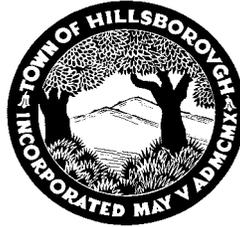


TOWN OF HILLSBOROUGH  
SAN MATEO COUNTY

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1600 Floribunda Avenue  
Hillsborough  
California 94010

**Architecture and Design Review Board  
Minutes**

February 7, 2005

Town Hall, 1600 Floribunda Avenue – Community Room

**CALL TO ORDER** – 4:00 p.m.

**Boardmembers Present** – Richard Reisman, Walter Heyman, Jennifer Werbe, George Jewett and Kathleen Benoit

**Staff Present** – Maureen Morton, Gina Tynan and Ray Yniguez

**APPROVAL OF MINUTES** — A motion (Walter Heyman/Kathleen Benoit) to approve the minutes of January 3, 2005 passed 5-0.

**WRITTEN/ORAL COMMUNICATIONS**

No member of the public wished to speak; however, Chairman Reisman reported the following:

- He had contacted the Mayor about the ADRB's willingness to review future subdivision proposals, and he believes the City Council is aware that the ADRB is available to provide input.
- Chairman Reisman had attended the General Plan Community Meeting, and he believed that the progress on the general plan is going very well.
- Chairman Reisman disclosed that he has hired Chu Design to do a Title 24 analysis for a property he has outside of Hillsborough. He does not in any way believe this will affect his ability to act impartially on any design applications brought forward by this firm.

The City Planner announced that Chairman Reisman had been reappointed as Chair of the ADRB for this calendar year.

## **PUBLIC HEARING ITEMS**

### **Consent Calendar:**

#### *New House*

- 1. 2700 Ralston Avenue** – Miller (TRG Architects/Michael Callan, Landscape Architect)  
New house and landscape plan including a swimming pool, pool house, fencing and columns along the street, a fountain in the front setback, and a new driveway (22% FAR)  
Recommendation: Continue to March 7, 2005, as requested by the applicant

#### *Addition*

- 2. 20 Joyce Road** – Lee (Hun Lee)  
Rear addition of approximately 776 sf at the ground floor and 315 sf at the second floor including a new balcony (25% FAR)  
Recommendation: Approval, subject to Standard Conditions

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

### **Discussion Items:**

#### *Revisions to Previously Approved Plans*

Boardmember Jewett stepped down due to the proximity of his home to the project.

- 3. 1 Camaho Place** – Panos (JPH Design Management, Inc.)  
Revisions to plans previously approved by the ADRB for additions, remodel, and new roofing; proposed changes include new exterior finishes, windows and doors, increased roof height, and new roofing materials (20% FAR)

A neighbor (Mr. Jewett) at 645 West Santa Inez spoke, welcoming the new neighbor. He said that he was very pleased that the neighborhood has someone who hopes to move forward with this project in a positive way. He provided some history about trees on his property and the subject property, as well as some history about addressing drainage with a culvert. He said that, although he had liked the roofing material on the previously plan, his major concern was the screening. He indicated that trees have died and trees have been removed as recently as this past week. He asked the ADRB to require a landscape plan for screening, especially at his property line, and to replace those that have been removed to the south.

The property owner stated that he had no problem providing screening because it would benefit both properties.

Boardmember Heyman said that this is a vast improvement over what had been previously approved. He would, however, like the applicant to address the screening issue.

Boardmember Benoit said that she thought this was a creative solution for a one-story house, and that it was a well thought-out addition. She also supported addressing the screening issue.

Boardmember Werbe said that she thought that this was a nice project, and she particularly liked the finishes. She thought that the roof selection was good, and she was hoping that the landscape issue might be something that could be worked out between the two property owners.

Chairman Reisman said that he agreed that the project was an improvement; however, he believed that it could use some additional inspiration. He said that the materials are good, but he believed that the project could have additional richness. He pointed out that some of the pieces were quite well inspired, but others were not. He also supported the screening issue.

A motion (Werbe/Benoit) to approve the project subject to the applicant securing approval on a landscape plan (either through the administrative process or by the ADRB) which would be installed before calling for the final inspection on the house, passed 4-0-1. (Boardmember Jewett abstained.)

