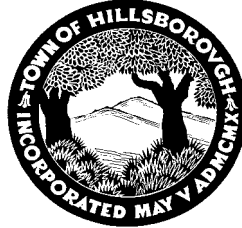


TOWN OF HILLSBOROUGH
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**Architecture and Design Review Board
Minutes
July 19, 2004**

Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 p.m.

Boardmembers Present – Reisman, Heyman, Jewett, Luebkehan, Werbe and Benoit

Staff Present – Morton, Tynan

Others Present: - Commissioner John Fannon

APPROVAL OF MINUTES – A motion (Werbe/Luebkehan) to approve the minutes of June 7, 2004 passed 5-0. (Benoit voting, Heyman abstained as he was absent.)

Chairman Reisman asked the ADRB members and the staff to make an effort to clearly convey their suggestions and directions, rather than using colloquialisms and other terms which may not present a clear message.

PUBLIC HEARING ITEMS

Consent Calendar:

1. **611 Fairway Circle** – Cabrera (EASA Architecture)
Changes to tile, roof material, wrought iron and color board
3. **980 Parrott Drive** – Fang (Gumbinger Avram Architects)
Authorize work already completed without the benefit of permit, including a second-story addition and exterior deck to the existing residence (6% FAR)

A motion (Jewett/Luebkehan) to approve the consent calendar passed 5-0.

Discussion Items:

Revised Landscape Plan

2. 570 Pullman Road – Yan/Wu (Michael Callan)

Revised landscape plan for a new house, fencing along the street, driveway gate

Boardmember Heyman asked the project landscape architect if he had reviewed the comments of the Town Consulting Landscape Architect, to which the response was affirmative. The landscape architect stated that the landscape plan would be revised accordingly.

A motion (Heyman/Jewett) to approve the project subject to applicant revising the plans to address the comments in the Town's Consulting Landscape Architect's report passed 5-0.

Solar Panels

4. 25 Bluebell Lane – Smith/Tien (Regrid Power/Christopher Tripoli Architect)

Roof-mounted solar panels

Chairman Reisman said that, due to the legal questions posed by this applicant, it may be more appropriate to defer consideration of the aesthetics of the project until the Board receives direction from the City Attorney.

The applicant, Scott Smith, 25 Bluebell Lane, spoke about his application. He pointed out that there are only three (3) houses on this cul-de-sac street, and all of the neighbors have provided written affirmation of their support of this project. He also told the Board that he had done a brief traffic count and learned that there were only four (4) visits within four hours on a weekday, and on Saturday there were only seven (7) trips, into the cul-de-sac. He had also contacted two real estate agents who told him that the solar panels would not detract from the value of the home. He also had support from physicians about the safety of the project. He explained to the Board that timing was important due to the fact that this project qualified for a significant rebate.

June Lee, a neighbor at 15 Bluebell Lane, spoke saying that she supported the request. She did not believe that the panels were unattractive and she felt that they represented a step in the right direction. She pointed out that the panels are not inherently ugly, but that we are just not used to seeing them. She passed around a photo of a home which she believed showed solar panels being used affectively.

Mrs. Tien, 2440 Summit Drive, spoke in favor of the application.

The applicant's representative from Regrid Power asked the Board if they had reviewed the pictures that she had provided. The President of Regrid Power explained that the applicant's rebate program would require that the permits are issued by September 22, 2004.

Boardmember Jewett said that he appreciated the applicant's efforts with the neighbors. He believed that the value of solar power was important. However, he still had concerns about

the precedent that may be established by allowing solar panels in the front of the house. He said that he would like to hear some of the other Boardmembers' comments.

Boardmember Werbe said that the photo that Mrs. Lee had passed around showed very different looking panels. However, Boardmember Werbe said that she was inclined to approve the project due to the unique circumstances -- that the house was located on the cul-de-sac, and the applicant had the neighbors' support. She asked if it would be possible to increase the landscaping to soften the visual affect of the new panels. The applicant, Dr. Smith, said that he would be happy to accommodate the request for landscaping.

Boardmember Luebke said that his comments remain the same as before. He believed that the aesthetics of the project were very important. He acknowledged the neighbors' support, but pointed out that the whole Town could potentially see the panels on the front of the house. He believed that the panels should be integrated into the architecture of the house.

Boardmember Heyman told the applicant that he was very impressed with all of the energy and efforts that he had put into this application. He clarified that he believed that the ADRB supported the concept of solar power, saying that they liked to see it. He asked the applicant what the roofing material was, to which the response was that it is wood shake. Boardmember Heyman asked the applicant if the frame of the panel could be anodized to better match the value of the shake roof. Boardmember Heyman said that he agreed with the concept of providing some landscape screening, and agreed that this was a somewhat unique situation in that it was on a short cul-de-sac with neighbors' support. He said that he would be in favor of granting an exception to the Board's normal position about placing panels on the front of the roof.

