

continued to the November 6, 2008 and November 20, 2008 meetings, respectively. He also welcomed new Boardmember Wilson to the Design Review Board.

D. NEW BUSINESS BEFORE THE BOARD

1. 11 VIA CAPISTRANO TAM, ADDITIONS

The applicant is requesting Design Review approval for the construction of an addition and alterations to an existing single-family home located at 11 Via Capistrano. The addition would include the expansion of the existing upper level linking the detached garage with the existing home. An additional garage bay and expanded driveway is included with this application. Two attached rear decks would be added, including a spiral staircase and spa. Other exterior changes proposed with this application include a new chimney, reconfigured windows and sliding glass doors, a new deer fence along the property lines and other landscape features.

Hank Bruce, architect, said this is a minimal addition to an existing house that would not impact the site or neighborhood. He said that the garage would be expanded to a three-car garage with a retaining wall cut into the slope to allow maneuverability of vehicles, with some additional floor area to link the garage to the main home, along with an addition on the first level and a deck added above. He said that landscape development is a major component of the project and will include adding an outdoor kitchen, spa, and bocce ball court. He said that the owners shared the plans with neighbors and the only concern that arose was regarding the deer fence bordering one neighbor. He said this would not be an issue once plantings grow around the fence.

The public hearing was opened.

Robin Hudnut said she was concerned that the deer fence would devalue her property by interfering with her view of trees. She invited Mr. Bruce to view where the fence is proposed out of her kitchen window and she proposed that the fence could “turn” earlier so that it would not be so visible from her kitchen window.

Mr. Bruce responded that they are completely willing to work with Ms. Hudnut.

Chair Doyle asked what the type of plantings would be planted along the fence. Mr. Bruce said he was not sure but some type of vegetation would be planted there.

The public hearing was closed.

Boardmember Tollini said he thought that the additions were nicely designed and well integrated with the garage and the rest of the house. He said that some screening landscaping should be planted along the fence that would cover the fence sooner rather than later.

Boardmember Chong said that the fence would be close to the neighbor and he agreed with Boardmember Tollini that the plantings along the fence help with screening sooner rather than later.

Boardmember Wilson said that he visited the site and agreed that the fence is going to be more noticeable than expected. He suggested lowering the height of the fence.

Chair Doyle also believed the fence would disappear fairly quickly behind plantings, noting that he had experienced a similar fence with a neighbor that had been screened by landscaping.

ACTION: It was M/S (Chong/Wilson) that the project is exempt from the California Environmental Quality Act and approved the project with the attached conditions of approval, with the additional condition requiring that Planning Division staff review the landscaping plans to ensure that plantings will grow quickly to screen the proposed fence. Vote: 4-0.

Boardmember Tollini recused himself from the following item and left the meeting.

2. 1762 VISTAZO WEST STREET ZEDLITZ, ADDITION/VARIANCE

The applicant is requesting Design Review approval for the construction of alterations to an existing two-unit condominium located at 1760 & 1762 Vistazo West Street. The alterations would include reconfiguring the existing first and second story decks and stairs along the side of the building and the entry into both dwelling units. Additional windows would be added along the north side of the upper level. A stone column and wood fence would be added along the front property line. The fencing would transition into a glass guard rail. A variance is requested for a reduced side yard setback.

Michael Heckmann, architect, said the existing structure contains two condominiums and looks very tired and old from the street. He said that a section of the entry, landings, and stairs have actually been built on the neighbor's property, and their plan would correct that. He stated that they want to take advantage of the narrow peninsula area of the property which has the best view by improving landscaping, and adding fencing and a guard rail. He said that the owner has talked with neighbors, and there is no real visual impact or privacy issue. He stated that they have eliminated the large trellis over the entryway so the main visual change from the street would be the addition of the fence extending along the street and connecting to the entryway.

Boardmember Chong asked if the guard rail was made of glass. Mr. Heckman confirmed that it is glass and he pointed out that Old St. Hilary's is far downslope from it and would not be impacted.

Chair Doyle asked about landscaping in front of the fence. Mr. Heckman said they would plant vines in front of the fence, but there was no room for large shrubs. He believed that a good approach would be to plant vines to give a sense of more greenery across the entry to the property.

Boardmember Wilson questioned and confirmed with Mr. Heckman that the proposed height of the fence was 5 feet.

There was no public comment.

Boardmember Wilson said that he visited the property and felt that this is a good compromise that also fixes an old mistake. He questioned whether a 5 foot fence was needed as there is not a lot of traffic and there are no fences at that end of the street. He suggested making the street side lower at 3 or 4 feet, adding that keeping children safe can be accomplished with a lower, less intrusive fence.

Boardmember Chong said he liked the project, including the fence materials. He said that his only concern was that the fence would be viewable from the open space but this has been taken into account. He said that he was comfortable with the height of the street-side fence.

Chair Doyle said that the project was a nice fix for the site. He suggested that perhaps the top foot of the fence could be lattice or an open design so that plants can grow through it and there would be less of a solid wall.

ACTION: It was M/S (Chong/Wilson) that the project is exempt from the California Environmental Quality Act and approved the project with the attached conditions of approval, with the additional condition of approval requiring the applicant to work with Planning Division staff to explore the possibility of making the uppermost 1-foot portion of the street-side fence a lattice or open design. Vote: 3-0.

3. 1865 MOUNTAIN VIEW DRIVE PEARCE/GRANT, NEW SINGLE-FAMILY DWELLING - CONTINUED TO 11/06/08

4. 55 MT. TIBURON ROAD FAIDI, NEW SINGLE-FAMILY DWELLING/VARIANCE/FLOOR AREA EXCEPTION - CONTINUED TO 11/20/08

5. 325 TAYLOR ROAD GAUSE/KUHN, ADDITION/VARIANCE - CONTINUED TO 10/16/08

E. APPROVAL OF MINUTES #13 OF THE 9/18/08 DESIGN REVIEW BOARD MEETING

No changes were requested by the Board.

ACTION: It was M/S (Chong/Doyle) to approve the minutes of the September 18, 2008 meeting as written. Vote: 3-0.

F. ADJOURNMENT

The meeting was adjourned at 7:30 p.m.