#### *Addition/Remodel*

#### **4. 100 Country Club Drive – Ching (Lika Design Group, Inc.)**

Ground floor additions of approximately 796 sf including removal of an existing carport and exterior remodel (18% FAR)

A neighbor (Bob Sharp) indicated that he was present merely to observe.

Boardmember Benoit said that while this project was interesting, the end result may merely be a Ranch house with new windows. She asked the applicant to consider more of an update with an integrated architectural style.

Boardmember Jewett agreed, saying that it appears that the intent is trying to update a Ranch-style house, but that the concept seems to be missed in the execution. He was particularly not supportive of the windows.

Boardmember Werbe agreed, saying that she was not clear if the applicant was hoping to turn a Ranch house into a contemporary style. She pointed out that, with the changes, the house does not fit well into the neighborhood. She urged the applicant to pick a style and “go with it” and restudy this application.

Boardmember Heyman pointed out that the Board is really only looking at an 800 square foot addition. He does agree that the window choice is not positive. He believed that there was a disconnect between the house style and what is being proposed with the windows.

Chairman Reisman also agreed saying that the design of the windows may not stand up over time. While he believed this project was not egregious, he felt that it definitely needed additional study to be sure that all of the pieces are coming together for a positive whole. He reviewed for the applicant his opinions about the various windows and their placement relative to the horizontal nature of the Ranch-style house. It was mentioned that the applicant might want to look at the house on the 1500 block of Black Mountain Road on the right-side of the street.

Boardmember Benoit concluded that she did not believe that the design as presented would hold its value over time because of the incongruities.

A motion (Werbe/Jewett) to continue this item for design reconsideration to the March 21, 2005 meeting passed 5-0.

*Landscape Plans*

**5. 1820 Forest View Avenue – Leung (The Garden Route Co.)**

Landscape plan including new fencing and gates along the street and tree removal

A neighbor at 1840 Forest View Avenue (Dr. Persike) spoke saying that his house was immediately west of the project site. He asked the Board to consider the issues which he itemized in his letter dated January 27, 2005, including his objection to the use of bamboo, and his concerns about drainage, and his request for the removal of the Acacia tree.

Boardmember Jewett said that he believed that this was a nice plan that worked well with the property. He was not overly supportive of the fence design, saying that it seemed to have a relentless, strong horizontal feel. He said that he understood the concerns of the neighbor.

Boardmember Werbe pointed out that the Town's Consulting Landscape Architect had quite a few comments in his report about this plan. She suggested changing the bamboo to a more non-evasive species. She also pointed out to Dr. Persike that the ADRB's purview is aesthetics, and that technical issues, such as drainage and irrigation, are handled through the permitting process with the Building Department once the design is approved.

Boardmember Heyman also referred to the comments in the Town's Consulting Landscape Architect's report, saying that they would require revisions to the plan.

Boardmember Benoit said that she thought the plant palette went very well with the architecture. She asked the applicant if the bamboo was a variety that spread, to which the applicant responded that it was not. The applicant said that they planned on selecting a clumping-style of bamboo that would not be evasive.

Chairman Reisman said that he agreed with Boardmember Jewett about the design of the fence saying that there was no relief to the verticality of the design. He suggested that there were ways to achieve that same look with a more timeless and undated look.

A motion (Benoit/ Werbe) to approve the project subject to the applicant revising the plan to address the comments of the Town's Consulting Landscape Architect and to either remove the bamboo or secure a sign-off from the adjacent neighbor for its use based on evidence that it would not be evasive passed 5-0.

**6. 865 Longview Drive – Warner (Michael Callan, Landscape Architect)**

Rear yard landscape plan including relocation of pool equipment enclosure, new fencing and arbor, and replacement paving; removal of carport structure from front yard

Boardmember Werbe disclosed that she had hired this designer for a project of her own, but that it would not affect her impartiality on reviewing applications that were prepared by the same designer.

The consensus of the Board was that the plan was fine, including the removal of the carport. The report from the Town's Consulting Landscape Architect had also been positive.

A motion (Heyman/Jewett) to approve the project as submitted passed 5-0.

**7. 600 Eucalyptus Avenue – Miller (Michael Callan, Landscape Architect)**

Revisions to previously approved plans for fencing and gates along the street including an increased gate height

The project designer recognized that the maximum height for fencing and gates along the street is 8 feet, and he suggested removing the finial from the pedestrian gate so that it would comply with the code.

