

CALL TO ORDER AND ROLL CALL

Chair Sill called the regular meeting to order at 7:00 p.m. in the Town Center Historic School House Meeting Room, 765 Portola Road.

Interim Planning Director Arly Cassidy called roll:

Present: ASCC: Commissioners Danna Breen, Dave Ross, and Jane Wilson; Chair Al Sill
Absent: Vice Chair Koch
Planning Commission Liaison: John Goulden
Town Council Liaison: John Richards
Town Staff: Interim Planning Director Arly Cassidy

ORAL COMMUNICATIONS

None.

NEW BUSINESS

- (1) **Architectural Review to Renew an Expired ASCC Approval for a Remodel and Addition to an Existing Home, 180 Golden Oak Drive, Kunkel Residence, File # PLN ARCH 49-2018**

Interim Planning Director Cassidy described the background of the previously approved project at 180 Golden Oak Drive. Staff recommended that the ASCC renew its November 23, 2015 approval of the proposed remodel and addition, including minor changes made since the original approval, subject to the conditions of approval, as detailed in the staff report.

Chair Sill invited questions from the Commissioners.

Commissioner Ross asked if the guardrail would be counted as a structure for purposes of the height limit. Interim Planning Director Cassidy said the guardrail is counted. She said Building Code regulates the height of a guard rail.

Commissioner Wilson asked if there was a current lighting plan. Interim Planning Director Cassidy said her understanding was that there are existing fixtures that are not compliant with Code. She said there is a note on the plans that all of the non-compliant fixtures will be removed and the proposed lighting is all dark sky compliant. Commissioner Wilson asked if the lights at the garage door and the main door would be reused. Chair Sill said there are no lights shown at the garage door or the entryway. The project architect said there are actually three recessed downlights across the front and two outside the front door. Commissioner Breen said Sheet A1.6 shows five recessed downlights across the front.

Commissioner Breen asked if the two lights in the back behind the master bedroom balcony that shine down onto the first level were necessary. The project architect said those lights illuminate the stair landing.

With no further questions, Chair Sill invited comments by the project team. The project architect

reviewed the minor changes made to the project. She explained that the original home had approximately 11 different levels with many stairs and a very disjointed façade. She said the new design cleaned it up and reorganized it into a two-level home. She said the extra square footage is the laundry room below the lower level and adds no exterior growth to the building. She said the concrete decks have been changed to travertine tile. She said the garden living room has a new window in a different location than shown. She showed a picture of the actual pathway fixture being used. She said the building heights were adjusted slightly, raising the lower level floor approximately 4 inches to accommodate for radiant flooring and tile. She said they wanted to make sure the lower level had approximately 8 feet of ceiling height, which was previously 7'10-1/2". She said the middle level floor was also made a bit thicker. To compensate for those changes, they reduced all of the fascia from 2' to 1'6". She said that resulted in a parapet being increased approximately 2-3/4". She said the rail around the roof deck is required to be 42 inches and as the roof assembly moved up a bit, the rail also got higher, resulting in the edge across the front being non-compliant. She said they will pull it back to be compliant with the height limit. She said they can install partial height rails to guard anyone on the stairs to be fully compliant. She said the building height is 28-1/2", just over the height limit, and the overall maximum building height from where it touches the grade to the top of the guardrail is 30'3", which is under the limit. The landscape architect said they added some different screening shrubs on the right of the property, all of which are native plants. The project architect shared renderings of the proposed building, and also showed the existing building with story poles.

Chair Sill invited questions for the project team.

Commissioner Ross expressed concern about the potential for light spill through windows, particularly on a downhill cast. He asked regarding the types of light fixtures proposed for the interior. The architect said she did not think there would be many pendants proposed, except for maybe over the dining room table. She said most of the lighting would be deep-set recessed cans not visible from the exterior, only casting a soft glow on the floor inside the structure.

Commissioner Breen asked if the planting down the driveway belongs to the water company. The applicant explained that the driveway is on an easement and a couple of feet on each side that is his responsibility, but beyond that is owned by the water company. He said they are trying, with some neighbors, to motivate the water company to remove the old pine trees. Interim Planning Director Cassidy said she has discussed this with the group of neighbors, and it is her understanding they will pay the expenses for developing a plan and doing some of the trimming. She said they will likely remove most of the dying pines and some of the non-significant small trees. They will also look at providing different screening that makes more sense at the top of the hill. She said they have done some trimming already and have cleaned out some of the underbrush. Chair Sill asked if they would be removing the oleanders. The applicant said the oleanders work well to screen the view from the driveway to the water tank. He said he plans to replant something else to keep the screening, but the bigger issue is the dead pine trees. Interim Planning Director Cassidy said the water district is willing to allow the work to be done, but not willing to do it themselves.

