

Special ASCC Field Meeting, 199 Mapache Drive, Preliminary Architectural Review and Site Development Permit Review for a New Residence, Second Unit, and Swimming Pool.

Chair Ross called the special meeting to order at 4:00 p.m.

ROLL CALL:

ASCC: Commissioners Koch, Sill and Wilson; and Vice Chair Breen, Chair Ross

Planning Commission Liaison: None

Town Council Liaison: Jeff Aalfs

Town Staff: Planning Director Debbie Pedro

Others present relative to the proposal for 199 Mapache Drive

Bill Mainzer, property owner

Bob Pleau and Carter Warr, project architects

George Andreini, 187 Mapache Drive

Loverine Taylor, 35 Naranja Way

Jane Bourne, Conservation Committee

Judy Murphy, Conservation Committee

Planning Director Debbie Pedro presented the report regarding the project which consists of a new 6,356-square-foot single-story residence with an attached three-car garage, a 3,249-square-foot basement, a 750-square-foot detached second unit, a 410-square-foot carport, and a 728-square-foot swimming pool. She said the applicant was proposing to remove all the existing structures on the property except for a 400-square-foot stable. She said approximately 990 cubic yards of grading would be necessary to accommodate the driveway and the firetruck turnaround area. She said there is a 138-square-foot expanded light well at the basement which would require approval by the ASCC.

The group walked around the site and viewed the story poles for the house, the barn and water tank near the creek, and the existing trees and landscaping around the perimeter of the property.

Commissioner Breen asked about the orientation of the skylights.

Commissioner Wilson asked for clarification on the location of the expanded lightwell so that the group can assess its visibility from the road.

After the site discussions, ASCC members agreed that they would offer comments on the proposal at the regular evening ASCC meeting. Members thanked the applicants and neighbors for participation in the site meeting.

The field meeting adjourned at 4:55 p.m.

ARCHITECTURAL AND SITE CONTROL COMMISSION MAY 23, 2016
Regular Evening Meeting, 765 Portola Road

(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 and Wilson; and Vice Chair Breen, Chair Ross
Absent: None
Planning Commission Liaison: None
Town Council Liaison: Jeff Aalfs
Town Staff: Planning Director Debbie Pedro and Planner Cynthia Richardson

(3) ORAL COMMUNICATIONS: None.

(4) OLD BUSINESS

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

Planner Cynthia Richardson presented the staff report for the proposed project. She said the ASCC had a site visit and reviewed the preliminary plans on March 28. The project consists of the construction of a 4,259-square-foot one-story main residence with a 965-square-foot basement, a 529-square-foot detached garage, and a 749-square-foot second unit with associated patios, walkways, and driveway. She said the project floor area is slightly over the allowed maximum and staff will work with the applicant to reduce the floor area by 50 square feet. She said that, in response to the ASCC comments, the landscape plan has been simplified, water use calculations and irrigation plans have been submitted, lighting has been reduced, and the garage doors material have been changed to solid horizontal wood.

Chair Ross called for questions from the Commissioners.

Vice Chair Breen asked if the garage light fixtures were recessed cans. Planner Richardson said there were two downward mini-spot lights at the front of the garage.

With no further questions, Chair Ross invited the applicant to comment. The applicant described the light well in the hallway near the basement as more of a day lighted basement and said it was not really a light well.

Chair Ross called for questions from the Commissioners.

Commissioner Sill asked the applicant to describe the plans for the underground cistern for the combined gray/rainwater collection system. He said gray water must be used quickly, such as laundry water, whereas rainwater can be stored more long term. The applicant said the new concept is combining the two, but he does not know the specifics of the process yet and they are still working on it.

Commissioner Sill said the irrigation plan appeared to indicate the proposed fruit trees were low water use. He asked what kind of fruit trees were being proposed that were low water use. The applicant said the type of proposed fruit trees had not yet been selected. He said the landscape architect, who did the water usage calculations, was not present, but he would check into it and relay the information back to the Commission. Commissioner Koch noted that the three dwarf citrus were being removed. Commissioner Sill said the proposed water usage was very high for a one-acre lot.

Commissioner Wilson asked if the reclaimed wood siding on the project was being treated. The applicant said the project is located in a high fire hazard area and they are complying with the requirement to make the house fire retardant. A fireproof underlayment that meets a one hour fire rated assembly will be placed under the wood siding to meet the fire codes.

With no further questions, Chair Ross called for questions or comments from the public.

Judith Murphy, Conservation Committee, said she agreed fruit trees would use too much water and suggested considering a graywater system.

With no further public comment, Chair Ross closed the public hearing and invited discussion by the Commissioners.

