

**Special ASCC Field Meeting, 20 Shoshone Place, Preliminary Architectural Review and Site Development Permit Review for a New Residence and Detached Garage/Carport.**

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: None

Town Staff: Planning Director Debbie Pedro, Assistant Planner Borck

Others present relative to the proposal for 20 Shoshone Place

Fred Kish, property owner

Jacqueline Kish, property owner

Jim Maliksi and Gary McClure, project architects

Linda Hall, 165 Shawnee Pass

Assistant Planner Carol Borck presented the report regarding the project which consists of a new 4,918-square foot single-story residence with a 479 square foot detached two-car garage with 488 square foot carport. She said the applicant was proposing to demolish the existing shed, stable, and solar water panels, while the existing pool and pool house will remain. She advised that the proposal calls for a floor area concentration in the main structures of 92% of the allowed floor area for the property, and that the ASCC would need to make the required findings once the Commission takes action on the project. She said approximately 65 cubic yards of grading would be necessary, which includes 40 cubic yards of cut associated with driveway improvements and 25 cubic yards of fill for patios. She noted that the existing second driveway access at the cul-de-sac would be eliminated.

The project architects and applicants offered background to the design of the new home and their appreciation for Portola Valley's rural environment. The group walked around the site and viewed the story poles for the house and the existing fencing and landscaping around the perimeter of the property. The project team advised that the pool solar panels would be installed on the new garage and that the open areas of the site would be weeded and left natural.

Linda Hall, 165 Shawnee Pass, invited the Commission to view the story poles from her property. She expressed her concerns over the potential lightspill from the clerestory and dormer windows. The project team explained that due to the orientation of the two properties, most windows will not be visible from her property. Ms. Hall offered support of the project and requested that some larger screening trees be placed near her property line.

Commissioner Koch advised she would not be at the evening meeting and offered her general support of the project. She said that the landscape plan needs to be revisited and that impervious surfaces need to be reduced. She also stated that a few significant trees should be placed to buffer views from the 165 Shawnee Pass property. Commissioner Sill noted that a coast live oak would be appropriate.

After the site discussions, other ASCC members agreed that they would offer comments on the proposal at the regular evening ASCC meeting. Members thanked the applicants and neighbor for participation in the site meeting. The field meeting adjourned at 4:50 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

Planning Director Debbie Pedro called roll:

Present: ASCC: Commissioners Sill and Wilson; and Vice Chair Breen, Chair Ross  
Absent: Commissioner Koch  
Planning Commission Liaison: Denise Gilbert  
Town Council Liaison: None  
Town Staff: Planning Director Debbie Pedro

(3) ORAL COMMUNICATIONS: None.

(4) OLD BUSINESS

- (a) **Architectural Review of a Proposed Conditional Use Permit Amendment to Add an Attached Six Bedroom Dwelling Unit to the Existing Facility. File #15-2016, 3639 Alpine Road, Glen Oaks Equestrian Center/Stanford University.**

Planning Director Pedro presented the staff report regarding the proposed addition and requested the ASCC provide recommendations to the Planning Commission concerning the proposed amendments to the Conditional Use Permit.

She said that on May 9, 2016, the ASCC and Planning Commission conducted a preliminary review/field meeting at the site, and both Commissions expressed general support of the project.

She said the applicant had modified the plan incorporating Commissioner Koch's recommendation that a covered walkway be added to the front of the building and Commissioner Wilson's recommendation that the door for Bedroom #4 be relocated. She said a condition has been added requiring the removal of any noncompliant lighting prior to final inspection of the addition. She said public hearing notices were provided for the field meeting, the preliminary meeting, and tonight's meeting, and no public comment has been received. She said the Planning Commission will be reviewing the Use Permit Amendment on June 15.

Chair Ross called for questions from the Commissioners. Hearing none, Chair Ross called for questions from the public. Hearing none, he closed the public hearing and called for comments from the Commission.

Vice Chair Breen commented, regarding Item #9, that "native" should be added to the condition for the vegetated buffer plantings.

Commissioner Sill moved to approve the proposed conditional use permit and recommend approval of the proposed project by the Planning Commission, with the conditions as amended. Seconded by Vice Chair Breen; the motion carried 4-0.