Commissioner Breen asked if there was any treatment to the glass. The architect said the glass is Low-E with a little tint.

Commissioner Breen asked regarding the window treatments at the second story living space. The architect said they are proposing motorized shades at all of the bedrooms, and they could also add them at the master bath. Commissioner Breen agreed there was very little offsite impact, especially on the lower floor, but said there are some places that definitely look into the

property.

Commissioner Wilson said the guardrail appears to be quite shiny atop the building. The architect said it is a very thin brushed stainless steel and very transparent.

Commissioner Breen asked regarding the location of the lights on the upper deck. The architect said the lights sit very low in a curb that goes around the edges. She said the lights face the inside and skate across the top of the tile.

With no further questions, Chair Sill invited public comment.

Lorrie Duval, 350 Golden Oak Drive. Ms. Duval shared the view of the proposed project from her property. She said the proposed project will be better due to the darker colors and lower profile. She appreciated the ASCC's attention to reflectivity of the building materials. She was supportive of the project. Interim Planning Director Cassidy said one of the bigger concerns about light spill was the skylights, which are being eliminated.

Chair Sill brought the item back to the Commission for discussion.

Commissioner Ross was supportive of the project. He said the additional square footage is not visible and does not increase the bulk of the building. He said he was supportive of the concentration of floor area as there is no other buildable area on the site.

Commissioner Breen was supportive of the project. She said she could remake the findings regarding the floor area. She wished there didn't need to be fencing because it is a critical area for animals to move up through the canyon. She said the Town discourages oleander, and she encouraged the applicants to remove them. She also encouraged removing the redwoods to open up the beautiful ecosystem and save the golden oaks at the bottom of the driveway. She said a couple of neighbors had commented that there should be no outdoor speakers at the pool because of the how the sound travels.

Commissioner Wilson said she was initially concerned about the floor area concentration of 96%; however, she said it is a better design, and the neighbors will see less intrusive features in their vistas. She appreciated the removal of the skylights and the reduction in heights. She said if there is lighting at the front of the garage, one of the path lights might be removed. She was supportive of the design and the color board.

Chair Sill was supportive of the project. He was supportive of the concentration of floor area. He was supportive of the minimal landscaping around the house. He would prefer to see the fence pulled in, but understood the issue. He was supportive of the design, materials, and finishes.

Commissioner Ross suggested separately switching the two path light circuits for the sides of the house because they have very different functions, one being used more frequently than the other. Commissioner Ross said top steps are generally the most hazardous on a staircase, and he would not suggest removing that step light.

Commissioner Breen suggested the upper deck lighting be on a separate switch so they are only on as needed, possibly with a timer.

Commissioner Ross suggested timers or motion sensors for lights that are remote from the interior, which could be left on inadvertently.

The applicant asked if it was okay that he had no lights along the driveway that goes up to the road. The Commissioners said there was no requirement for lights along the driveway, and they were pleased that there would be none.

Interim Planning Director Cassidy suggested the lighting plan come back showing reduction in lighting as much as possible, to be reviewed by one ASCC member.

Interim Planning Director Cassidy also suggested it be clearly conditioned that all architectural features will be within the maximum height limits.

Commissioner Breen suggested the silver baffle of the canned light fixture be changed to a black baffle.

Commissioner Ross moved to approve the proposed project with the recommended conditions of approval and ensuring compliance with height. Further, the lighting plan is to come back for a designated ASCC member review with every effort made to reduce lighting if possible and using a darker interior baffle on the canned light fixture. Seconded by Commissioner Breen; the motion carried 4-0.

COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

(2) News Digest: Planning Issues of the Day

Interim Planning Director Cassidy shared articles of interest with the Commissioners.

Commissioner Breen will be reviewing lighting at 155 Grove.

Interim Planning Director Cassidy said the Planning Commission has a vacancy. She said the application period is closing this Friday, April 13, 2018.

APPROVAL OF MINUTES

(3) ASCC Meeting of March 26, 2018

Commissioner Breen moved to approve the March 26, 2018, minutes as amended. Seconded by Commissioner Wilson, the motion passed 4-0.

ADJOURNMENT [8:03 p.m.]