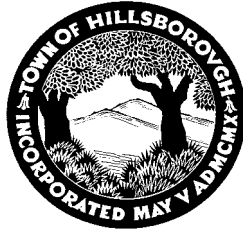


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes
August 16, 2004**

Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER - 4:00 p.m.

Boardmembers Present – Reisman, Heyman, Jewett, Werbe and Benoit (acting as a full voting member)

Boardmembers Absent – Luebkehan

Staff Present – Morton, Tynan

Others Present – Commissioner John Fannon

APPROVAL OF MINUTES - A motion (Jewett/Heyman) to approve the minutes of July 19, 2004 passed, 5-0.

PUBLIC HEARING ITEMS

Discussion Items:

Landscape Plans

1. 530 West Santa Inez— Paterson (Metrofolia/Torin Knorr)

Revisions to previously approved plans for landscaping including relocation of the approved pool and pool house and new lawns, screening plantings, replacement fencing

A neighbor at 515 Chelmsford Road, Barbara Smith Trimmer, spoke in opposition to the project saying that she believed that there was inadequate screening of the existing house, and that the pool house should not be allowed to be sited only ten (10) feet away from the property line. She indicated that her home had less than 20-foot setbacks, and that the further imposition of this pool house would reduce her property value and did not make sense. She believed that the pool house should be built 20 feet away from the property line.

Boardmember Heyman indicated that it appeared that an extraordinary amount of time and effort had been spent on this application. He said that there were letters from the applicant, the

neighbor, staff, and two different reports from the Town's Consulting Landscape Architect. He believed that the issues were clearly addressed and said that he would be willing to support the application subject to the applicant revising the landscape plan to address comments #3, #4 and #5 of the Town's Consulting Landscape Architect's report.

Boardmember Benoit said that this represented a case in where there were clearly differences of opinion between neighbors. She added that very often evergreen trees have similar growth patterns to deciduous trees. Boardmember Benoit said she understands Ms. Smith's concern about the deciduous nature of the proposed screen trees for the home. She stated further that she supported the change to the pool design believing that it fit in well with the design of the home.

A neighbor, Jane Wilson, spoke from the audience saying that she did not understand that the public hearing had been closed.

Boardmember Jewett clarified for the record that the applicant had planted three (3) Redwood trees on Mrs. Smith's property to provide additional screening. He believed that that was a good solution and represented a willingness to address the neighbors' concerns. He also believed that the new design was more in keeping with the design of the house. He did not think that the new design represented a big change in the proposed screening. He also supported the comments of the Town's Consulting Landscape Architect.

Boardmember Werbe said that she believed that the applicant and his team of designers had worked very hard to address the neighbor's concerns. She stated that she could support the project subject to addressing the issues in the Town's Consulting Landscape Architect's report.

Chairman Reisman said that as he reviewed the new design and the first design; he believed that from a property value perspective, the second design was much more preferable. He pointed out the new location of the pool house would afford a sound barrier from any noisy activity related to the swimming pool. He further indicated that the Board rarely has evidence of such sensitivity and attempts to work with neighbors on viable solutions to issues.

Mrs. Smith showed the photo that she had previously provided the ADRB saying that this represented the view from her master bedroom window.

Chairman Reisman asked if that view had changed as a result of the addition on the house. Mrs. Smith said that it had, and in addition, one of her trees was damaged when the applicant planted the three (3) Redwood trees on her property.

A motion (Werbe/Jewett) to approve this application subject to revising the landscape plan to address the comments in the Town's Consulting Landscape Architect's report passed 5-0.

Chairman Reisman concluded that with this amount of opposition the Board is particularly sensitive to the issues. The Board has taken many things in consideration including the fact that it really isn't fair to have this applicant be responsible for the fact that there are less than standard setback areas on the neighbor's home.

The property owner indicated that he did not wish to use Redwood trees to screen the house because the space available was very narrow and Redwood trees would require significant pruning and would not provide the screening that the neighbor sought.

Staff clarified that the Town's Consulting Landscape Architect's request was that an appropriate evergreen tree be selected, and that he only listed a few samples at staff's request.

Staff believed that it would be possible to agree on a species that was acceptable to both the Town's Consulting Landscape Architect and the project applicant.

Remodels/Additions

2. 45 Fagan Drive – Newman (Torin Knorr)

Ground floor addition, removal of existing portions of second story, new elevator (25% FAR)

The property owner indicated that he had built this house in 1974 and lived in it consistently. The reason this application is being brought forward is that mobility issues have required a change in the floor plan.