A neighbor at 1898 Floribunda Avenue (Mr. Beardsley) spoke saying that he feels that his home is now part of “Disneyland”, and that the neighborhood could not support a “storybook feature with whimsical charm” which is how this designer described this proposal. He urged the Board not to approve this design because it did not fit into the neighborhood.

From the audience, Mrs. Johnson asked to clarify that this lot is not a Hillsborough estate; it is a small piece of property.

Boardmember Heyman said he definitely had a problem with the proposed height of the gate. In addition, he would rather see a more understated design. He believed that this gate represented too much ornamentation. He also reminded the designer that there was concern about the amount of hardscape on this property, and that he would be required to certify that it was consistent with the approved plans before the house receives its final inspection.

Boardmembers Benoit and Jewett both commented that although the gate was beautiful, it was not successful at this location because it was not consistent with the design of the house, and it was too close to the street.

Boardmember Werbe indicated that she had sympathy for Mr. Beardsley, especially since this house has been under construction for so many years. She also said that the ADRB was tired of dealing with the disrespect shown by this property owner for the Town, the neighbors and everyone else involved. She further stated that, although she believed the gate was interestingly beautiful, it did not fit onto this site.

Chairman Reisman concluded saying that he also believed that the gate represented too much ornamentation, especially in front of this house which is already becoming far too ornate and is too close to the street. He mentioned that he toured this house in 2003 and was told that it was almost complete at that time. He would really like to see this house completed.

A motion to continue this item to the March 21, 2005 to allow for a redesign to address the Board’s comments including that the gate design be more understated, and that the ADRB seeks certification from the project landscape architect that the amount of hardscape on the property has not exceeded that which was approved, and a request that the property owner work with the neighbor at least one meeting to come up with a revised design passed 5-0.

## New Houses

- 8. 19 Mountainwood Court** – Curti/Donald (Alan Olin /Michael Callan, Landscape Architect)  
New house of approximately 6, 390 sf and associated landscape plan including new retaining walls along the street and a new driveway (22% FAR)

Boardmember Benoit indicated that this design had come a long way. She asked if the proposed stone was real or simulated, to which the applicant responded that it was a simulated product. She suggested that it would look better if the shutters were used consistently on all elevations of the house.

Boardmember Jewett stated that he was very supportive of the entry design. He would, however, prefer a higher quality roof, real stone, and that the shutters represent a stronger design statement.

Boardmember Werbe agreed, saying that the applicant had done a very nice job in addressing the ADRB's previous design issues. She believed that this now looks like a nice custom designed home except that the finishes are like Blackhawk. She would like to see better roof tiles, improved shutters and real stone. She stated her concern about that it appears that costs are already being cut with the materials, and she hopes that this is not a trend as the construction is initiated.

Boardmember Heyman said that he had no qualms with the design or the landscape plan.

Chairman Reisman said that he believed that this house is a little "weak" on addressing the "old Hillsborough concept" which was promised for the subdivision. He did believe that if the materials were extremely rich, it would be acceptable. He liked the color palette. He agreed that the roof tiles looked too new and the railing design looked uninspired. He also urged that the use of the rock should be more integrated with the design of the house. He supported the concept of the use of shutters, but did not understand why they had not been carried around the house.

A motion (Werbe/Heyman) to approve the project subject to revising the landscape plan to address the comments of the Town's Consulting Landscape Architect and returning to the ADRB with proposals for different roof tile (real stone) and a different shutter design including considering using shutters on other elevations before submitting for a Building Permit application passed 5-0.

Boardmember Jewett stepped down for this item to avoid an appearance of a conflict of interest. Chairman Reisman also reiterated that he had hired Chu Design for a Title 24 report on a property in another town, and that did not jeopardize his impartiality for work done by this designer.

- 9. 2768 Ralston Avenue** – Dwyer (Chu Design/Michael Callan, Landscape Architect)  
New house of approximately 5,788 sf on vacant lot (18% FAR)

Mr. Kaiser (2835 Ralston Avenue) spoke saying that the neighbors' had discovered a document related to the two-acre lot size medium deed restriction and that they would be filing a temporary restraining order. He also stated that there was a request from the City Engineer to explore a shared driveway issue, and that the story poles had not been erected for the revised design. He believed that, based on these issues, the ADRB should not consider approving the design of this project.

