

Ex-Officio: Planning Manager Watrous, Associate Planner Lynch and Minutes Clerk Flanagan

B. OATH OF OFFICE FOR NEW BOARDMEMBER – EMMETT O’DONNELL

Planning Manager Watrous administered the oath of office to Emmett O’Donnell.

C. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

M/S, Beales/ Kunzweiler, (passed 4-0-1, Teiser abstained) to elect Bill Teiser as Chairman.

M/S, Figour/Kunzweiler (passed 4-0-1, Beales abstained) to elect Kirk Beales as Vice-Chairman.

D. PUBLIC COMMENTS:

No one spoke during this time.

E. STAFF BRIEFING

Planning Manager Watrous reported that the Town Council had heard the appeal for the grading and drainage improvements at St. Hilary Church. The Council partially upheld the appeal based upon a compromise solution agreed upon by the church and the adjacent property owners that involved the removal of 70 cubic yards of fill, a revised final slope and additional landscaping. He also noted that an appeal had been filed of the denial of a floor area exception for the property at 81 East View Avenue, which will be heard at the November 5 Town Council meeting.

F. OLD BUSINESS BEFORE THE BOARD

1. 118 HACIENDA DRIVE SPATZ, ADDITIONS/FLOOR AREA EXCEPTION

The applicant is requesting design review approval to construct additions to an existing one-story single-family dwelling located at 118 Hacienda Drive. The additions had been reviewed at the July 3 and September 4 Design Review Board meetings. Concerns had been raised regarding the potential privacy and visual impacts on the adjacent home at 116 Hacienda Drive, and regarding the overall size of the additions. The applicant has now submitted revised plans for the project. The proposed second-story addition and the existing lower floor of the house would be moved back four feet to comply with the required side yard setback. This modification, along with the previous removal of the proposed garage addition within the front yard setback, eliminates the previously-requested variances for reduced front and side yard setbacks.

David Spatz, owner, submitted a letter and discussed the revised plans.

Boardmember Kunzweiler asked if a single-story floor plan had been investigated. Michael Heckmann, architect, responded that they had looked at a one-story floor plan, but had rejected it because of the desire to preserve the courtyard area. He added that a one story design would need setback variances and cover more of the lot.

Boardmember O'Donnell asked if any of the large Monterey pine trees are to be removed. Mr. Spatz responded

that two of these trees would be removed, one each at the north and south portions of the lot.

Boardmember Kunzweiler stated that he appreciates the changes to the project, and that the change to the side yard setback is a positive one. However, he felt that the house is beginning to look unbalanced. He said that he visited the yard of the property at 116 Hacienda Drive, and from that perspective, this would look like a formidable structure. He thought that the design has evolved to a plan that detracts from the attractiveness of the house today.

Boardmember Figour stated he can support the plan. He noted that he had been adamant about the previously proposed encroachment into the side yard setback. He felt that moving the house back has made quite a difference, and that landscaping can help even more. He said that the revised plan would take the whole structure away from the side property line. He found the current one story house design uninteresting. He felt that the privacy issue raised by the owner of the house at 17 Noche Vista Lane is a two-way street at that distance. He said that a lot has been done to pound the design into shape. He noted that this is an undersized lot in the RO-2 zone, and deserves some slack.

Vice-Chair Beales concurred, and stated the only issue is the potential privacy impact on the property at 116 Hacienda Drive. He said that the sill heights for second story windows along the eastern property line that are not opaque should be raised to 4½ feet or. He said that the skylights would give these rooms plenty of light.

Boardmember O'Donnell stated that he had immersed himself in the previous Staff reports and minutes for this application, and said that it appears the owner has tried to address the Board's concerns. He said that the additional side yard setback is a good move. He said that he likes the look of the project, but that something should be worked out regarding the second story windows.

