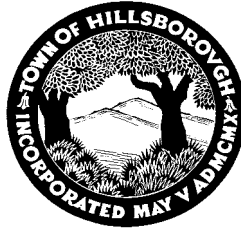


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board
Minutes
March 21, 2005

Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 p.m.

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

Boardmembers Absent – Walter Heyman

Staff Present – Maureen Morton, Gina Tynan and Ray Yniguez

APPROVAL OF MINUTES — A motion (Jewett/Werbe) to approve the minutes of March 7, 2005 passed 4-0.

PUBLIC HEARING ITEMS

1. **15 Bridle Court** – Snow (Gumbinger Avram Architects, Inc.)
Revisions to plans previously approved by the ADRB to reduce the carport at the detached second unit by approximately 169 sf and add a one-story detached pool house of approximately 568 sf (20% FAR)
Recommendation: Approve subject to Standard Conditions

A motion (Jewett/Benoit) to approve the application subject to elimination of the skylights passed 4-0.

Consent Calendar:

2. **630 Pullman Road** – Jee (Dale Meyer Associates)
Teardown and new house of approximately 5,600 sf including a second unit and associated landscape plan including tree removal, walls along the street, and a new driveway (25% FAR)
Continued off calendar
3. **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
Continued to April 18, 2005, as requested by the applicant

4. 30 Pear Court – Ho/Goldberg (Trademark Architecture & Interiors)

Exterior remodel including a second floor rear addition of approximately 861 square feet, a first floor addition of approximately 69 square feet, entirely new roofing, and a new detached garage of approximately 462 square feet (21% FAR)

Approved, subject to Standard Conditions

5. 2536 Butternut Drive – Bramhe (James Neubert Architect)

Revisions to front yard landscape plan previously approved by the ADRB to legalize columns and stairs installed along the street and to include new fencing

Continued off calendar

A motion (Werbe/Jewett) to approve the consent calendar passed 4-0.

Discussion Items:

Revisions to Previously Approved Plans

6. 19 Mountainwood Court – Curti/Donald (Alan Olin Architect)

Minor modifications to materials and finishes for plans previously approved by the ADRB for a new 6,390 sf house (22% FAR)

Boardmember Jewett indicated that the modifications are an improvement from what the Board had previously seen. He asked for a clarification about the stone, and the architect responded that it was real stone.

Boardmember Werbe agreed that this was a nice job saying, that although she wasn't 100% supportive of the roof tile, she believed that it would be acceptable.

Boardmember Benoit agreed saying that she liked the shutters.

Chairman Reisman also agreed and suggested that the applicant work further to mottle the color of the roof.

A motion (Jewett/Werbe) to approve the project with the clarification that the stone is real passed 4-0.

New Houses

7. 725 Jacaranda Circle – Thorenfeldt (Stewart Associates/Michael Callan Landscape Architect)

Teardown and new house of approximately 9,177 sf including a second unit and associated landscape plan including tree removal and new fencing, gates, and columns and along the street (20% FAR)

The project architect reviewed the application indicating that stone had been added to the design. The project landscape architect also reviewed the planting plan.

A neighbor at 724 Jacaranda Circle (McGee) spoke saying that her house was across the street. She believed that the increase in size from a 3,000 square foot house to a 9,000 square foot house was not acceptable.

A neighbor at 735 Jacaranda Circle (Naden) spoke saying that her issues were with the chimneys. She further explained that she intended to cut the trees in her yard to facilitate a view, and she was not clear as to how many chimneys there actually were and how they might impact her view.

A neighbor at 723 Jacaranda Circle (Cronin) spoke saying that there are no houses in this neighborhood anywhere near this size. He believed that the largest house in the neighborhood was 7,000 square feet, and the second largest house was 5,000 square feet. He also has concerns about potential loss of privacy.

A neighbor at 20 Cottonwood Court (Wovendn) spoke saying that the large size of this house will dominate the neighborhood. She also had concerns that the removal of trees would impact her privacy.

The public hearing was closed.

