

**ARCHITECTURAL AND SITE CONTROL COMMISSION** **August 22, 2016**  
**Special ASCC Field Meeting, 5905 Alpine Road, Preliminary Architectural Review and Site Development Permit Review for a New Residence and Swimming Pool.**

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

**ROLL CALL:**

ASCC: Commissioners Koch (arrived at 4:15 p.m.) and Sill; and Vice Chair Breen, Chair Ross

Absent: Wilson

Planning Commission Liaison: None

Town Council Liaison: None

Town Staff: Planning Director Debbie Pedro, Associate Planner Cassidy

Others present relative to the proposal for 5905 Alpine Road

David Duff, property owner

Chip Jessup, project architect

Chris Cook, project engineer

David Edward, project general contractor

Judy Murphy, Conservation Committee

Planning Director Debbie Pedro presented the report regarding the project which consists of a new 3,652-square foot two-story residence with attached two-car garage and swimming pool. She advised that the project complies with all floor area, setback, and height limits, and that the floor area concentration in the main, and only, structure will be approximately 57.7%. She said approximately 145 cubic yards of grading would be necessary, which includes 50 cubic yards of cut primarily associated with driveway improvements and 95 cubic yards of fill used primarily for the house pad. She advised that the proposed planting was minimal, with the bulk of the planting located in the rear yard as screening for the deck wall. She said that eight live oak trees were proposed for removal, three of which are considered significant and located within the development footprint.

Vice Chair Breen asked about the water source for the property. Property owner, David Duff, advised that a year round spring delivers water to the site. He showed the commissioners the spigot located across the road.

The project team led the commission through the site to view the story poles.

Vice Chair Breen noted that the madrones where the proposed planters are located should be preserved. Commissioner Koch asked for clarification of garage door materials. Mr. Jessup, project architect, confirmed that it will be translucent glass.

Vice Chair Breen inquired about the proposed light fixtures. Mr. Jessup advised that the sconce fixtures will have a top cap.

Judy Murphy, Conservation Committee, said that she was pleased with the minimal amount of new proposed landscaping for this site. She cautioned that weed control would be necessary.

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 for participation in the site meeting. The field meeting adjourned at 4:40 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 Koch, Sill and Wilson; Vice Chair Breen, and Chair Ross  
Absent: None  
Planning Commission Liaison: Judith Hasko  
Town Council Liaison: John Richards  
Town Staff: Planning Director Debbie Pedro, Planner Cynthia Richardson,  
Planning Technician CheyAnne Brown.

(3) ORAL COMMUNICATIONS:

Planning Director Debbie Pedro introduced Arly Cassidy, the new Associate Planner. The Commission welcomed Ms. Cassidy.

(4) OLD BUSINESS

(a) **Architectural and Site Development Permit Review for Grading of Play Area and Hillside Restoration, File #s 10-2016 and X9H-706, 145 La Sandra Way, Holmes Residence, Continued from July 11, 2016**

Planning Technician CheyAnne Brown presented the staff report regarding the proposed modified plans for the hillside restoration at this property. At the preliminary hearing held in July 2016, the ASCC provided comments and direction to the applicant's representative, Bob Cleaver. The applicant has since submitted updated plans prepared by Alan Huntzinger, project civil engineer, showing removal of the graded play area and paths. To reduce off-haul, the applicant is proposing to reuse the gravel in the base of the fill needed to restore the hillside. The project areas of restoration will receive the Bay Area habitat seed mix, jute netting, and straw for erosion control.

Planning Technician Brown noted that the conditions include that any excess gravel or dirt beyond what is needed to restore the hillside must be exported off site. Additionally, the applicant will be required to submit to the Town Geologist, prior to the start of work, an updated letter from the project geotechnical engineer stating that they have reviewed the grading plan and approved the restoration. She said the work must be completed by October 31, 2016.

Planning Technician Brown said that the Westridge Architectural Supervising Committee (WASC) submitted a letter today in support of the proposed restoration plan. She said the WASC looked forward to reviewing the plans and have encouraged the applicant to reach out to the neighbors. Planning Technician Brown said the applicant has drafted a letter to his neighbors detailing the timeline of events. She said the neighbor at 138 Ramoso, who attended the site visit this afternoon and also attended the last ASCC meeting, notified her that they are

supportive of the restoration.