The applicant's representatives indicated that it would take 4 - 5 months for them to secure panels with anodized frames; however, they offered to paint the panels with durable paint in a color/value to match that of the roof.

Boardmember Benoit commented that this panel was more attractive than the previous one that they had shown the Board at the last meeting. She also believed that the aesthetics would be enhanced if the frame was painted a darker color. She stated that because this house is not in a high traffic area, and is on a small cul-de-sac with neighbors who support the project, that she believed that she could support the application. However, she added that she believes that this application would detract from the value of the house.

Chairman Reisman stated that this revised application was clearly an improvement over the first proposal. He also stated that the ADRB did not have their attorney's guidance with regard to the legal issues raised by the applicant. He acknowledged and appreciated the information about the limited timeframe on the rebates. He also indicated that it appeared that there were strong financial aspects which appeared to limit the alternatives for placing the panels elsewhere on the home. (It appeared that placing the panels on the back and incorporating them into the architecture of the house as the ADRB had requested would be disproportionately expensive).

A motion (Heyman/Werbe) to approve the project on the basis that this application was unique (in that it was on a short cul-de-sac street, with very little traffic, with all of the adjoining neighbors supporting the application), and because the applicant had thoroughly considered alternatives to the location and demonstrated that there would be extraordinary

disproportionate economic impact to the application if the panels were located elsewhere on the house. In addition, the motion included the requirement that the second version of the panels, which were more positive aesthetically, than the first ones presented, are used and that the frames on the panels would be anodized or painted with a durable long-lasting paint material to match the value of the shake roof. The motion passed 3-2. (Luebke and Jewett dissented.) The Board clarified that this specific approval should not be deemed to be a precedent for placing solar panels on the front of houses.

Remodels/Additions

5. 5 Marialinda Court – Cafferkey (Forum Design) Second-story addition and remodel (25% FAR)

The project architect indicated that this project represented a modest increase in floor area.

Boardmember Werbe said that she was generally in favor of the project and pointed out that the plans were nicely prepared. She would like to see slate, or a simulated slate, rather than the asphalt shingles. She indicated that she believed the massing was handled well.

Boardmember Luebke said that this project represented a real improvement to this property. He said that, although it results in the maximum FAR, it has been done tastefully. He agreed with Boardmember Werbe's comments on the roofing material.

Boardmember Heyman thought that there were too many things going on some of the elevations, such as: removing the brick and replacing it with stucco, adding the board-and-batten siding, the French doors, the flower box, etc. However, he pointed out that the east elevation appeared to be quite utilitarian. He stated that the ADRB has a long standing policy about not allowing skylights facing the streets and agreed with the comments on the roofing materials.

Alternate Boardmember Benoit agreed that this was a vast improvement over the existing house, and the application represented good attention to architectural detail.

Boardmember Jewett agreed, saying that the project was nicely detailed. He added that he had no issues with the room designated as an office on the floor plan not being counted as a bedroom. He believed that the skylight should be moved. He pointed out that the addition was in the middle of the roof, which he is generally not supportive of, but he believed the detailing was well done. He asked about a landscape plan.

Chairman Reisman said that the ADRB's policy is not to allow skylights on the front side of the roof. He also believed that the detailing was positive. He believed that the proposed color for the body of the house might need to be increased in value. He added that he felt that the scale of the light fixture might be reconsidered, as well as the window on the left elevation.

A motion (Werbe/Jewett) to approve the project subject to revising the plans to remove the skylights from the front side of the roof and to strongly suggest reconsideration of the roofing material, checking the color of the body of the house in the field, and developing a landscape plan for the project passed, 5-0.

6. 1820 Forest View Avenue – Leung/Chen (Swatt Architects)
Second-story addition and remodel (25% FAR)

The architect indicated that they had received a copy of the letter of concern from the neighbors, and they would be willing to leave the Eucalyptus trees and augment the landscaping in that area of the site.

Khris Loux, 1765 Crockett Lane, spoke saying that the grade falls off between his property and this property and that he would be able to see into the second story. He asked that the existing trees be allowed to remain.

Beverly Case at 1810 Forest View Avenue, next door to the project, said that she had questions about the Pine trees - wondering if they were going to be removed, and if the fencing between their properties was going to be replaced.

Boardmember Luebke said that this was an interesting site with mature landscaping. He believed that this design was refreshing and that the materials were quality. He felt that there was a legitimate concern about the grade change at the rear, and that additional attention needed to be given to the screening. He also believed that the site required some landscape maintenance.

Boardmember Heyman believed that the application in the plans were stunning. He echoed the opinion that landscape screening was important and asked the architect to reconsider the specification for windows, saying that those that were designated may reduce the quality of the house.