Boardmember Werbe said that she liked this house. However, she believed that the rendering looked a little like "Palm Beach architecture". She explained that the ADRB would be making only a recommendation to the City Council. She further explained that a house of this size usually means that the finishes and the screening issues are of utmost importance. She believed that the finishes on this house will help mitigate its size. She said she felt that the landscape plan is beautiful. She urged the applicant that he needed to be aware of the neighbors' issues about screening.

Boardmember Benoit agreed, saying that there are a number of trees being removed. She asked if the screening was going to be adequate for a house of this size. The project landscape architect suggested increasing the size on the arbutus to provide more screening.

Boardmember Benoit said that the plans were beautifully detailed but agreed that the color needed to be toned down to blend better with the landscape. She asked if the applicant had a sample of the roof tile. The architect responded that he did, saying that the tile was not shiny and was not an s-shaped tile. Boardmember Benoit said that it sounded to her as if the applicant needed another meeting with neighbors to assure them that the landscaping would be sufficient to screen the house. She would like to see the final color and the revised landscape plan.

Boardmember Jewett said that he believed that this was a great looking house with very interesting massing that was handled very well. He agreed, however, that the size was large, and that the landscaping issues were important. He referred to the Town's Consulting Landscaping Architect's report.

Chairman Reisman said that he liked the house but agreed that it is very large. He believes that the house is well designed and that the lot provides for a house this size. He pointed out that the color board was extremely white, and he would like to see the color toned down. He would also like the applicant to go as far as possible to address the landscape screening issues that had been raised by neighbors. He believed that since this is a large home it was important for the applicant to go the extra mile.

The project architect pointed out that most of the lower level is underground resulting in less than 7,000 feet above ground – which is not an overly large-sized house for Hillsborough. He also pointed out that there was a 71-foot front yard setback.

Boardmember Werbe asked the architect to clarify the neighbor's issue about the chimneys. She also believed that there should be one more meeting with the neighbors, and that the applicant should submit a revised color board.

Chairman Reisman asked if everyone believed that the landscape plan was adequate. He asked the landscape architect how many trees were being removed, and how many new trees are being planted, to which the landscape architect responded that 32 trees were being removed and 74 trees were being planted. Chairman Reisman pointed out that the new trees are going to be in a more meaningful location for screening the house than where pre-existing trees might be.

Boardmember Jewett asked how substantial the Pittosporum was on the south side, to which the landscape architect responded that they were quite substantial although they probably need to be watered.

Boardmember Benoit said that it appeared as if the landscaping issue had been addressed, but she still believed that a house this size needs final approval of a color board before going to the City Council.

The City Planner recommended that the house could go forward to the City Council with the color board as a consent item from the Design Review Board to see if at their next meeting, which would be in advance of the May 9th Council meeting.

A motion (Benoit/Jewett) to recommend that the City Council approve the design of the house and landscape plan subject to final approval of the color board by the ADRB and addressing the comments on the Town's Consulting Landscape Architect's report passed 4-0.

- 8. 2105 Ralston Avenue – Liang (Stewart Associates/Michael Callan Landscape Architect)**
Teardown and new house of approximately 6,261 sf and associated landscape plan including tree removal, columns along the street, and a new driveway (25% FAR)

The project architect explained that the revised drawings have been submitted to address the 5-foot maximum height for attic space. He discussed the siting issues of this project and indicated that they were trying to keep as many trees as possible.

A neighbor at 2121 Ralston Avenue (Tuckman) spoke saying that he had a concern with the height. He believed that this project was changing the ambiance of the neighborhood – that there were one-story houses on Ralston Avenue and Hillsborough Boulevard. He had concerns about the massive windows on the second floor, saying that the privacy of his swimming pool could be jeopardized by the windows at this location. He would like to be assured that someone standing on the second-floor balcony would not see into his swimming pool area.

A neighbor at 875 Hillsborough Boulevard (Day) spoke saying that this intersection has increased in traffic. He believes that any new growth should be set back from the street. (He provided the ADRB with a set of photographs.) He pointed out that the new roof would be 32-feet high, and he had concerns about visibility, privacy, massing, and particularly, the potential loss in value of his home if this house is approved. He suggested that the front of the house be "turned onto" Ralston Avenue where he believes it fits in better.