Planning Technician Brown said the restoration of the hillside will abate the longstanding code violation that currently exists at the property.

Chair Ross called for questions from the Commission. There were none.

The applicant, Mark Holmes, explained the course of events that led to this issue on his property. He said that two years ago, when his children were eight and six years old, he had an irrigated backyard. He said when the drought came, they stopped watering and the grass died. He said his children were complaining there was no place to play, so he made plans to replace the dead grass with crushed granite. He said Randy Kidwell, the Town building inspector at the time, viewed the site, saw the strings outlining the area and was fine with the project because there would be no excavation, just replacing the dead grass with crushed granite. He said the work was to be done in November, while they were away on vacation, as a surprise for his children when they returned. He said they went on vacation and came back to this monstrosity that has been a nightmare ever since. He wanted the Town and neighbors to know this was not what they had planned. Mr. Holmes apologized to the neighbors and said he wanted them to know that he was not a scofflaw. Chair Ross thanked Mr. Holmes for his explanation and apology and was glad to see he had reached out to the neighbors.

Mr. Holmes said his only concern is Condition #5, which requires submission of a final erosion control site plan prior to the start of work. He said he will push as much as he can, but he is concerned about meeting the timeline because he is at the mercy of the backlog of work and schedules of the civil engineer and geotechnical engineer.

Chair Ross called for questions for the applicant.

Vice Chair Breen said an application had been submitted to eliminate the *Dittrichia* and the Conservation Committee had been involved in that. She asked if the Conservation Committee had found the *Dittrichia* removal had been successful. Nona Chiariello of the Conservation Committee said she visited the property about a month ago after the first spraying. She said at that time most of the plants were desiccated and dying. Mr. Holmes said a second spray was done a week ago. Vice Chair Breen asked if it was the entire site, going down the swale and up onto what looks like another property. Mr. Holmes said the whole yard was sprayed. He said he will keep spraying until it's gone. Vice Chair Breen said there are likely a couple of years of seed bank, so after the rains, next spring, there will need to be another spraying and probably again in the summer. She asked how long this would need to be monitored. Ms. Chiariello said her expectation is that there is a seed bank. She said if the site is restored, she would recommend hand-pulling rather than spraying.

Jane Bourne, Conservation Committee, said she saw *Dittrichia* up in the landscaping and in the bushes that needed to be hand-pulled as well. Vice Chair Breen said there was probably fairly significant pollution of surrounding landscapes with the *Dittrichia*. She said once the new seeding is done, it can't be sprayed, so next year's management will need to take a different form.

With no further questions, Chair Ross called for public comment. Hearing none, Chair Ross closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Koch thanked Mr. Holmes and said she was happy to see the proper restoration

of this beautiful hillside.

Vice Chair Breen said she would like to see ongoing collaboration between the applicant and the Conservation Committee over the period of the next couple of years for oversight of the management of the Dittrichia.

Commissioner Wilson said she appreciated the applicant's effort to restore the hillside back to the 2014 level.

Commissioner Sill moved to approve the proposed restoration plan with staff's recommended conditions. Seconded by Commissioner Koch; the motion carried 5-0.

(5) NEW BUSINESS

(a) Preliminary Architectural Review and Site Development Permit for a New Residence with Attached Garage and a Swimming Pool, File #s: 23-2016 and X9H-711, 5905 Alpine Road, Duff Residence

Planning Director Pedro presented the staff report regarding the proposed new residence at 5905 Alpine Road. She said the ASCC attended a field meeting at the site this afternoon. She noted that the two outdoor parking spaces and the walkway lights interfere and will require a plan revision. She said the Commissioners should discuss whether the plans should be revised to preserve the Madrones they noticed at the field meeting. She said the proposed 4-foot horse fence should also be discussed.

Chair Ross called for questions from the Commission.

Commissioner Koch asked if there was a color board to view. The applicants shared the updated color board.

Chip Jessup, project architect, advised that the screen fencing at the water tanks and shop will not be completely solid. He said that the plans will be revised to propose saving the existing madrones located near the rear deck wall. Damir Hurdich, project landscape architect, advised that if the existing madrones die during construction, the original proposed plan would be implemented. Mr. Duff advised that the proposed home was ADA compliant with the vision of it being a long-term residence. He said that the proposed fencing in the front and side yard was not a priority and could be omitted from the plans. Commissioner Breen supported the elimination of the proposed yard fencing.