Ms. Meyer at 2855 Ralston Avenue spoke saying that this Town has no way of reviewing all aspects of development and the impacts of construction. She said that she finds this extremely frustrating.

She believed that this property owner has done a commendable job on a redesign; however, it is too difficult for the neighborhood to determine potential impacts without having story poles. She further reported that a document had been discovered regarding the Crocker Wood subdivision, and that an injunction was pending. As a result, she believed that no action should be taken by the ADRB.

Mrs. Johnson at 37 New Place Road pointed out that the story poles had not been reinstalled to reflect the revised design. She also referenced Boardmember Werbe's previous comment that Boardmember Werbe could not approve one design at this location without designs for the other two houses. Mrs. Johnson is concerned that one house design should not be evaluated on its own. She also said that the neighbors were pleased to hear that this lot is included in the two-acre lot size limitation. She urged the Board to defer any action until the legal issues have been resolved, the story poles had been erected, and the designs for the other two houses had been submitted.

Patricia Hsiu at 2715 Ralston Avenue spoke saying that she lives across the street from the site. She stated that she has been disappointed and saddened by the project. She said that initially when Mr. White proposed the subdivision it sounded like a decent project, but now she feels that she has been misled. She urged the ADRB not to approve this application; although she appreciates the redesign. She said that the neighbors did not have the benefit of story poles. She believes that this site is an eyesore now, and that it will be for some time to come. She recognizes that attempts to postpone development will more than likely result in the eyesore continuing.

Mrs. Kaiser at 2835 Ralston Avenue spoke saying that she supported the design changes that had been made by the property owner in response to the neighbors' concerns.

A property owner at 2780 Ralston Avenue spoke with concern about safety and the visibility of the site which she believes will result in an eyesore.

Boardmember Werbe stated that she believed that the applicant had done a very nice job redesigning the house. However, she did not believe that she could vote positively without seeing the designs for the other two houses. She also told the property owner that, although the Board does not require story poles for one-story structures, it would have been beneficial for him to have installed the poles. In conclusion, she was not comfortable approving this project at this time.

Boardmember Heyman indicated that he believed that the Board really needs to address the design features of this application, and only the design features. He summarized that it is not possible for the ADRB to address the two-acre lot size issue, the driveway safety issue, and other issues related to this project which are out of the ADRB's purview. He agreed with Jennifer Werbe that it is difficult to judge the design of one property without looking at the designs for all three properties. However, he believes that this applicant has done a good job redesigning, with a very attractive solution to a very difficult problem.

Boardmember Benoit stated that she believed that this was a fabulous home, and that this property owner had been a real gentleman to "scrap" the previous design for this location. However, she stated, that with pending litigation, she did not feel that she could act on this design proposal. She suggested that the ADRB refer this matter to the City Council because she did not believe that the Board should act with so many issues "up in the air".

Chairman Reisman said that the ADRB had been counseled by the City Attorney about the issue related to the two-acre lot size, and that it was not something which the ADRB should attempt to address since it was a private issue between property owners. He reminded the Boardmembers that

the ADRB is charged with reviewing and making recommendations on designs of houses. He believed that the aesthetics of this application are compellingly approvable. He further said that he believed that this one-story design would be very compatible with the design which they had already reviewed for the property at 2700 Ralston Avenue. He concluded by saying that, in terms of the ADRB's mandate, which is reviewing aesthetics, the design should be approved.

Boardmember Heyman said that, since the landscape plan has not been resubmitted, he wanted to clarify with the applicant that screening is going to be a real important issue that needs to be addressed in the revised landscape plan.

A motion (Heyman/Reisman) to approve the project, understanding that the judgment of the ADRB is strictly on the aesthetics of the application, and subject to submittal of a revised landscape plan at the meeting of March 7, 2005 passed 3-1-1. (Boardmember Benoit dissented; Boardmember Jewett abstained.)

### **OTHER ITEMS**

Preliminary Review:

*New Houses:*           839 Seabury Road (Teardown)  
                              70 Joyce Road  
                              2105 Ralston Avenue (Teardown)

### **ADJOURNMENT**

Maureen Morton, AICP  
City Planner