

The ASRB made a motion to approve the Consent Agenda.

ACTION

Motion: Vice Chair Rosenblum / Second: Member Apfel
Yes: Chair Green, Vice Chair Rosenblum, Members Apfel and Bates
No: None
Abstain: None
Absent: Member Lindsay

The ASRB approved the motion.

AGENDA ITEMS:

2.	165 Laning Drive	ASRB2022-0034
	Adam Bittle, Architecture Allure	Planner: Melanie Olson, Assistant Planner

Presentation and consideration of a proposal, requiring Conceptual Design Review, to demolish an existing single-family residence, detached garage, barn, and shed; and construct a new one-story single-family residence with a detached garage, detached Accessory Dwelling Unit (ADU), swimming pool, and other site improvements.

During the review of a future application for Formal Design Review, the Town will determine if the project is exempt, or subject to, the California Environmental Quality Act (CEQA).

DISCUSSION

Assistant Planner, Melanie Olson, presented the staff report.

Chair Green invited the applicant to speak.

Jacques Benkoski, property owner, 165 Laning Drive provided details supporting the project.

Adam Bittle, project architect, presented the project details.

Vice Chair Rosenblum, asked if the property uses sewer or onsite septic?

Mr. Bittle replied that the property is served by sewer.

Member Apfel stated that the story poles installed for the project show a low building profile. He asked if any concerns had been expressed by neighbors to the rear of the property?

Mr. Benkoski stated they did not reach out to residents on Mission Trail Road since the existing residences on Mission Trail Road are a significant distance from the proposed project.

Public Comment opened at 4:52 p.m.

Michael Howse, property owner, 130 Laning Drive, stated that he supports the proposed project, and welcomed Mr. Benkoski to the neighborhood.

Public Comment closed at 4:53 p.m.

BOARD DISCUSSION

Vice Chair Rosenblum stated that the new main residence has a low profile, that minimizes impacts to neighboring properties. He stated that the ADU would be in a similar location to the existing residence, thereby minimizing grading. He stated that project is an improvement to the neighborhood.

Member Bates stated that the project has low building profile and is compatible with the Town character. She noted that the proposed materials are consistent with the Town Residential Design Guidelines.

Member Apfel concurred with ASRB member comments.

Chair Green stated that project was thoughtful, especially, with regard to scale and volume.

Given that story poles were installed, the ASRB made a motion recommending Formal Design Review be completed by Town staff based on the following comments.

ACTION

The ASRB commended the applicant for:

- I. Site Planning:
 - a. Locating the proposed ADU in a similar footprint as the existing residence;
 - b. Minimizing visibility from the roadway and neighboring properties; and,
 - c. Minimizing grading and tree removal.
- II. Building Design:
 - a. Providing a low building profile; and,
 - b. Using an appropriate materials and color palette.

The ASRB did not recommend any design changes to the proposed project design.

Motion: Member Bates / Second: Vice Chair Rosenblum
Yes: Chair Green, Vice Chair Rosenblum, Members Apfel and Bates
No: None
Abstain: None
Absent: Member Lindsay

The ASRB approved the motion.

REPORTS

Interim Planning Director, Sage Schaan presented the December 2022 Director's Report

Chair Green adjourned the meeting at 5:02 P.M.