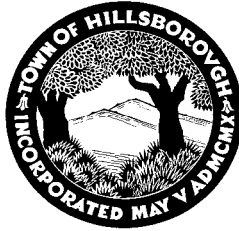


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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



1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes**

October 4, 2004
Town Hall, 1600 Floribunda Avenue – Community Room

2:00 pm – 3:45 pm

STUDY SESSION, Development at 2778 Ralston, 2768 Ralston and 2700 Ralston Avenue

3:30 pm – Adjourned to the regular ADRB meeting

4:00 pm - CALL TO ORDER, regular meeting

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

Boardmembers Absent: - Heyman

Staff Present – Morton, Tynan, Milke

Others Present – Commissioner John Fannon

APPROVAL OF MINUTES—None

PUBLIC HEARING ITEMS

Remodels/Additions

- 1. 1810 Elmwood Road** – Stark (Design Associates West)
Ground floor addition of 117 sq. ft. (20% FAR)

A neighbor at 1815 Elmwood Road (Bryan) spoke saying that she was in favor of the addition.

A neighbor at 1805 Elmwood Road (Hampton) spoke saying that he had lived there for 15 years and supported this project.

Boardmember Jewett said that he believed the design was consistent with the Town's guidelines. He pointed out that the issues that had been raised in a letter which was received from a neighbor were outside of the Board's purview. Boardmembers Werbe, Luebkehan and Benoit all agreed and indicated their support of the project.

Chairman Reisman added that he did not believe that this addition would have any substantial impact. A motion (Jewett/Werbe) to approve the project passed 5-0.

2. 70 Rowan Tree Lane– Ting/Ho (Swatt Architects, Inc.)
Second floor addition and remodel (25% FAR)

A motion (Werbe/Jewett) to continue this item, at the applicant's request, to the November 1, 2004 meeting passed 5-0.

3. 1765 Crockett Lane - Loux (Stewart Associates)
Major remodel and additions to one-story home (17% FAR)

The architect briefly explained the project.

Boardmember Werbe said that this was a nice improvement over what the Board had seen earlier. She believed that the board and batten siding is dated, but the other materials are very nice. She recommended that the applicant carefully look at the proposed colors in the field because she believed the green would be overwhelming.

Boardmember Benoit stated that the project had improved from what they had reviewed previously, that it appeared that the floor plan had been straighten out, and the use of stone was very positive. She also had concerns about the green color.

Boardmembers Luebkehan and Jewett agreed with the previous comments.

Chairman Reisman concluded saying that the project had improved tremendously since the preliminary review, and he thought that this represented a terrific job. He also agreed that the applicant may wish to further study the proposed color.

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

New Houses

4. 99 Baywood Avenue - Benninger (Stewart Associates/Lisa B. Keyston, Landscape Architect)
New house and landscape plan including teardown, tree removal, entry gate and fencing (22% FAR)

Assistant Planner Gina Tynan reported to the Board that staff had not received the certification for the story poles, and that a letter had been received by the architect indicating that it would be necessary to increase the height of structure by about 20 inches.

Boardmembers Luebkehan, Benoit and Jewett said that they were fine with the design even with the proposed minor increase in height. Boardmember Werbe said that she thought that the entry was particularly lovely.

Chairman Reisman said that he was fine with this project, and he did not believe that there would be any impact with the proposed additional height.

A motion (Werbe/Luebke) to approve the project subject to revising the landscape plan to address the comments of the Town's Consulting Landscape Architect and providing staff the required certification for the story poles passed 5-0.

5. 10 Horseshoe Court - Lee (Chu Design/Michael Callan, Landscape Architect)

New house and landscape plan including teardown, tree removal, entry gate and fencing (25% FAR)

The designer briefly reviewed with the Board all the changes that had been made since the preliminary review.

A neighbor at 20 Horseshoe Court spoke with concern that the window in bedroom #2 would look into his backyard. He also had concerns about the Eucalyptus trees and was unclear as to what the plan proposed for them. This speaker's wife said that she had concern about the proposal to move the property line fence to the property line between the two lots because it would increase the fence height by 18 inches.

Boardmember Benoit complimented the design saying that it was beautifully simplistic. She also believed that the landscape screening would address any issues that the neighbors had. She identified this house as being a good example of a transition between a one-story and a two-story neighborhood.

Boardmember Jewett agreed, saying that he thought the design worked very well for this site.

Boardmembers Werbe and Luebke also agreed, saying that this was a very good job. They felt that there was a significant amount of articulation and a careful and sensitive use of materials. There was a question about how much impact a 2' x 4' window would have on a neighbor's yard.

Chairman Reisman also said that he did not believe that a 2-foot wide window would have much of an impact on neighboring properties. He said he believed that the design could reach a higher potential, and he felt that some of the architectural pieces appeared to be very flat. He told the homeowner that he thought that a very small amount of additional craft, which would not result in a tremendous additional expense, would result in a much higher degree of richness.

A motion (Jewett/Werbe) to approve the project subject to revising the landscape plan to address the comments of the Town's Consulting Landscape Architect and with advice to the designer to take additional opportunity to study and improve some of the architectural details passed 5-0.

6. 2768 Ralston Avenue – Dwyer (Chu Design/Michael Callan, Landscape Architect)

New house and landscape plan including a swimming pool and rear yard fencing along the street (22% FAR)

Chairman Reisman reviewed some of the issues that had been discussed at the study session earlier in the afternoon.