Alternate Boardmember Benoit agreed that this was a beautiful property. She also had concerns about the trees, questioning their condition and location. She stated that a landscape plan should return to the ADRB and should include sufficient screening. She believed that this house fits well into the neighborhood.

Boardmember Jewett said that he was in support of the project and echoed the concerns about the landscape plan, believing that it was imperative.

Boardmember Werbe said that she agreed believing that the house was terrific. She pointed out that the Board tends to require a high quality of materials and detailing in contemporary styles and this house meets that requirement. She agreed that it would be important for the applicant to work with neighbors on the development of the landscape plan.

Chairman Reisman said that he had more concerns with the project than the other Boardmembers did. He pointed out that when a house is at the maximum FAR and of a contemporary style, that the ADRB tends to look at the project with a greater degree of scrutiny. He agreed that a landscape plan would be imperative for this project. He also believed that the front elevation was less successful than some of the others. He felt that the garage doors at the front resulted in a "blocky" appearance. He liked the colors on the architectural model better than those on the materials and colors board. He believed that

some of the windows on the east elevation were unbalanced and preferred the north and west elevations.

A motion (Heyman/Luebkeman) to approve the project, subject to the applicant developing and submitting to the ADRB a landscape plan which addresses the screening entry and retention issues, passed 4-1. (Chairman Reisman dissented, saying that he would prefer to see additional refinement on the architecture.)

New Houses

7. 2255 Skyfarm Drive – Ruzhnikov (Essalat Hekmat Architects)
New house over 8,000 sq. ft., including landscape plan (18% FAR)

The Boardmembers were unanimous in their praise for this project, saying that it was stunning and an excellent mix of contemporary and traditional styles. They believed that this project was very well done, and that the site was exceptionally beautiful. All Boardmembers agreed that the roof tile was spectacular, and that the project represented extremely high-quality work and excellent materials.

A motion (Werbe/Jewett) to approve the project passed 5-0.

The City Planner clarified that there was a provision in the Code that even though this house was in excess of 8,000 square feet, with the consent of the Commissioner, the City Planner could make a determination that it was not necessary for the project to go forward to the City Council. This project was approved per that provision.

8. 1840 Black Mountain – Alfaro (Stewart Associates)
New house (only garage remains), including landscape plan and tree removal (18% FAR)

A neighbor, Guido Pfotenhauer, 1848 Black Mountain Road, said that he believed that the new house is fine. But, he had concerns about the large Acacia tree in the back which was very large and contributed a great deal of pollen to his yard and his pool to the point where it was very problematic. He would like to see the tree removed.

Alternate Boardmember Benoit said that she liked this project because it was not only not a different architectural style, but it was consistent with the neighborhood. She believed that the details were very well done. She thought it would be important to have trees to complement the project.

Boardmember Jewett agreed saying that he supported the project believing it was nicely inspired. Boardmember Werbe agreed, saying that it was a great plan and a great project. She asked that the proposed colors are checked in the field.

Boardmember Luebkeman said that the landscape plans were easy to read. He said that he had a problem, however, with the architectural style saying he didn't mind derivative architecture, but that the project was not successful as a Frank Lloyd Wright house. He had a fundamental problem with the way in which the design was formulated.

Boardmember Heyman said that he liked the design, however, he felt that the stone veneer somewhat dominated. He liked the roofing sample, saying that usually there is a lighter color for slate. He believed that the design on the chimney caps could use some additional

work. He asked the project landscape architect if it would be possible to remove the large Acacia tree with which the neighbor had concern. Mr. Callan responded that the homeowner had hoped to keep it because it provides a high degree of screening, but that they offered to trim it.

Chairman Reisman stated that he agreed with the concept that if one was going to design a Frank Lloyd Wright house it was important to include more of the indicative elements. He, therefore, was not going to support the project. He also added that if the skylights would be visible from the street, the Board would not support them.

A motion (Jewett/Werbe) to approve the project subject to pruning the large Acacia tree in the rear yard and subject to the condition that the skylights are not visible from the front of the house (even at an oblique view), and subject to revising the landscape plan to address the comments of the Town's Consulting Landscape Architect passed 3-2. (Reisman and Luebkeman dissented.)

OTHER ITEMS

Preliminary Review

Remodel/Addition: 1765 Crockett Lane

New Houses: 99 Baywood Avenue and 2700 Ralston Avenue (the property owners were not present so these two items were continued to the August meeting) 225 Roblar Avenue

Residential Design Guidelines

The Board discussed the issue of the preliminary reviews and asked that guidelines be changed to clarify that the preliminary review is generally a one-way conversation between ADRB and the applicant.

A motion (Werbe/Luebkeman) to recommend that the City Council adopt the Residential Design Guidelines, including the Addendum and including the clarification on the preliminary review process, passed 5-0.

ADJOURNMENT

Maureen Morton, AICP
City Planner