

Special ASCC Field Meeting, 10 Cherokee Court, Preliminary Architectural Review for New Residence, Detached Garage, Second Unit, and Swimming Pool, File #34-2015, Berez Residence

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

Roll Call:

ASCC: Breen, Clark, Harrell, Koch, Ross

ASCC absent: Ross

Planning Commission Liaison: Hasko

Town Council Liaison: None

Town Staff: Planning Director Pedro and Planner Richardson

Others present relative to the proposal for 10 Cherokee Court:

Steve Simpson, project architect

Delia Menozzi, property owner

Neighbor, 160 Cherokee Way

Jane Bourne Conservation Committee

Cynthia Richardson, Consulting planner presented project. Chair Ross arrived at approximately 4:05 p.m. Architect Steve Simpson explained the site and location of the new house. He went through the materials to be used for the project.

The neighbor at 160 Cherokee Way indicated that her property does not have a view of the subject property, but she is just curious about the project.

Members of the ASCC had questions about the trail and trail easement and the improvements requested by the Trails Committee and Public Works Director. Staff indicated that they needed to investigate the request further to make sure the Public Works Director was requesting improvements to the existing trail located within the public right of way and not a new trail within the easement located on the inside of the property.

Commissioner Koch asked about the garage door and what the materials will be. The Architect indicated it was steel and glass.

The Architect led the walk around the property and indicated that most of the existing landscape will be preserved on the property with the exception of the lawn which will be removed for the pool and paving around the pool.

During the site walk it was noted that there was a drainage ditch on the edge of the property and the ASCC members inquired if it was a creek. Staff said it should be a drainage ditch, but will check and confirm.

Adjournment

The special field 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: Commissioners Koch, Sill, Wilson, Breen, and Chair Ross
Absent: None
Planning Commission Liaison: Hasko
Town Council Liaison: Vice Mayor Hughes
Town Staff: Planning Director Debbie Pedro and Planner Cynthia Richardson

(3) ORAL COMMUNICATIONS: None.

(4) OLD BUSINESS

(a) **None**

(5) NEW BUSINESS

(a) **Preliminary Architectural Review and Site Development Permit for a New Residence, Detached Garage, Second Unit, Pool and Associated Site Improvement. File #34-2015, 10 Cherokee Court, Berez Residence.**

Planner Richardson presented the staff report regarding the proposed construction of a 4,259-square-foot main residence with a 260-square-foot basement, a 529-square-foot detached garage, a 749-square-foot second unit and a swimming pool on a 1.08-acre property located at 10 Cherokee Court.

Ms. Richardson said that a field meeting was held earlier today with the ASCC where there were questions about the drainage swale and the trail easement.

Ms. Richardson reported that she discussed the drainage swale with the Public Works Director and that the drainage swale on the property was not a formal creek. With regard to the trail easement, Ms. Richardson reported that the Public Works Director would like the existing trail located within the right of way improved and that a new trail within the easement was not needed.

Exterior lighting was reviewed with the ASCC for the project. Ms. Richardson indicated that there could be a reduction in both the exterior lighting on the house and the landscape lighting.

Chair Ross called for questions for Ms. Richardson from the Commissioners. Hearing none, he invited the applicant to provide additional comments.

The applicant said they have worked closely with staff to be compliant with Town guidelines. The project architect continued with the presentation. He indicated that the project would be to

tear down the existing two story residence and construct a new one story residence. He said they are striving to make the project a net zero energy home.

Commissioner Koch asked about the garage doors. The architect indicated it would be a metal frame with opaque glass panels.

Commissioner Sill said he likes the design of the house because it blends in and has a small basement. He questioned the impervious surface numbers shown on the plans as it seemed incorrect. He would like to see a full irrigation plan and that the landscape plan needed to reference MAWA and comply with the Town's Water Efficient Landscape Ordinance.

Chair Ross asked about the solar film, in response, the project architect indicated they need to do more research on that product and that a more conventional type of solar panel may be used.

Commissioner Koch asked about the existing landscape lighting and whether it would remain in addition to the new landscape lighting shown on the plan. The homeowner indicated that all of the old landscape lighting would be removed.

