dailey**

Vlasic presented the September 6, 2007 staff report on this follow-up review. He explained that on July 24, 2006 the ASCC conditionally approved the subject project for residential additions and other improvements for this Oaks Hills subdivision parcel and that the following plans, unless otherwise noted, dated 7/14/07 and prepared by d Z-B Design have been submitted to address the ASCC approval conditions:

- Sheet A0.0, Cover Sheet, Index and Zoning
- Sheet C0, Site Plan (Tree Preservation and Construction Staging), 3/12/07
- Sheet C1, Grading and Drainage Plan, Clements and Associates, 5/21/07
- Sheet A0.1, Site Plan
- Sheets A 0.1A & A 01.B, Exterior Details, 5/24/07
- Sheet A1, First Floor Plan
- Sheet A2, Proposed Upper Floor Plan
- Sheet A3, Proposed (Lower Floor) Plan
- Sheet A4, Elevations
- Sheet A5.1, Detached Garage Floor Plan (Elevations), 5/24/07
- Sheet M-E1, First Floor Plan (Lighting)
- Sheet M-E2, Proposed Upper Floor Plan (lighting), 12/15/06
- Sheet M-E3, Proposed Plan (Lower Level lighting)
- Sheet M-E4, First Floor Plan (mechanical/electrical)
- Sheet M-E5, (Light Fixture Cut Sheets)
- Sheets D1 through D-3, As -Built Plans, 3/12/07
- Sheet P 1.0, Preserved Area Plans, Quilici Engineers, Inc., 3/2/07
- Sheet L-1.0, Landscape Site Plan, John Aldrich & Associates, 5/4/07

Vlasic noted that while the submittal addresses most of the approval conditions, some items need additional attention as explained in the 9/6 staff report.

Robert Dailey and design team members Laura Chase and David Zink-Brady presented the follow-up submittal to the ASCC. They provided copies of a 9/10/07 memorandum from d Z-B design setting forth additional plan adjustments made in response to the issues identified in the 9/6/07 staff report and also reduced sets of plan, with revisions made

through 9/7/07. Design team members “walked” ASCC members through the plan adjustments and offered the following comments and clarifications:

- The proposed “sconce” fixture “AA” would be mounted vertically with light directed to the sides and not up and down. The light source would be a small, 20-watt bulb.
- Revised sheet A0.1A shows the revised plan for the entry address column. The post would be “unlit” and there would be no bollard light on the driveway. (The revised sheet will be corrected to eliminate the note regarding a bollard light.)
- The plans now provide for no new fencing. Pool security would be with a pool cover.
- In response to a question from Tor Lund, 240 Golden Hills Drive, it was noted that the acacia tree adjacent to the northeast corner of the planned detached garage was now planned for preservation. Mr. Lund stated his preference for its removal and Mr. Dailey therefore agreed to remove the acacia tree. (It was noted that this was not a native or protected tree, and in fact a “discouraged planting” in the town, and ASCC concurred that removal of the tree would be acceptable.)
- In response to a question, it was noted that there would only be one pool light (300 watts) and one spa light (70 watts).

Public comments were requested. **Gary Hanning, 15 Deer Park Drive**, expressed concern over the proposed exterior lighting plans, landscape plans, and construction staging plans. He was afforded the opportunity to review the revised plan set, with particular attention to the landscape and lighting plans. After review, he took no issue with the revised lighting plan, but did express the desire for additional screen planting, particularly native trees and shrubs with taller growth characteristics, in the area between the existing driveway and his property. He also sought additional assurance that construction access would be carefully controlled to ensure that the water meter and telephone service boxes adjacent to the driveway would not be destroyed by the construction operation. He noted particular concern with the larger construction vehicles that, in the past, have had difficulty in maneuvering the driveway alignment and slope and staying on the paved surface.

Mr. Dailey responded to Mr. Hanning’s construction staging plan concerns. He referred to his August 17, 2007 email to Carol Borck on the matter and also explained that he had the project construction superintendent to the site to check on the access issues. Mr. Dailey advised that the construction manager anticipated no issues in terms of access and concluded that the equipment that would be used on the project could properly negotiate the existing driveway pavement width and slope.

Vlasic advised that, as is normal, prior to release of the building permit, a preconstruction meeting would be held with the project contractor and planning and building staffs. At this meeting, the construction staging plans would be refined and detailed to ensure tree and vegetation protection with appropriate fencing and to ensure access issues, particularly protection of the existing water meter and telephone box, were properly addressed.

ASCC members discussed the revised plans, clarifications provided by the applicant, and the concerns expressed by Mr. Hanning. Members concurred that staff should ensure that

the neighbors construction staging concerns were address through the preconstruction meeting process. A number of comments were offered regarding the proposed landscaping plans, but it was agreed that the majority of the existing blue oak woodland with native grasses should be protected and that any additional planting should largely be with blue oaks or plantings that support the blue oak environment. Additional comments were offered relative the lighting plan and other aspects of the proposed landscaping. Eventually, these were resolved through conditions attached to the action on the submittal (see below).