Chair Teiser concurred that eliminating the need for a side yard setback variance was a good move. He did not think that there was a privacy issue from 17 Noche Vista Lane, as the house is more than 150 feet away. He said that the potential privacy impacts on the property at 116 Hacienda Drive would come just from people looking down into the yard area, which is not an overwhelming consideration. He thought that the house may look unbalanced when viewed from the side, but would look better from other angles. He said that the window sill heights could be raised to provide a little more privacy. He stated that he could support the project.

There was discussion by the Board regarding the possibility of raising the window sill heights for the east-facing second story windows. The potential for raising the sill heights to between 4.5 and 5 feet was considered, but the consensus of the Board was that no change was necessary at this time.

M/S, Figour/O'Donnell (passed 4-1, Kunzweiler dissented) to determine that the project is categorically exempt from the provisions of CEQA and approve the application subject to the conditions of approval as set forth in the Staff report.

G. NEW BUSINESS BEFORE THE BOARD

2. 20 VIA SAN FERNANDO GROESBECK, ADDITIONS

The applicant has submitted a request to construct additions to an existing single-family dwelling on a property located at 20 Via San Fernando. The property is located at the intersection of Via Los Altos and Paseo Mirasol, has a rectangular shape and is relatively flat. The additions would include a minor expansion to the

garage and dining room on the ground floor of the residence, and a new master bedroom and bathroom on the upper floor of the residence. The additions would be located at the south and north ends of the home. The project would also consist of exterior alterations to the structure where the roofline would be raised by approximately 7'2", and the driveway would be widened to accommodate three parking spaces in the garage.

Jared Polsky, architect, discussed the project and distributed a materials board. In response to questions from the Board, he defended the elimination of the mansard roof, stating that the 6:12 roof pitch gives the right proportion to a gable end of the roof. He noted that the story poles were not correctly installed, and are 24 inches too short. He stated that he had spoken with the neighbor about the impacts that would be caused by the roof change, noting that she would lose some of her sun and the openness of the sky. He stated that he does not think that the roof would shadow her yard.

Boardmember O'Donnell stated he was favorable toward the project, and thought that this would be a nice addition to the house. He said that he was somewhat concerned about the neighbors, but noted that there had been no objections raised. He was also concerned that the story poles were incorrect.

Vice-Chair Beales stated that he visited the neighbor's home, and from the back yard, her concern was over the loss of openness. He said that the roof pitch does not have to be that steep, and that the roof height could be reduced a couple of feet. He said that there were no view impact issues.

Boardmember Figour stated that the project would be a quantum jump in improving the design of the house. He said that this is a nice looking design, and he would hate to lower the roof pitch. He said that he was concerned that the neighbor had not seen the correct story poles. He said that if the neighbor approved of the design, he could support the project as is.

Boardmember Kunzweiler stated the two-foot story pole error is a big mistake and should be addressed for the neighbors and the general public. He said that the design works, but in fairness to the neighbors the story poles should be corrected.

Chair Teiser stated that this would be a tremendous improvement to the house, and fits within the character of the neighborhood. However, he was concerned with the accuracy of story poles. He said that the applicants could either change the roof to match the erected story poles or change the story poles to match the submitted plans.

Mr. Polsky indicated that they would prefer to correct the story poles.

M/S, Beales/Kunzweiler (passed 5-0) to continue this item to the November 6, 2003 meeting for correction of the story poles.

3. 81 VIA LOS ALTOS SOUTHWEST RESTAURANT, ADDITIONS

The applicant has submitted a request to install various landscaping improvements, including the construction of retaining walls on the property at 81 Via Los Altos. Previous design review applications have been approved for the subject property, and there is currently work being done under the auspices of a separate building permit. The primary aspect of the proposed project would be a terraced retaining wall in the rear yard of the property that would be backfilled to create a flat lawn area. Other aspects of the project would include the expansion of the existing deck at the rear of the residence, installation of a spa on the new deck, installation of new mailbox columns at the top of the driveway, the expansion of the parking areas at the base

of the driveway with the use of new retaining walls, and various minor landscape improvements.

