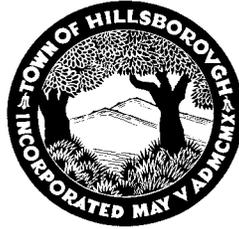


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes
November 1, 2004**

Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER - 4:00 p.m.

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

Staff Present – Morton, Tynan, Yniguez

Others Present – Commissioner John Fannon

APPROVAL OF MINUTES - A motion (Werbe/Jewett) to approve the minutes of September 20, 2004 and October 4, 2004 with minor corrections passed 4-1. (Heyman abstained as he had not been present at the meetings.)

PUBLIC HEARING ITEMS

Consent Calendar:

New Houses – requests to continue to the December 6, 2004 meeting

- 1. 2778 Ralston Avenue** - White (Hunt Hale Jones Architects/Michael Callan, Landscape Architect)
New house and landscape plan including fencing and gates along the street (12% FAR)
- 2. 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)

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

Discussion Items:

Remodels/Additions

- 3. 70 Rowan Tree Lane - Ting/Ho (Swatt Architects, Inc.)**
Second floor addition and remodel including tree removal (25% FAR)

The homeowner and the architect gave an introduction to the project.

Boardmember Benoit said that she appreciated having the model. She believed that this applicant had done a good job with integrating the project with the site and had also done a good job working with the neighbors. She said that she would support the project. She stated some concerns, however, about the possibility of damage to the landscaping during construction and would like the ADRB to require a landscape plan prior to the final inspection.

Boardmember Heyman said that he liked the design. He felt he needed to ask the question whether or not a modern style of architecture fit into this neighborhood. He had decided that it did, as there were other examples of modern architecture in the neighborhood. He also complimented the applicant on working so positively with his neighbors. He believes that the style and materials are very nice. He feels that the overall transformation is positive. His only concern was that the standing seam metal roof be insulated to avoid issues related to noise.

Boardmember Werbe agreed that this was a nice design. She shared the concern about the landscaping, saying that she would like to see a landscape plan before the final inspection.

Boardmember Jewett also supported the project. He said that it appeared that the previous opposition in the neighborhood seemed to follow the issues of the next door neighbor which are now apparently resolved. He stressed how important detailing is on modern architecture.

Chairman Reisman indicated that it appears that the applicant had sufficient votes for the project to pass. He felt differently from his fellow Boardmembers, however, believing that some of the forms were jarring and some of the detailing, such as the copper coming over the edge of the roof down onto the wall, was not successful. He said that he believed this project represented a great deal of work, but that he was less positive than the other Boardmembers on the result.

A motion (Werbe/Benoit) to approve the project subject to adding a condition that a landscape plan is submitted before calling for the final inspection passed 4-1. (Chairman Reisman dissented) It was clarified that this approval included the proposed tree removal and a suggestion that adequate insulation be provided for the roof.

New Houses

- 4. 870 Vista Road - Thorenfeldt (Stewart Associates/Michael Callan, Landscape Architect)**
Teardown and new house with associated landscape plan including tree removal and a new gate at the street (20% FAR)

The project architect reviewed the changes which had been made to the project since the September 20, 2004 meeting. He also reminded the Board that the property on the right side of this site is about 7 feet higher, and the property to the rear is about 12 feet higher, than this property.

Dr. Ho, 860 Vista Road, representing Mrs. Miller read from the letter which summarizes the City Council's direction to the applicant. He stated that the City Council was concerned with the bulk. He reported that he had calculated the cubic volume of both the original application and the current one, and he believed that it had changed by only a small percentage. He felt that this redesign was not consistent with the direction of the City Council. He added that he believed that this was a "closed" Craft-style rather than an "open" Ranch-style of architecture. He indicated that he and his wife had been chairs of the car show which was a celebration of cars and community. He did not believe that this project represented the Hillsborough community. Mrs. Miller has lived there for 52 years, and her architect husband designed her home. He believed that this developer may change Mrs. Miller's entire life with this project. He said that he did not believe this house was consistent with the Hillsborough's values such as subtlety, discretion, harmony and privacy.

Maureen Turner, 885 Longview, says that she has lived on this knoll for 44 years. She has concerns about bulk, size and height, saying that this house was out of context with the area. She said that the houses on this knoll were originally placed to take advantage of views and privacy. She said that when she walked to this site, it sits 12-15 feet above the street. She stated that she believed that pictures provided by the applicant of other two-story homes in the neighborhood, or on other streets, are not on a knoll. She believes that this application is out of character.

Nancy McFarland, 105 Essex Lane, spoke saying that she also believed the project was out of character. She reminded the ADRB that the proposed addition at 20 Longview Court had been turned down because it was also not compatible with the neighborhood.

Boardmember Heyman said that he believed that the applicant had responded positively to the previous comments, including making changes to the height, the floor area and increasing the landscaping. He stated that he would be willing to support the revised project subject to responding to the issues in the Town's Consulting Landscape Architect's report.

Boardmember Werbe said that she has struggled with this application. She believes the project represents beautiful work, but that it is in the wrong place. She does not believe that this design is transitional enough. She only wishes that this architect and developer will find another location for what she considers a very beautiful home.