Commissioner Koch was supportive of the project. She said she was very pleased with the dramatic reduction of the exterior lighting. She said the spot fixture outside the garage seems strange for a garage light and was concerned about light spill from it. Vice Chair Breen said she was also uncomfortable with that particular light fixture. The applicant said the fixture will bend downward to provide a small amount of light wash onto the driveway.

Commissioner Sill was supportive of the design of the house. He said the lighting plan was greatly improved. He said he was still uncomfortable with the irrigation calculations and the proposed plantings. He said the water usage is already high and if the proposed irrigation plan was increased any more, he would want to review it.

Commissioner Wilson was supportive of the project. She appreciated the cutbacks on the lighting and the trees.

Vice Chair Breen was supportive of the project. She said the garage door is a great improvement. She was supportive of the garage light fixture as long as it was not a strong spotlight and they were not wall-washing with it. She was concerned regarding the existing, very flawed landscaping, which she described as choking in vegetation. She said there needed to be a landscape plan that addressed removals of many of the existing plants. The homeowner questioned the Commission's concern about water usage, saying she selected plants from the Water Department for her low water usage. Vice Chair Breen said she was less concerned with the use of water than she was about having an oak tree every 6 feet. She said since the trees are in the right of way, the applicant should collaborate with the Town in terms of removals.

The Commissioners agreed there needed to be a discussion with the Town regarding removals of some of the oaks. The applicant said she was agreeable to that. Commissioner Sill pointed out there were also too many birches on the property.

Vice Chair Breen suggested a more comprehensive landscape plan come back to an ASCC member for review.

Commissioner Koch pointed out that the property is lined by three streets and will need screening if the oaks in the right of way are removed. She said thinning might be considered but exposing the house on all sides was too aggressive.

Vice Chair Breen said she is concerned about the future of the landscaping because there is so much of it. She suggested dialogue between the applicant and the Town about the oaks. The applicant expressed concern about removing all the oaks and native shrubbery leaving her property completely exposed to Cherokee Way and Cherokee Court. Commissioner Sill said that if the oaks were thinned, perhaps removing a third of them, it would be healthier and would look better.

Planning Director Pedro said staff will confer with the Public Works Director, identify the oaks, and will work with the applicant in the development of the final landscape plan.

Chair Ross said the Commission realized during the site visit that the oaks were on the public right of way and the applicants did not have the right or the opportunity to even trim them legally. He said, however, now that the project is going through this process, it is an opportunity to engage the Public Works Department, who would be the entity dealing with the trees. Planning Director Pedro said the Town does have a budget for tree trimming, but has not historically expended a lot of money for tree removal unless it was a hazardous situation. She said, however, that staff would certainly work with the homeowner and the Public Works Director to come up with a solution. Chair Ross said he was uncomfortable requiring fixing a public right of way as a condition of approval. He encouraged the applicant to work with the Public Works Department to get them thinned.

Carter Warr said it is likely the trees were planted as part of the original development, which does give the property owner the opportunity to take some responsibility to take care of them. He said coordination with the Town's Public Works Director is not necessary, and the encroachment of those kinds of improvements including the driveway don't end at the finaling of the building permit and continue as a responsibility of the property owner.

Chair Ross said it should be researched to see if there was an encroachment permit that had not expired and runs with the land. He said the landscape illustration does look like it needs a lot of water because it's all colored green. He suggested a more detailed landscape plan be brought back to be reviewed by one or two ASCC Commissioners.

Vice Chair Breen moved to approve the project with the attached staff conditions, with a landscape plan coming back for review by one ASCC Commissioner prior to the issuance of the building permit. Seconded by Commissioner Sill, the motion carried 5-0.

(5) NEW BUSINESS

(a) Architectural Review for Addition and Remodel, File #16-2016, 40 Firethorn Way, Goodrich Residence

Planning Director Pedro presented the staff report regarding the project, which includes an 803-square-foot single-story addition and remodeling of an existing home on an 11-acre property. She said the property owner has submitted an application for a two-lot subdivision, which is currently under review, and the proposed addition will not be affected by the subdivision.

Chair Ross called for questions from the Commissioners.

Vice Chair Breen asked if the chain-link fence with three layers of barb wire was a Mid-Pen fence. Project architect Bill McIntosh said he believes the fence belongs to Mid-Pen.

With no other questions, Chair Ross invited the applicant to comment. Mr. McIntosh described details of the project and materials choices, and their efforts to comply with Town guidelines.

Chair Ross called for questions from the Commissioners. Hearing none, Chair Ross called for questions or comments from the public. Hearing none, Chair Ross closed the public hearing and invited discussion from the Commissioners.

Commissioner Sill was supportive of the project. He was supportive the addition using the same color as the existing siding. He said the light fixtures should be replaced to conform to Town guidelines.