(5) NEW BUSINESS

**(a) Preliminary Architectural Review and Site Development Permit for a New Residence and Detached Garage/Carport, File #s: 19-2016 and X9H-708, 20 Shoshone Place, Kish Residence.**

Planning Director Pedro presented the staff report regarding the proposed project consisting of a new 4,918-square-foot single-story modern farmhouse style residence with a detached garage and carport on a 1.14-acre property. She said the Commission viewed the elevations and story poles at the site meeting today. The existing shed, stable, and the majority of the existing 4,542-square-foot residence will be demolished, bringing the floor area on the property into compliance with the 5,343-square-foot limit.

She said that although the new house is being constructed as a single-story home, the height exceeds the 18' single-story height limit, with variations in ridge heights, but does comply with the 28' height limit. She said it is unknown when the existing 6-foot high chain link fence along the rear property line was installed, but it was noted that it does not conform to the current fence ordinance.

She said the neighbor at 165 Shawnee Pass expressed concerns regarding potential privacy and light spill impacts.

Chair Ross called for questions from the Commission. Hearing none, he invited comments from the applicant.

The applicant provided additional letters expressing support for the design and construction of the proposed project signed by all of the neighbors within the cul-de-sac.

Chair Ross called for questions and comments from the Commission.

Commissioner Sill asked for clarification regarding the fencing. The applicant pointed out what part of the chain link fence would be replaced with the wood fencing.

Vice Chair Breen said she would prefer not bring the driveway across the front of the house and would rather see a garden with no hardscape. The applicant said the hardscape provides a place for the children to play rather than in the cul-de-sac, where there is a lot of turnaround traffic.

Vice Chair Breen confirmed with the applicants that there would be no gate at the front of the driveway.

Commissioner Wilson asked if the height of the carport, integrating the solar panels, could be reduced. The applicant said it was the same slope as the rest of the house and said if they reduced the height it would affect the solar panels.

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

Linda Carstens Hall, 165 Shawnee Pass, said she loved the design and materials selected, but requested that the visual impact from her home be mitigated with tall, fast-growing screening.

Chair Ross called for discussion by the Commission.

Vice Chair Breen said she loved the design and supported the project. She said she could make the finding to grant the request to exceed the 85% floor area concentration limit. She suggested the massing be lessened by making the house lower in height since the Commission will be making the findings to allow the higher floor area concentration. She said the Shawnee Pass area had a decidedly more suburban feel than the more rural parts of Portola Valley, so she was more forgiving of the privets and other plantings in this neighborhood. She suggested a 24-inch box oak would be a good screening solution for the neighbor. She said the front lawn should be eliminated, perhaps replaced with a lawn substitute such as kurapia. She said the elms are invasive and in another property she would ask that it be removed, but said it worked well on this property and was conducive to the screening and park-like feel. She suggested removing the magnolia at the front of the property. She was supportive of the general lighting plan. She suggested removing as much chain link fencing as possible without disturbing the plantings.

Commissioner Wilson was supportive of the design and colors. She suggested the height of the proposed structures be lowered. She said she was otherwise supportive of the project.

Commissioner Sill was supportive of the design. He suggested lowering the height by a couple of feet. He was supportive of planting an oak tree to soften the view from the neighbor at 165 Shawnee, but said the massing will still be objectionable from the street. He would prefer no lawn in front. He said he could make the finding to grant the request to exceed the 85% floor area concentration limit.

Chair Ross was supportive of the design and materials. He agreed that the massing of the house would be less obvious if the ridgeline could be lowered 1 to 2 feet. He said the Commission would welcome the reduction of impervious surfaces, if possible. He said that while chain link is not preferred, it's been there so long a lot of it looks like bushes instead of chain link and removing it would likely disturb much of the vegetation. Chair Ross was supportive of planting a 24-inch box live oak, which he said would fill out in two to three years and would do a lot to mitigate the view issues by the neighbor at 165 Shawnee. He said an ASCC member or staff person could help the applicant precisely locate the tree. He said there needs to be a good construction logistics plan, particularly because of their location in a cul-de-sac. He suggested the applicants consider whether or not they really want the path lighting, which tends to get rarely used and is often accidentally left on.

Chair Ross said that the applicants mentioned they would be travelling at the time the project came back to the Commission for final review, and he suggested it would be helpful if they be available by phone or Skype if they cannot be available in person.