Boardmember Benoit pointed out that this design had received many positive comments at the preliminary review. She further said that she believed that this area of Ralston Avenue and

Hillsborough Boulevard was one of transition, and one with a great deal of variation in architectural styles and sizes. She thought that the landscape plan for this project was very well done.

Boardmember Jewett also believed that the project was nicely designed. He pointed out that the roof in the front slopes down to the first-floor height which tends to mitigate the issue of massing. He agreed that the Ralston Avenue frontage does present a substantial façade, but he believed that the landscape plan showed sufficient screening and screening that was appropriate to mitigate any potential visual affects. He pointed out that the master bedroom deck was so far from the adjoining neighbor's property (over 90 feet) that it should not be a problem for any visibility issues.

Boardmember Werbe said that she supported the project believing that the design was very positive.

Chairman Reisman said that he had given consideration to the neighbors' concerns. He pointed out that on this lot the property line is set back farther onto the site than most other properties making it more difficult to develop. He agreed that with the deck over 90 feet away from the neighbor's property that visibility from the deck should not be an issue. He believed that the house had a lovely design, and that the craft and the texture needed to fold together in a rich fashion for a house this size.

A motion (Jewett/Werbe) to approve the application passed 4-0. It was mentioned that the landscape plan received very positive reports from the Town's Consulting Landscape Architect.

- 9. 2961 Churchill Drive – Chien (LTC Design Group/Dillingham Associates Landscape Architects)**
Teardown and new house of approximately 6,323 sf and associated landscape plan including walls, posts, and gates along the street (25% FAR)

Boardmember Jewett said that he believed that portions of this house were attractive, and that some of the detailing was very positive. He believed that the designer had done a good job with the pre-cast elements. He questioned the second floor "void" area saying that it might have a possibility of becoming useable space.

Boardmember Werbe agreed with Boardmember Jewett's comments. She was not extremely supportive about the project. She thought that it looked large and ostentatious and like a "tract home". She suggested that the use of better materials would help the design. She believed that it felt more like a "tract house" than a beautiful old Hillsborough home. She also pointed out the number of comments in the Town's Consulting Landscape Architect's report.

Boardmember Benoit said that she thought this was a fine plan, and that it had a great deal of elegance. She reminded the ADRB that it had supported this design at the preliminary stage. She agreed that something other than pre-cast stone would result in a richer look. She also believed it was important to have a positive landscape plan, and that it did not appear that one has been included in the packet at this time.

Chairman Reisman said that he was not pleased with this design. He said that there were aspects of this design that represented a design process that appeared not to be complete (referencing the angle in the living room walls, the one-foot offset, the need to walk through the closet to get to a bathroom, etc.). He believed that the rendering was not positive and asked the designer what the relief fixture was at the band on the façade to which the response was that it was a color change.

Chairman Reisman believed that it was important to have a revised landscape plan, additional detailing including windows, and a refinement of the plan.

Boardmember Benoit agreed saying that she believed that the ADRB needed to see this project again with a complete and revised landscape plan and addressing the issues of detailing.

A motion (Benoit/Werbe) to continue this application to May 2nd to allow the applicant to prepare an acceptable landscape plan and to address the other issues such as: detailing, rear roof lines, the color board, the window detailing, the use of pre-cast stone and the brick veneer on the chimneys passed 4-0.

Continued Items:

Landscape Plans

Boardmember Jewett stepped down from participating on this item

10. 2768 Ralston Avenue – Dwyer (Michael Callan, Landscape Architect)
Landscape plan including new fencing and columns along the street

A neighbor at 2768 Ralston Avenue (Kaiser) spoke saying that at the last meeting one Boardmember commented that this house was extremely visible, and that screening would be important. She asked what would be done and what would be the timeframe. She further told the ADRB that she and the other neighbors present represented a large number of people in Hillsborough.

A neighbor at 2715 Ralston Avenue (Stein) spoke saying that he did not believe that the driveway met the required siting distances of the Town. He was particularly concerned because it appeared that the driveway had been moved closer to the turn on Ralston Avenue. He also had questions about the need to back out of the driveway since there did not appear to be sufficient turnaround space.

