

## **Tam Design Review Board Notes Public Meeting – January 6, 2021**

**Meeting location:** Via Zoom.

**Call to order:** 7:00 PM, Logan Link, Chair. Ms. Link then handed the gavel to Alan Jones, the Board Chair for 2021.

**Board members present:** Alan Jones (AJ), Logan Link (LL), Andrea Montalbano (AM), Douglas Wallace (DW).

Approximately 30 members of the public in attendance.

1. **Meeting minutes** from 12.02.20 and 12.16.20, approved 4-0.
2. **No public comments** on issues not on the agenda.
3. LL noted **correspondence** with Lee Buddish on Alta Way project plans, LL will inquire on status with Michelle Levenson, county planner.

4A. **129 Peralta Ave.**, Ran and Hilla Lesham, owners; Richard Perlstein and Jared Polsky architects; Brad Eigsti, landscape architect. No variances are requested for this project. The maximum roof height was corrected to 24'9" at the southwest corner. The proposed home will be fully electric, with photovoltaic roof panels and an electric heat pump for HVAC. Construction is to begin the summer of 2021. Rainwater will be directed to catchments in the front and back of the 13,338 sq. ft. lot; AM inquired about story poles; these will be erected after the application is complete. A green roof is proposed for the first floor roof outside the main bedroom.

AJ asked about native plant landscaping, Mr. Eigsti stated that plantings would be "natural," comprised mainly of Mediterranean species. DW expressed reservations about proposed artificial turf re: sustainability. Joe Amado asked about parking availability (no changes proposed) and relocating the catch basin at the front of the property; this will require input from Public Works. Mr. Amado also inquired if repaving of Peralta Ave. is included; Peralta Ave. is not county maintained and residents pay for upkeep.

Beverly Brown requested more detailed drawings from the north, west, and east sides, especially for window orientation. Richard Perlstein stated that these are available on the county website. AJ suggested that the applicants could share these with the neighbors, and LL proposed their hosting a walk-through when conditions allow. Ms. Brown expressed concern about construction impacts on the neighbors, especially elderly residents during the time of COVID, and on the Peralta Ave. pavement. She believed that the project exceeded the allowable FAR, and also

stated that the square footage of the home should be closer to 3,200 sq. ft. However, the 3,988 sq. ft. floor area is also within the FAR limit of 30%. She stated that the average home size in the neighborhood is 1,800 sq. ft., and the largest nearby house is 2,620 sq. ft. Ms. Brown inquired where the construction staging area will be; the project team will look into suitable offsite locations. She also believed that a 20,000-gallon pool is excessive.

Lynn Reid noted that homes of any size will have construction impacts.

AM inquired whether windows would look into neighbors' homes; Mr. Perlstein referred to drawings indicating minimal intrusion.

Adrienne Puech asked about the setbacks (5-6'), which are in compliance with code. She also asked about the garage roofing material, which will be fire resistant granular material.

Maggie McDonough expressed concern about traffic and how construction vehicles will be managed, and also suggested more native plantings. AJ recommended a construction management plan and posting a bond for street impacts. LL noted support for the project from various neighbors.

Following board discussion, the Board approved the project 4-0 with the following merit comments:

- Double check the FAR calculation to ensure compliance
- Modify/soften the retaining walls in front for a less rectilinear appearance
- Retain the proposed green roof
- Use a darker palette for the front limestone
- Retain a bond for potential damage to street pavement
- Prepare a construction management plan for public review
- Investigate a trench drain and relocating the culvert
- Perform a shadow study
- Rely on more native plant species and consider alternatives to artificial turf.

**4B. 367 South Morning Sun Ave.,** Michael Pucci, applicant. AJ noted that the Board has no discretion over any elements except the retaining wall and the tree removal, due to new rules on ADUs.

Mr. Pucci stated that the trees in question are live oaks, with four protected (>6" diameter) and two heritage (>18" diameter) trees. On DW's inquiry, Mr. Pucci stated that the next-door neighbor is aware of the project. LL recommended an enclosure for the waste bins to be placed in the new parking area for esthetic purposes. She also suggested plantings along the retaining

wall to soften the appearance; Mr. Pucci agreed to install pockets to provide for climbing vines. AM recommended screening the lower side of the deck with vegetation, and asked about tree replacement. Tree replacement is required, and will be added to the plan. LL asked about drainage; Mr. Pucci stated that the plan has bioretention features with an overflow to the culvert.

The Board approved the proposal, 4-0, with the elements described above.

4C. **337 Marin Ave.**, Angel Moore, applicant. Informal review only. Ms. Moore requested input on her proposal to enclose two front porches and add a room on top of the existing garage. AM suggested flattening the outer lines of the house, and advised that design review might not be required. LL recommended that Ms. Moore speak to her neighbors. Ms. Moore noted that she will have to install sprinklers as a required element of the project, as more than 50% of the house is to be modified.

4D. **Signage violations at Tam Junction.** No Board discussion.

Meeting adjourned at 9:35 p.m.