

TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

Planning Office
(650) 375-7411
Fax (650) 375-7415



1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes
May 17, 2004**

Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 p.m.

Boardmembers Present - Reisman, Heyman, Jewett and Benoit (served as a full voting member)

Boardmembers Absent - Luebke and Werbe

Staff Present - Morton, O'Connell, Milke, Chan and Mullins

Others Present - Commissioner John Fannon

APPROVAL OF MINUTES – A motion (Jewett/Benoit) to approve the minutes of April 19, 2004 with minor corrections passed 4-0.

PUBLIC HEARING ITEMS

Consent Calendar:

1. 611 Fairway Circle - Cabrera (EASA Architecture)

First and second floor additions of 1,348 square feet, include second unit and solar panels

Action: Continue to June 7, 2004 to allow for installation of story poles

A motion (Jewett/Heyman) to approve the consent calendar passed 4-0.

Discussion Items:

New Houses

2. 179 Tobin Clark Drive - Wang (Gumbinger Avram Architects) 13.35% FAR; 7,389 sq. ft.

New house, includes second unit, fence, gates, and landscape plan

A neighbor at 185 Tobin Clark Drive (Mr. Evans) spoke saying that he was very pleased with the application process. He said that the conversations between the neighbors had been very reasonable, and that they had reached an accord. He explained that he had no concerns with the design of the house, but he was not happy with the proposed four (4) Redwood trees which he believed would grow too large and possibly impact his view. He stated that the applicant had agreed to replace the four (4) Redwood trees which are indicated on the plans with large shrubs or trees which, at their full growth would range in height from 15' – 18'.

A neighbor at 171 Tobin Clark Drive, a vacant lot, (Ms. Lee) spoke saying that she was concerned that the guest house was too close to the common property line. She felt that the large octagon-shaped windows directly faced where she plans on building her home. She also had concerns about the windows in the family room facing her future home.

Boardmember Jewett said that he believed that the siting of the project worked very well; although he thought that there were some aspects of the interior layout that were a bit odd. He said that he was pleased that the applicant had worked with Colonel Evans on the tree species. He pointed out that the landscape plan would need to address the comments of the Town's Consulting Landscape Architect.

Boardmember Heyman pointed out that, although the house was large, it was very nicely styled and included a good choice of building materials. He particularly commented that the garage doors were very nice. He stated that he would support the project. He also mentioned the need for the landscape plan to address the comments of the Town's Consulting Landscape Architect. He was very pleased that the issue regarding the Redwood trees had been resolved.

Boardmember Heyman also said that the ADRB had suggested, at the preliminary review of this item, a change in the siting and orientation of this house. He said that that recommendation was incorporated. He further said that it was very difficult to understand the suggestions of the neighbor at 175 Tobin Clark Drive where there is currently no house, and there has not been a house built or designed.

Boardmember Benoit said that she agreed with her fellow Boardmembers' comments. She also said that the color board appeared to be more yellow than the color in the architectural rendering. She suggested that the colors be reevaluated on the site before application. She applauded the tree planting program and asked the project landscape architect about the choice of the Crabapple tree, to which he responded that it was a flowering tree 15' - 18' tall. He observed that the Crabapple trees had survived in very difficult and windy areas of the neighborhood where many other trees were not successful.

Boardmember Benoit said that if it could be worked out, she would like to see the Crabapple trees stay on the plans and would like to see some agreement between the project landscape architect and the Town's Consulting Landscape Architect. She also suggested some additional landscaping at the guest house to "soften" the wall.

Chairman Reisman said that he believed that this project would be approved tonight, and that overall he thought it was very nicely designed and represented a good use of materials. He made some suggestions about the chimney and the windows. He reiterated that there was nothing inherently wrong with the design as submitted. He agreed that the color on the color board was too yellow and that the architectural rendering offered a nice rich cream color. He said that he supported testing the color in the field.

A motion (Jewett/Benoit) to approve the project subject to revising the landscape plan to address the comments of the Town's Consulting Landscape Architect and the ADRB and to replace the proposed Redwood trees with a specimen in the 15'-18' maximum height range subject to the review and approval by staff passed 4-0.

Continued Items

3. 25 Santa Felicia Court - Pahl (Morrison)

First and second-story addition of 1,777 sq. ft.

The consensus of the Board was that the project had improved, and that the current design was improved over the designs which the Board had considered previously. There was some discussion about the increase in size of the recreation room resulting in an appearance of massing and the use of the Palladium windows. Overall, the Board was positive about the changes in the project.

Boardmember Heyman said that he believed that the roofing material would look fine but urged the property owners to view actual installations of the product, especially because the roof on the project is so visually prominent.

A motion (Heyman/Benoit) to approve the project passed 4-0.

4. 15 Mountain Wood Court - Pinn Bros. Construction (Stewart Associates)
Landscape plan and tree removal

The applicant indicated that he had reevaluated the proposal to remove the two trees about which the ADRB had concerns and worked with the grading plan and the landscape architect to arrive to a solution where both trees can stay.

All of the Boardmembers thanked the applicant for his efforts. The applicant thanked the Board for encouraging this process.

A motion (Benoit/Heyman) to approve the plan passed 4-0.

OTHER ITEMS

Preliminary Review

New House (only garage remains): 1840 Black Mountain Road
New House: 39 Glenbrook Drive

Items from Staff

- (1) The City Planner gave the ADRB an update on the design guidelines and indicated that the Public Review Draft document should be available before Memorial Day weekend. The community meeting has been scheduled for June 9 (this was subsequently changed to June 10 at 6:00 p.m.).
- (2) The Interim Senior Planner Steve O'Connell gave a brief report on a recent San Mateo Chapter AIA meeting at which he had been invited to participate as a panelist.

ADJOURNMENT

Maureen Morton, AICP
City Planner