Commissioner Breen said she was glad to hear that the path issue was resolved. She said there are at least seven light fixtures that should be eliminated. She indicated that the landscaping felt immense with lots of exotic, non-native plants and said the plan should be simplified. She suggested that some of the trees in the right of way, as well as the redwood trees in the back of the property should be removed.

Commissioner Wilson felt that the project was a great improvement because the house will be lower. She appreciated that the basement was small and agrees with her fellow commissioners that the number of lights should be reduced.

Commissioner Koch would like to see details of the garage materials and said that the lights on the garage should be removed. She suggested a reduction in hardscape near the pool and patio areas. She indicated that an irrigation plan should be prepared and that the landscape plan should be simplified.

Chair Ross felt that the project was nicely designed. He indicated that the garage doors being glass would glow at night if there are interior lights. He supports the removal of the oaks in the right of way and would like to see more details of the proposed solar film.

(b) Architectural Review of Proposed Lot Line Adjustment. File #29-2015. Parcel A: Dale Williams (vacant) APN 076-182-020 and Parcel B Ashley Williams and Chase Norfleet, 465 Wayside Road APN 076-182-010.

Planner Richardson presented the staff report regarding the proposed lot line adjustment. She indicated that the result would be two conforming lots each being 1.55 acres. She explained that Parcel A was unbuildable because it was located entirely in the Pd zone and by moving the property line between the two properties it would make Lot A buildable within the SIs zone.

Chair Ross called for questions for Ms. Richardson from the Commissioners. Hearing none, he invited the applicant to provide additional comment.

Carter Warr, representing the applicant, indicated that the two families are related and wanted to live adjacent to each other. The lot line adjustment will create two better building sites.

Alex Schulz, neighbor, said he is supportive of the project and looks forward to having new neighbors.

With no other comments, Chair Ross Closed the public hearing.

Commissioner Sill along with the other ASCC members indicated they were supportive of the lot line adjustment.

Chair Ross called for a motion.

Commissioner Wilson moved to recommend approval to the Planning Commission of the proposed lot line adjustment. Seconded by Vice Chair Breen, the motion passed 5-0.

(c) Architectural Review of Proposed Fence and Gate for a Dog Play Area. File #08-2016. 1 Indian Crossing, Portola Valley Ranch.

Planning Director Pedro presented the staff report. She said that PV ranch is requesting approval to construct a new fence and gate to create a dog run or dog play area within the recreation center parcel. The fence enclosure will be divided into 2 play areas, one for small/older dogs and one for larger dogs. The dog run is located north of the winery, between the workshop and maintenance yard, and covers approximately 12,500 sq. ft. of .28 acres.

Commissioner Koch said the dog run makes sense and is necessary because the PV ranch properties do not have outdoor fenced areas for animals.

Commissioner Wilson asked whether the applicant has decided on using the black or green coated wires on the fence.

Applicant Loren Walden responded that the preference is green.

Vice Chair Breen said the dog run is a great idea. However, due to the close proximity of portions of the proposed fence to an existing barbed wire fence along Alpine Road, she is concerned that animals may get stuck. She asked if it is possible to pull the fence back in those areas to ensure adequate space for wildlife passage. She also suggested lifting the bottom wire of the fence up off the ground so small animals can pass through.

Mr. Walden agreed to both recommendations. He also noted that the card key system that will be used at the gate will not require an electrical connection. Therefore, no building permit will be needed.

Chair Ross called for a motion.

Vice Chair Breen moved to approve the proposed fence and gate for a new dog run area with the following modified conditions: Remove condition #3 regarding the electrical permit, add a new condition that the final location of the proposed fence along the Alpine Road frontage shall be adjusted to ensure adequate space for wildlife passage, and if feasible, the bottom wire or rail be raised away from the ground. Seconded by Commissioner Sill, the motion passed 5-0.

(6) COMMISSION AND STAFF REPORTS: Planning Director Pedro reported that the staff met with architect Carter Warr to discuss the proposed update to the Green Building Ordinance and will be incorporating his suggestions into the ordinance.

(7) APPROVAL OF MINUTES: March 14, 2016. Commissioner Koch moved to approve the March 14, 2016 minutes as amended. Seconded by Vice Chair Breen, the motion passed 5-0.

(8) ADJOURNMENT [8:35 p.m.]