Boardmember Benoit said that this was a very gracious home, and she believed that the changes were done in a way that did not compromise the classic design. Boardmember Jewett agreed, saying that there was a nice balance with the project. He believed that the elevator appeared to be a little awkward, but that it was acceptable. Boardmember Werbe agreed that this was a very nice job.

Boardmember Heyman complimented the architect for plans nice and clear and easy to read. He said that it was a pleasure to review this project. He stated that the project did not result in an increase in size, and the architectural style had been maintained.

Chairman Reisman indicated for the record that several months ago he had had a conversation with this applicant, but he had not offered any specific direction and believed that he was qualified to participate in the consideration of this application. He said that this was a very difficult design project, and that it had been well executed.

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

3. 560 Laurent Street — Lemais/Peiro (Stewart Associates)

Exterior remodel, ground floor additions and landscape plan (17% FAR)

The project landscape architect indicated that she believed that new native plants should not be larger than five (5) gallon in order to ensure that they had a good start on the site.

Boardmember Jewett said that he did not have a lot of comments. He stated that he believed that the remodel and addition represented a step in the right direction. Boardmember Werbe said that she believed that this was a beautiful remodel. She stated that her only disappointment in the project was with the composite roof material.

Boardmember Heyman also agreed that the house was well done. He thought that there may be a few missing details on the roofing. He further stated that he did not understand the project landscape architect's comments with regard to the Town's Consulting Landscape Architect's report which he believed should be addressed with revisions to the landscape plan.

Boardmember Benoit said that this was a beautiful location and a very nice site and the remodel was very well done. She believed the landscape plan was very sensitive to the setting. However,

she supported addressing the comments in the Town's Consulting Landscape Architect's report. She also agreed that a natural material on the roof would be more acceptable on this style of housing.

Chairman Reisman said that this was a nice addition and very appropriate to the neighborhood. He reminded the applicant that the Board has a policy regarding skylights not being visible from the street. He stated that it was not totally clear from the plans whether or not the proposed skylight would be visible. He pointed out that the ADRB does not like to require a change in roofing materials to something that may be more expensive than the project budget allows. He said, however, that several of the Boardmembers supported exploring the use of a more natural roofing material. He added that if the asphalt/shingle was used, he would recommend using a darker color for a richer look.

Boardmember Heyman supported the idea of using a better quality roofing material. The property owner said that they had recently discussed the possibility of using a wood shake or shingle. Boardmember Heyman pointed out that there are simulated shingle products that look very good.

A motion (Heyman/Werbe) to approve the project with the recommendation that the applicant explore other choices of roofing material, such as a natural product or a simulated natural product, and consider a darker color of composition roofing material, if that is the material chosen, passed 5-0.

4. 15 Bridle Court — Snow (Gumbinger Avram Architects)

Second-story addition and remodel of existing house including new detached second unit and garage (19% FAR)

Boardmember Werbe said that she loves this house; that it's one of her favorites in Town. She felt that the architect had done a beautiful job of integrating the addition.

Boardmember Heyman agreed, saying that the addition nicely balances with the existing house and the second unit. He asked the designer why a door had not been placed on the carport, to which the architect responded that she believed that the doors would be of such a scale that they would visually overpower the rest of the addition. Boardmember Heyman pointed out that the Town ordinances forbid RV's being parked in driveways. He believed that the attractive garage doors would help screen the view of this RV in the open carport.

Boardmember Benoit said that this house has quite a history of owners making changes, over time. She believed that adding the master suite and the family room was a very good idea, and she felt that it had been done very well. She also suggested that if an appropriate garage door could be found it would be helpful, although, she recognizes that the way the garage is sited only the property owner would be able to see the RV parked in the carport.

Boardmember Jewett agreed that this was a very nice project and very nicely presented.

Chairman Reisman agreed that it was a very nice job. He suggested that if the applicant considered a door for the RV parking carport, it need not be a solid traditional garage door; that it might be something less than full height, or something that swings or rolls.

A motion (Werbe/Jewett) to approve the project with the recommendation that the applicant consider alternatives for doors to the carport passed 5-0.

OTHER ITEMS

Preliminary Review

New Houses: 2778 Ralston Avenue, 2768 Ralston Avenue, 2700 Ralston Avenue, 99 Baywood Avenue, 10 Horseshoe Court

Solar Rights Act

The ADRB did not have any questions about the memo that the City Attorney prepared regarding the Solar Rights Act.

Staff Requests

In response to questions from staff about the proposed change in roof materials, the ADRB asked staff to look further into the examples of the roofing application that had been provided regarding the request for changing the roofing material at 15 Glenbrook.

ADJOURNMENT

Maureen K. Morton, AICP
City Planner