Following discussion, Warr moved seconded by Breen and passed 5-0 approval of the follow-up submittal as clarified at the ASCC meeting, including the revised 9/10/07 submittal package, subject to the following conditions to be addressed, unless otherwise noted to the satisfaction of planning staff prior to issuance of the building permit:

1. The revised 9/7/07 lighting plan, Sheet M-E 1, shall be revised to reduce the number of fixtures at the main house entry door and at the entry door at the south side of the garage. In both cases, the reduction shall be from three lights to two lights. Further, the plan shall be modified to clearly state and provide for removal of all existing spot lights at the site.
2. The construction staging plan shall be revised to specifically provide for the actions to be taken to address the concerns of Mr. Hanning regarding construction access and shall also specify the locations and design for tree protection fencing consistent with the recommendations of the project arborist. Chain link fencing shall be used for tree protection.
3. The landscape plan shall be revised to the satisfaction of a designated ASCC member to provide for further plantings to enhance the concept of layering on the slope between the new driveway loop area and the Hanning property (i.e., essentially from the "mach line" on Sheet L-1.0 south. The revised plan shall address at least the following:
  - a. Consider additional blue oaks for screening, without impacting the general character of the existing blue oak environment.
  - b. Replacing the proposed ceanothus plantings with Arctostaphylos "Howard McMinn" and somewhat more use of this planting for the desired screening.
  - c. Removal of the existing acacia tree on the north side of the garage.
  - d. Adjust plant selection or provide for plant protection to address potential for deer impacts.
  - e. Replace some of the proposed lawn area, particularly the lawn off the master bedroom with draught tolerant, native sedges.

**Update of ASCC Review and Recommendations -- Proposed Conditional Use Permit X7D-166, AT&T "Lightspeed" network upgrade for various locations along mainly the Portola and Alpine Road Corridors, AT&T**

Vlasic presented the September 9, 2007 staff report updating the ASCC on the status of review of this project. He explained that the request was considered by the ASCC at its August 27 meeting and, at that time, it was concluded a meeting should be held with two designated ASCC members, staff, and the applicant to field adjust the locations for the proposed seven new equipment cabinets and the results of this meeting forwarded to the planning commission for consideration in acting on the subject use permit application.

Vlasic advised that this field meeting took place on September 6, 2007 and was attended by Sam Gelpi, Tom Vlasic and two AT&T representatives, Teddi Vriheas and the project designer. He added that, Alex Von Feldt had been scheduled to also attend, but had to cancel due to illness. Vlasic noted that each of the seven proposed cabinet locations were inspected in terms of cabinet siting, color, and need for landscaping and that detailed tentative plans for each site were available for reference during the course of the site inspections.

Vlasic explained that based on the field review, each of the detailed plans is being modified to address comments and directions offered based on field observations. The scope of each of the anticipated plan changes were explained.

It was also noted that, during the site inspections, the project designer provided a sample of the proposed green finish for the new cabinets. Gelpi and Vlasic advised that, while the color was found acceptable, the factory finish was deemed very reflective, that the project team has been asked to consider a matte finish, and that this is being studied with the anticipation that the results would be forwarded to the planning commission for consideration at the hearing on the permit, tentatively scheduled for September 26, 2007.

Gelpi advised that during the course of the site checks, it was determined that any needed screen landscaping would be best identified after cabinet installation; but, he offered, that based on the conditions at each location, he saw little if any need for additional screen planting.

Vlasic also advised that acoustical data relative to cooling fans that would be in the new cabinets were available for reference during the site meeting. He noted that the applicant clarified that the fans would only run when needed for cooling and not at all times and that, according to the acoustical data, the sound levels at 100 feet would be below 36 dBA. Vlasic noted following:

- Based on field checks, no residences are within 100 feet of proposed cabinet sites, except that at the Willowbrook Road site a house is within 50-75 feet.
- The data submitted with the application characterizes a 36 dBA level as the sound level between a "whisper" and a "quiet office." The sound level at 50 feet would be approximately 40-42 dBA, and this is characterized as sound found in a "library" or "quiet" residential area.
- According to the noise data in the town's general plan, the impact of sound below 50 dBA would be considered "negligible."

Based on the foregoing data, and individual checks at the proposed cabinet sites, ASCC members concurred that the plan adjustments should be completed based on the September 6 meeting directions, that no additional screen planting appears needed and that, if possible, the cabinets should have a green matte finish.

#### **Attendance at September 24, 2007 ASCC meeting**

Gelpi advised he would not be able to attend the 9/24 meeting. All other ASCC members advised they currently had no conflicts with that meeting date.

#### **Approval of Minutes**

Clark moved, seconded by Von Feldt and passed 3-0-2 (Breen, Warr) approval of the August 27, 2007 minutes with the following typographical corrections:

On page 1, in the last line of the first paragraph correct the spelling of "Goodstein."

On page 9, in the second line of item 5.c., add "to" between "material" and "address" so the sentence reads ". . . driveway material to address the driveway paving concerns . . ."

#### **Adjournment**

There being no further business the meeting was adjourned at 9:50 p.m.

T. Vlastic