A neighbor at 100 Robin Road (Waterman) spoke saying that he also did not believe the driveway design met the Town's requirements. He said that at least once a year a car ends up in his front yard as a result of a poor negotiation of the turn on Ralston Avenue. He believed that a shared driveway would help. He further said that all of the neighbors believed that they were not being heard, and their issues were not being answered in the process. He pointed out that when some issues are raised they are told that they are not on the agenda. He indicated that the development at this location feels like a "development". He said that it appears that the process is being blamed – why not fix the process!

A neighbor at 2855 Ralston Avenue (Meyer) spoke with concerns about the project, as per the attached.

A neighbor at 2768 Ralston Avenue passed some materials out to the ADRB. He said that he believed that the Town had a requirement for a 200-foot driveway site distance. He also said that he believed that the Mitigated Negative Declaration showed a driveway location different from the one on these plans. (He passed out a second handout to the ADRB.) He said that the neighbors had paid for a traffic study, and that the draft of the study, which he had just received today,

showed four alternative safe driveway locations. He does not believe the driveway on these plans meet the Town's requirements. He urged the Board not to approve the plans.

The property owner at 37 New Place Road (Johnson) said that she had reviewed the plans and believes that the shared driveway is opposed by the property owner. She believed a conditional approval by the ADRB would make a sham of their process.

A neighbor at 2715 Ralston Avenue (Stein) said that she would not discuss the driveways since the ADRB explained that that was not in their purview. However, she wanted to address the issue of the grand stairway. She said that she understood that parking on the parking strip might be prohibited, and if that is the case, she had concerns that the guest parking for this house would be on her side of the street.

Chairman Reisman said that he would like to try to address the comment about fixing the system. He pointed out that the ADRB reports to the City Council and follows the City Council's direction. He clarified that the ADRB could not decide on the design of the driveway; that there is a process in place, and it is incumbent upon the ADRB to follow it. He said that if the neighbors were unhappy with that directive from Council that the neighbors needed to appeal that decision to the City Council. He believed that it was important for the ADRB to be consistent with its procedures.

Boardmember Werbe said that she believed that the plan was lovely. She did have concerns about the comment about a car being unable to turnaround at the top of the driveway. She suggested that the applicant take a second look at that. She believed that the plants screen the project beautifully. However, she was not comfortable approving a plan with the outstanding issues of the driveway, the stairway and the off-street parking.

Boardmember Benoit pointed out that she had hoped that the house design on Churchill would come back to the Board because the landscape plan issue had not been resolved. She believes that with this application there is a huge issue that is not resolved, and she believes that the ADRB needs to see what the plan is going to be for the driveway and to act on a landscape plan at this point would be premature.

Chairman Reisman pointed out that the landscape plan is beautifully crafted. He asked for a clarification from the landscape architect if he believed that the stairway would impact the potential for someone to park on the street. The landscape architect responded that it would not, since the stairs are set well back from the street and at the end of the stairs would be a flat paved area similar to the parking strip which would allow for parking.

A motion (Werbe/Benoit) to continue this item on calendar until a decision has been made on the design of the driveway passed 3-0-1. (Jewett abstained.)

Boardmember Jewett returned to the dais.

Addition/Remodel

11. 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)

Boardmember Benoit said that she appreciated the before and after, but that this design was not one of her favorites.

Boardmember Jewett said that he believed the applicant took the ADRB's comments to heart, but he did have some comments on the east elevation with regard to the deck footings.

Boardmember Werbe said that she was not supportive of this design; that it had bothered her since she first reviewed it. She believed that the new windows appear to be upside down. She was unclear what the design direction on this project is. She did not see this as an improvement.

Chairman Reisman said that he did not believe he was here to vote against a project like this since it is not one that the ADRB needs to stop. He said that he did not find this design offensive, although he is not sure how well this design approach will "wear" over time.

A motion (Jewett/Benoit) to approve the project passed 3-1. (Werbe dissented.)

OTHER ITEMS

Preliminary Review:

New Houses: 1190 Hayne Road

ADJOURNMENT

Maureen Morton, AICP
City Planner

Attachment