Commissioner Koch was supportive of the project. She was supportive of the house color and repainting of the white trellis in a warmer tone. She said the light fixtures should be brought into conformance.

Commissioner Wilson concurred with her fellow commissioners regarding the house color and said the trellis should be painted a dark brown so it would look more natural.

Vice Chair Breen was supportive of the project and the proposed house color. She said the light fixture should be changed including those at the entry gate.

Chair Ross was supportive of the project. He was supportive of the existing color. He said since they are relocating the trellis, there is the opportunity to reduce its reflectivity and use a warmer color, which would enhance the project. He said he would be supportive of the lights being modified to be made compliant but not necessarily replaced.

Commissioner Sill moved to approve the project with the staff recommendations, with the clarification that the lights on the house and at the entry gate may be modified to be brought to compliance and do not need to be removed. Seconded by Vice Chair Breen; the motion carried 5-0.

(b) Preliminary Architectural Review and Site Development Permit Review for a New Residence, Second Unit, and Swimming Pool. File #6-2016, 199 Mapache Drive, Mainzer Residence.

Planning Director Pedro said the ASCC conducted a field meeting at the site this afternoon to view the story poles. She presented the staff report regarding the project. She said this afternoon the Commission discussed additional screening that may be needed to mitigate the view of the exposed light well. She said the stable located within the creek setback is an existing structure that predates the Town's incorporation, and which the applicant is proposing to convert to a covered patio.

She noted that there are four significant trees proposed to be removed to accommodate the new driveway. She said at the field visit today, the Commission identified additional trees that may also need to be removed. She said the ASCC should discuss if the number of lights in the front yard area should be reduced. She shared the Westridge Architectural Supervising Committee comment letter.

Chair Ross called for questions from the Commissioners. Hearing none, Chair Ross invited the applicant to comment.

Architect Carter Warr thanked the Commissioners for attending the field meeting. He said the design had been created with the goal of preserving the creekside and oak woodland setting. He said they are proposing to keep the existing perimeter fencing, but were supportive of removal of the redwoods and phasing out the privets.

Chair Ross called for questions from the Commissioners.

Commissioner Koch asked regarding the anticipated usage of the guest house. Mr. Warr said the guest house will be built first and the owners will live in it during the rest of the construction.

Commissioner Wilson asked if there had been a problem with animals getting trapped along the creek because of the fence, noting that it was quite high at the side. Mr. Warr said he examined the fence more closely after the field visit and it appeared to have been there since before the barn was built. He said they would like to preserve the rustic character of the post and wire fence along the front, extending it back to the gate with a matching fence rather than changing the character.

In response to Vice Chair Breen's question, Mr. Warr said the rear fence was in the creek setback.

Vice Chair Breen asked if there was a way to reconfigure the firetruck turnaround to preserve the small meadow. Mr. Warr said they explored many different ways to create the access. He said the small grassland in the front wasn't natural and had been graded. He said the proposed paved area is less than what currently exists.

Commissioner Sill asked the applicant to describe the plan for the stable. Mr. Warr said their intent is to maintain the footprint of the structure, the roof structure, and most of the supporting elements. He said they want to open the walls and provide a place at the back edge of the property for use by the homeowner.

Vice Chair Breen asked if a deed restriction would be necessary to prevent a future owner from converting it to another structure. Mr. Warr said they would be fine with a deed restriction similar to how the Town has dealt with guesthouse conversions.

Planning Director Pedro said the stable is within the creek setback, which would not be allowed under current regulations. She said the code specifies that "Existing buildings, decks, driveway, impervious surface or other structures that are within a required creek setback may be maintained and repaired as necessary to keep them usable or improve their condition or quality." She said ideally the Town would like to remove all nonconforming structures from the setbacks. She said there may be another location on the property to build a pavilion that would serve the same purpose.

In response to Chair Ross's question, Mr. Warr said the metal roofing would be standing seam, with 14- or 16-inch spacing.

With no further questions, Chair Ross called for comments from the public.

Bill Dewes of the WASC said the redwoods and pines at the front and side of the property were likely originally planted for screening, but they have grown significantly and are now impeding the views of the neighbor's across-the-street and they recommend removal. He said because there is lot of grading to be done for the basement and some of the front area, they suggested using more of the soil on the property rather than exporting it, perhaps by using some to level the swale slightly or added to the outside of the property. He said they would like to see less hauling activity on Mapache, particularly in light of the extensive construction work that has been going on for the last few years on that street. He said they want clear demarcation of the trees proposed to be removed along the entire driveway patch and clear demarcation of the parking areas for review by the neighbors. He said they also want to see details of the phased construction staging plan.

Judith Murphy of the Conservation Committee expressed concern that the weed control on the property needs to be extensive and frequent. She said there is concern regarding the well and the water tables.