The applicant said they will review the height issue further, but noted that their original design proposed a maximum height of 26 feet, and they lowered it by 3 feet in an effort to be sensitive to the perception of massing from the street. Chair Ross said they might revisit the plate height, which is generous at 10'3", and suggested that a combination of a slightly reduced pitch and slightly reduced plate height might achieve a decrease in the appearance of massing while maintaining the desired scale. Chair Ross said he preferred the architectural relief of the different ridge heights. The applicant said they like oaks, but the leaves are painful to step on

and that tree would be near their pool. Vice Chair Breen suggested a big leaf maple as an alternative.

Vice Chair Breen said the landscape architect should also consider potential challenges with deer.

The applicant said they have reduced the lawn area, but do want to maintain a play area for their children. He pointed out he and his youngest daughter suffer from some allergies to various weeds and grasses and will investigate the alternates suggested by the Commission.

Vice Chair Breen said the thistles need to be managed in the back field area and suggested poppy seeds and wildflowers in the undeveloped back area.

Planning Director Pedro advised the applicants to submit any revisions based on the comments. She said once the revisions are submitted, staff will review it and determine the next hearing date. She said if there were any changes to the plate heights or ridgelines, the story poles should be adjusted to reflect those changes.

The applicant said that for safety reasons they'd like to remove the story poles as soon as possible. Planning Director Pedro said the story poles could be removed now, but they would then have to reinstall them 10 days prior to the next hearing date. Chair Ross said some people have left the original orange netting and then installed green netting at the new location to eliminate the expense of adjusting the poles and removing the orange netting.

**(b) Architectural Review for a Driveway Entry Gate, File #: 22-2016, 1390 Westridge Drive, Wismer Residence.**

Planning Director Pedro presented the staff report regarding the installation of a 4-foot-tall, 12-foot-wide, double swingout driveway entry gate with 50 percent opacity, which complies with the Town's fence and gate requirements. She said there will be a callbox located approximately 16 feet inside the property line, and a condition has been added that this callbox be shown on the site plan.

She said it was noted there is older nonconforming fencing in various areas within the setbacks on the property. She said there is also a newer fence along the length of the property shared with 15 Bow Way that is partially nonconforming. She said there is also a nonconforming wood and wire mesh fence that flanks each side of the proposed new driveway gate.

Chair Ross called for comments by the applicant. The applicant said their project is to replace an existing set of nonconforming gates with conforming automatic gates with an openness of more than 60 percent. The applicant said that at the request of Ms. Borck, they had changed the fence shared with the neighbors, replacing it with 4-foot high horse fencing.

In response to Vice Chair Breen's question, the applicant said the only light at the callbox is an internal one for the key pad.

Commissioner Wilson said she is concerned about the 6-foot fence on the scenic corridor. Planning Director Pedro said if it was going to be a new fence, it would need to be a 4-foot horse fence on Portola and Westridge, but the code allows for repair to be done to the existing nonconforming fences.

With no further questions, Chair Ross called for public comment. Hearing none, Chair Ross called for comments and discussion by the Commission.

Commissioner Sill said he was supportive of the new gate and keeping the existing fencing as is.

Vice Chair Breen and Chair Ross were both supportive of the new gate, with the condition of bringing the existing 4'8" wood and wire fencing at the entry gate and the section of 6'8" solid board fencing along the 15 Bow Way property line within the 50-foot front setback into compliance with the Town's fence regulations.

Vice Chair Breen moved to approve the proposed new gate with the changes as stated to the fence at the front gate area. Seconded by Commissioner Sill; the motion carried 4-0.

(6) COMMISSION AND STAFF REPORTS:

Commissioner Sill visited 30 Zapata with Vice Chair Breen and reviewed the placement of the screen trees. He said the project should satisfactorily mitigate the view impacts to the neighbors.

Chair Ross came to Town Hall to view the plans for the new residence at 5 Naranja to review their request to use four 8-watt fixtures in the spa, instead of a single 100-watt fixture which he approved.

Chair Ross also visited a property at 21 Deer Park Lane with a small addition proposed on the second story. He said that typically second story additions should come before the Commission; however, this addition was not visible from any other property and he approved review at staff level.

Planning Director Pedro said The Priory will begin to remove the redwood and pine trees for the STREAM building within the next two weeks. She said they are working on the track, anticipating completion in mid-October to November. She said they are also removing the berm for the sewer pipe.

(7) APPROVAL OF MINUTES: May 23, 2016. Vice Chair Breen moved to approve the May 23, 2016, minutes as submitted. Seconded by Commissioner Sill, the motion passed 4-0.

(8) ADJOURNMENT [8:04 p.m.]