Bailey Meyer, 2855 Ralston Avenue, spoke asking if Hillsborough was "selling out" to developers who intend only to maximize profit. She said that seven years ago she established, with some other ladies, the Hillsborough Beautification Foundation to help maintain the character of the Town. She asked the Design Review Board to continue to protect the Town's character and told them that she understood that they had a very difficult job. She commended their decision of the last meeting. She said that she believes this house "looms" over Ralston Avenue, and it would be better on Chateau

Drive. She had concerns that landscaping would be unsuccessful due to the clay soil, and said that it would be necessary to import soil for the landscaping to be successful.

Mr. Kaiser at 2835 Ralston spoke saying that he believed this project violated the Design Guidelines, especially with regard to the silhouette and the ridgeline. He thought that it would be important to further articulate the mass and protect the character of the Town. Mrs. Kaiser also spoke saying that she believed the house was too large and too looming, and that it needed to be pushed back and reduced in size. She indicated that the use of the natural materials was a plus. She stated that it was unclear to her as to how long it would take the landscaping to have any affect on softening the visual impact of the house.

Mrs. Dyer at 3000 Ralston Avenue spoke saying that since all the trees were cut she has no privacy. She said that this house is 7,000 square feet in size, whereas the Henderson's house across the street on Chateau is only 5,500 square feet. This house is too large for the neighborhood. She also said that she had a concern about lighting (she can now see the lights at the school). She stated that she has lived here for 40 years and loved the neighborhood. She said that the area was very special to her, and she did not believe that speculative development was the right thing for her neighborhood.

Chairman Reisman clarified that he had mentioned at one point that it might take 25 years for the landscaping to mature; however, that did not mean that it would take that long for landscaping to have a positive affect on softening the visual impact of a new house. He also clarified that this house had 5,700 square feet of living area, not 7,000 square feet. He also explained to the audience that the ADRB tries to balance a number of things in their review of the project.

Boardmember Jewett thanked the audience for their thoughtful comments. He believed that this project was nicely designed and represented a great choice of materials. He said that he had some concerns about the massing – that it was close to the maximum allowable height. He pointed specifically to the massing in the attic area in the rear. He suggested that the applicant look at the sizes of some of the screen trees proposed along Ralston Avenue, saying that some needed to be bigger in size to help screen the house. He said that he believed that concerns about the lighting were very real, and that, perhaps, some taller specimen trees along the rear property line could help mitigate any impact due to lighting.

Boardmember Werbe agreed that larger size trees were going to be needed for this project. She referred to the other house on the same agenda designed by the same person which had a higher degree of articulation and depth. She believed that this house was too big and square of a mass. She believed that the entry door was dated and “track house” looking. She suggested that the house needed additional depth and shadows.

Boardmember Luebke said that he concurred with his colleagues. He had some concerns that the houses at this location were going to be very visible. He didn't see a way in which this house could be hidden, pointing to the highest slope of the roof, that it was the highest point allowable. He also didn't think that the right and left side elevations were as successful as they could be.

Boardmember Benoit agreed that the bulk of this project is much more significant than the house across the street. However, she was not sure that the pure French style of the architecture could be maintained if the roof was reduced. She suggested that the designer somehow try to mitigate the bulk. She liked the simplicity and the color. She understood that lighting could be a real issue to people on the hillside looking down. She told the developer that she liked all of the houses that he

had built. She asked staff what could be done to mitigate the impacts of lighting, especially if a future owner added exterior lights.

The City Planner responded that it was not possible to regulate what a future owner might do with regard to landscape lighting. However, it appeared that by providing sufficient landscape screening lighting issues could be mitigated.

Chairman Reisman said that he thought this was an excellent example of consistency of a true architectural style. He believed that the central massing was well buffered by the garage at the right side and the lower element on the left side. He pointed out that the color rendering did not reflect any of the landscaping or any onsite features. He said that he believed, of the three site plans on these three adjacent plans, the site planning on this site was the best. He believed that this project related very well to the site. He liked the color materials palette and was supportive of the project.

The applicant, Richard Dwyer, said that he grew up in Hillsborough and the character of the Town was important to him. He said that he does custom homes rather than speculative homes.

Boardmember Luebke said that he didn't think that this design was ready to be approved, saying that the roof appeared to be top-heavy. Boardmember Benoit said that she would like to see a lighting package that could be installed such that there would be no changes to the lighting in the future by future owners.

A motion (Benoit/Werbe) to continue this application to November 1, 2004 to allow the applicant to address the majority of the ADRB members' concerns about mitigating the appearance of bulk, and possibly lowering the height as long as the architectural integrity was maintained; to present a realistic sketch of the project with the proposed landscaping and to include an architectural landscape lighting plan. The motion and the second were amended to include that the applicant revise the landscape plan to include an increase in size of specimen trees to include a mix with 24" – 60" box trees along Ralston Avenue. Also added was a requirement that the applicant study the planting plan to insure that there are trees on the west side to help screen the uphill neighbors and to possibly demonstrate this on a site section. The motion passed 4-1 (Chairman Reisman dissented).

OTHER ITEMS

Preliminary Reviews - New Houses: 545 Remillard, 2700 Ralston

ADJOURNMENT

Maureen Morton, AICP
City Planner