With no further comment, Chair Ross closed the public hearing and called for comments from the Commissioners.

Commissioner Wilson expressed concern about the swale that goes through the property and how it was going to look after the construction and the driveway has gone over it. She would also like to see a deed restriction on the barn in the creek setback. She said the lighting was excessive around the building. She was supportive of the removal of the pines and redwoods at the front. She said it was a magnificent property.

Commissioner Sill said it was a great start to the project. He was supportive of the single-story design of the house. He was supportive of the thought put into the landscaping plan and that the only new landscaping was to provide some screening while keeping the back very natural. He was undecided at this time about the stable in the back of the property. He was supportive of the light well with a little more screening. He would not be in favor of filling in the drainage swale. He said there appeared to be excessive lighting, and the applicant should reduce it by approximately one-third.

Commissioner Koch agreed it was a great start to the project. She was supportive of the reorientation of the property entrance. She was supportive of the siting of the house and the opening up of the oak woodland area. She said the invasives were a big concern. She said there was excessive lighting and said it should be reduced by more than a third. She was supportive of the light well with the sufficient screening. She would like to keep the drainage swale as is and would not support filling it in. She said she didn't see how turning the barn into something else was allowed because it would not be considered maintenance or repair. Commissioner Koch said she liked the idea of having a pavilion, but the structure is quite far from the pool area and a pavilion would be more logical and usable closer to the main house.

Mr. Warr said he was on the Commission when this ordinance was adopted and recalls clearly that the ordinance was intended so that people could maintain existing structures. He said his understanding is that the intent of the code allows for the proposed change to the barn on this property.

Vice Chair Breen said it was a wonderful, exciting project on a gorgeous property. She was supportive of the reorientation of the driveway. She was supportive of retaining the swale and would not support filling it in. She said the invasives must be cleaned up and controlled, which

will take years. She said the arborist should examine the crowns of some of the trees to be sure they are healthy. She said she was more concerned about the fence in the creek than the barn being there. She was supportive of keeping the water tank. She was concerned about the possible future additions of lighted pathways to get to the barn area. She said she supported a deed restriction on the barn. She supported the removal of all of the pines and redwoods. She said half of the privet hedge could come out now and then do a staged removal over the course of five years for the rest of it.

Chair Ross said he agreed with a lot of what had already been said and said it was a wonderful project. He said with a little bit of attention to preserving/restoring the nature of the site, it is gorgeous with the magnificent oaks. He agreed that the site lighting closest to Mapache is excessive. He was supportive of the removal of the redwoods, pines, and privets. He was supportive of keeping the swale as is and said the project would lose some character if it was filled in. He was supportive of keeping the existing fencing as is. He said the old fencing along the creek does not serve as a true barrier to most wildlife. He was also supportive of the barn but would not want to see it redeveloped in the future into something more grand. He said if they could improve it into a gazebo and clean up the water tank and plumbing, it will be as beneficial to the site as removal because he not anticipate that the barn/gazebo would have intensive usage. He was supportive of the light well since it is mostly screened by the guest house and would not be visible from neighboring properties. He said the construction logistics plan will be scrutinized. He said the soil off-haul will probably happen over a short period of time, possibly a 10-day operation, with perhaps seven trucks a day, which would be much preferable to filling in the swale to mitigate the short-term impact of the trucking.

(6) COMMISSION AND STAFF REPORTS:

Planning Director Pedro said the Zapata Way landscape screening/tree replacement inspection has been scheduled for June 1.

Commissioner Sill said he did a lighting and landscape review for 127 Ash with Vice Chair Breen.

Chair Ross said the tan color the ASCC had approved for the Priory track several years ago is no longer available. He said he and Vice Chair Breen looked at the available colors and decided that dark gray was more appropriate.

Commissioner Breen reviewed the landscape screening plan for the sewer grinder pump at 3 Grove Court with Public Works Director Young. Planning Director Pedro said because several neighbors were concerned about potential noise and odors coming from the facility, staff coordinated a site meeting with the neighbors to view the proposed location and inspected a another underground sewer pump nearby.

Planning Director Pedro said a booth has been reserved for the ASCC at the Town Picnic. She said staff would prepare an ASCC sign and handouts. Vice Chair Breen and Commissioner Koch volunteered to work the first shift from 11:00 a.m. to 12:00 p.m. Chair Ross, Commissioner Sill, and Commissioner Wilson will work the shift from 1:00 p.m. to 2:00 p.m.

(7) APPROVAL OF MINUTES: May 9, 2016. Vice Chair Breen moved to approve the May 9, 2016, minutes as amended. Seconded by Commissioner Koch, the motion passed 3-0, with Chair Ross and Commissioner Wilson abstaining.

(8) ADJOURNMENT [9:00 p.m.]