Chair Ross called for comments from the public. Hearing none, Chair Ross closed the public hearing and brought the item back to the Commissioners for discussion.

Commissioner Sill was supportive of the design, the choice of materials, and the landscape plan with no irrigation. He said he would support preserving the madrones and eliminating the yard fence. He said he did not like the garage door. He was supportive of the project.

Commissioner Koch said the design was beautiful and loved that it was nestled down the hillside. She said she supported preserving the madrones. She agreed that the garage doors could be a source of light pollution and light inclusion where light is unnecessary. She was supportive of the exterior lighting plan and the lighting proposed for the two bedroom balconies.

She said the invasives will need to be managed, particularly with the earthmoving that will occur. She was supportive of the project.

Commissioner Wilson said she liked the understated elegance of the design and the color schemes. She would support preservation of the madrones. She asked if they resolved the light conflicting with the parking. Mr. Jessup said the lights can be driven on. She was supportive of the project.

Vice Chair Breen was supportive of the garage door and suggested a timer at the switch so that the light is not left on inside the garage. She was supportive of eliminating the yard fence. She was appreciative that they were removing the barbed wire. She said the olive tree should be removed. She said the coffeeberry will get ravaged by the deer. The landscape architect said the coffeeberry could be replaced with something more appropriate. Vice Chair Breen suggested starting with smaller plant sizes that will establish better. She was not supportive of the light fixtures at the rear of the house or anybody below being able to see the source of light. She suggested building lighting into the railing.

Chair Ross was supportive of the project. He said the project team has done an excellent job. He was supportive of the light fixtures on the upstairs bedroom decks. He liked the idea of situating the deck lighting so that it washes across the deck rather than pointing out toward the valley. He said the applicant may try indicating on their final application that the madrones are to be preserved with the continuation of this plan as Plan B, so that both options are available and they don't have to come back and ask for permission to revise. Mr. Jessup asked if they could get a conditional approval that says when they come back with appropriate responses it could be finalized. Chair Ross said they were not empowered to make any kind of motions tonight. Chair Ross said the yard fence is unnecessary.

(6) COMMISSION AND STAFF REPORTS:

(a) Revegetation Monitoring Report for 5050 Alpine Road

Planning Director Pedro presented the Second Quarter 2016 Revegetation Monitoring Report for the Jones Gulch Stabilization at Villa Lauriston, 5050 Alpine Road. She said the restoration was required after the unauthorized tree and vegetation clearing that occurred in May 2014. One of the conditions of approval of the restoration plan was that a quarterly monitoring report be submitted to the Town. The conclusion of the report is that the restoration area remains in excellent condition, the vegetation coverage is at approximately 90 percent, and the site is in compliance with the performance criteria as set forth in the approved plan.

Chair Ross reviewed and approved minor changes to the STREAM building, including siding material at the interior of the courtyard and minor lighting changes. He said The Priory also submitted an application to replace their scoreboard. He said the new scoreboard design is similar in size to the existing one. Chair Ross said he asked staff to confirm the scoreboard is only to be used during events for scorekeeping purposes and will never be an advertising message banner. He said there are no spotlights on the new scoreboard.

Chair Ross reviewed a minor change to the overflow parking configuration at the Gillett residence at 120 Cervantes. He said the site lighting was also reduced. Planning Director Pedro said the Westridge Committee approved the driveway coming in from Westridge. She said the project will be coming back to the ASCC for final approval.

Chair Ross said the Town Council announced that there will be a committee formed to consider what kind of “no parking” signs, if any, should be used near the Windy Hill parking lot. Chair Ross will be a member of the committee. Vice Chair Breen said the Town has a conditional use permit with Mid-Pen Regional Open Space and this is really their problem that there isn’t enough parking. She said there were different ways of looking at this rather than it being the Town’s burden to provide signage. Chair Ross said he was open to all input.

(7) APPROVAL OF MINUTES: August 8, 2016. Vice Chair Breen moved to approve the August 8, 2016, minutes as submitted. Seconded by Commissioner Sill, the motion passed 5-0.

(8) ADJOURNMENT [8:02 p.m.]