Ed Tischbern, landscape architect, reviewed the application.

Boardmember Beales asked if the redirected drainage would impact the neighbors below. Mr. Tischbern responded that there is a drainage easement below, but he is unsure whether there is a v-ditch below.

Boardmember Figour stated that the mailbox column is acceptable and he understood the need for more parking on the site. He said that it looks like there is a Versalock wall contest in the area. He said that what has happened on the hillside with this development is a shame, but that turning down this application after all the other walls have been built would be like closing the barn door after the cows are in another state. He found the proposed wall to be incredibly ugly. He hoped that future developments would be more sensitive, but since the hillside is so far gone, he could support the application.

Boardmember Kunzweiler stated that the issue is the neighborhood. He thought that the wall is a bit of an unnatural act, and his initial reaction was that this was a bad idea. He noted, however, that there are other very large walls in the vicinity, and the proposed wall would be appropriate for the neighborhood.

Boardmember O'Donnell stated that the project fits well within the neighborhood. He thought that the wall was ugly, but fits in with the area. He saw the need for the additional parking area, and found the mailboxes to be handsome.

Vice-Chair Beales stated that he supports the project. He said that the houses in this area are crammed together, and that this wall cannot damage the neighbors.

Chair Teiser noted for the record that the Design Review Board continues to discourage making flat lots out of hillsides, but this has already happened to this neighborhood. He supported the project.

M/S, Beales/Kunzweiler (passed 5-0) to determine that the project is categorically exempt from the provisions of CEQA and approve the application subject to the conditions of approval as set forth in the Staff report.

4. 208 TAYLOR ROAD RAGO DEVELOPMENT, NEW DWELLING

The applicant is requesting Design Review approval for the construction of a new two-story single-family dwelling on property located at 208 Taylor Road. The site is currently vacant. The main floor of the proposed house would include a master bedroom suite, living room, kitchen, dining room, family room, den, laundry room, another full bathroom and a powder room. The lower floor would include three bedrooms, two bathrooms and a game room. An attached three-car garage would be situated adjacent to the main door.

Sean Faber, architect, discussed the project. In response to questions, he stated the maximum height of the house would be 26'10".

Boardmember O'Donnell asked what the owner of 206 Taylor Road thinks about this application. Ann Thull, 210 Taylor Road, stated that as far as she knows, the owner of 206 Taylor Road has no problems with the house. Ms. Thull stated that she reviewed the plans, saw the story poles and approves of the project. She said that the applicant has been sensitive to the neighbors' desires and has addressed everyone's concerns. She encouraged the fence as a barrier for hikers and dogs.

Boardmember Kunzweiler stated this is a great design and that he fully supports the application. He said that the applicant has done a good job on a special lot.

Boardmember Beales concurred, and added that the open air loggia is terrific. He said that he was a little concerned about filling in that area later, but warned the owner not to return requesting a floor area exception to infill that area.

Boardmember Figour stated he supports the project, and noted that the neighbors support the project as well. He said that he would rather see something more rustic and less formal; however, he thought that the proportions are nice, and that the house works well with the neighborhood.

Boardmember O'Donnell stated this is a nice looking home for the space and fits with the neighborhood.

M/S, Kunzweiler/Beales (passed 5-0) to determine that the project is categorically exempt from the provisions of CEQA and approve the application subject to the conditions of approval as set forth in the Staff report.

H. APPROVAL OF MINUTES #17 OF THE 10/02/03 DESIGN REVIEW BOARD MEETING

Changes include:

Page 3, 2nd paragraph should state, "...the sign at the rear is on the upper portion of the building."

Page 5, end of the 2nd paragraph, the roof pitch should be 4.5:12.

Page 8, 7th paragraph, should state, "...concerns are the light colored shingle siding."

M/S, Beales/Figour, passed 3-0-2 (O'Donnell and Kunzweiler abstained) to approve the minutes as amended.

I ADJOURNMENT

The meeting was adjourned at 8:20 pm.