Boardmember Jewett said that he understands that some neighborhoods are more clearly defined as being transitional or not transitional, but he believes that this is a good design. He further believes that the changes that have been made are commendable, including reducing the mass, bringing down the height, and selecting quality materials that fit well with the landscape.

Boardmember Benoit said that she believed that the applicant has done a good job. She said that this house feels like a two-story house because the garages are below grade. She pointed out to the audience that the application at 20 Longview Court was an entirely different situation. She believes that Vista Road is an area of transition. She further believes that this project is very well screened, and that it is important for the Board to balance the concerns of the neighbor with the rights of someone to build a house as long as it is in compliance with Town's standards and guidelines. She pointed out that this house steps down; it's not boxy. She felt that the applicant has gone to great lengths to reduce the scale of the house and increase the landscaping in the landscape plan.

Chairman Reisman agreed that the applicant has done a considerable amount of work on this design. He further believes that this type of house responds to the current needs of the real estate

market. He stated that this is a project he can support. He said that he believed that the original rooflines may have been better, but that the applicant has done what he can to diminish the appearance of bulk on this house. He pointed out that there is a wall break on the side of the bathroom which is only 12 inches deep and suggested that if it was possible the applicant may want to increase that to further enhance the elevation.

A motion (Heyman/Benoit) to approve the project subject to revising the landscape plan to address the comments of the Town's Consulting Landscape Architect passed 4-1. (Werbe dissented.)

5. 75 Sugarhill Drive - Woods (Chu Design/Michael Callan, Landscape Architect)

New house and associated landscape plan including tree removal, retaining walls and new driveway (13% FAR)

The Assistant Planner indicated that the applicant had had difficulty with installing the story poles for this project.

Boardmember Werbe said that she liked this house on the preliminary review and continues to like it. She appreciates the high quality materials and believes that this design is a good response for a very difficult site.

Boardmember Jewett said that he liked the way the house stepped down with the site. He asked about the roofing material, and the applicant responded with a sample saying it would be a mix of brown colors. Boardmember Jewett expressed his support of the project.

Boardmember Benoit said that she loved this project, and that the designer had cleaned up many of the details since the preliminary review. She discussed with the applicant the possibility of using a trowel-applied stucco which would really enhance the design.

Boardmember Heyman stated that this was not an easy site to develop, and that this designer had done a good job working with the natural slope. He also said that this was a nicely prepared set of plans and that he was willing to support the project subject to addressing the comments in the Town's Consulting Landscape Architect's report.

Chairman Reisman also indicated support of the project saying that the changes that had been made since the preliminary review benefited the overall project.

A motion (Werbe/Jewett) to approve the project subject to revising the landscape plan to address the comment of the Town's Consulting Landscape Architect passed 5-0. (Chairman Reisman suggested that the applicant may wish to further study the body color of the house, especially in relation to the color of the roof tiles.

6. 1345 San Raymundo Road - Balestieri/Young (Chu Design/Michael Callan, Landscape Architect)

Teardown and construction of new house and associated landscape plan including tree removal and relocated swimming pool (18% FAR)

Boardmember Jewett referred to the comments of the Town's Consulting Landscape Architect's report. He also said that he was very supportive of the design. He asked about the roofing material; the response was that the roof would not be red, but shades of brown. He asked if the proposed

stone was natural stone, to which the response was yes. He concluded by saying that this project presents itself very well, and that he likes it very much.

Boardmember Benoit agreed, saying that this was a lovely plan. She believed that the design of the entrance was especially positive. She asked some questions about the trees, including the proposed removal of the Cedar tree and the new Olive trees. She asked the applicant if it was possible to use larger size Olive trees, to which the applicant responded affirmatively. Boardmember Benoit stated that she could support the project with the removal of the Cedar tree if the Olive trees were increased to 36 inches, if the Camphor trees were increased in size, and if the Cherry trees were replaced with a more successful species. She also discussed the type of stucco application that she believed would benefit this project.

Boardmember Heyman said that although he believed the mass of this house is exasperated by the siting, he believed that it was successfully mitigated by mature trees. He said that he was supportive of this design which he believed fit well into the neighborhood. He also agreed with the comments on the Town's Consulting Landscape Architect's report, as discussed by Boardmember Benoit, should be addressed.

Boardmember Werbe agreed, saying that she had also had concerns about the potential loss of the Cedar tree but believed that this was a good compromise solution. She complimented the designer on addressing the Board's comments from the preliminary review.

Chairman Reisman said that he still had some minor concerns about the entry as compared to the design of the iron work. He believed that the rafter tail was lovely and further believed that the designer could continue to add to the richness of the project. He was supportive of the project.

A motion (Benoit/Werbe) to approve the project, including the removal of the Cedar tree, with an increase to 36 inches of the proposed Olive trees and revising the landscape plan consistent with the recommendation of the Town's Consulting Landscape Architect's report passed 5-0.

OTHER ITEMS

Preliminary Review:

<i>Second Unit:</i>	45 Berryessa Way
<i>New Houses:</i>	150 Bella Vista Drive
	19 Mountain Wood Court
	545 Remillard Drive (2 nd Preliminary Review; first was 10/4/04)
<i>Second Story Addition:</i>	350 Moseley (2 nd Preliminary Review; first was 1/5/04)

Maureen Morton, AICP
City Planner

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