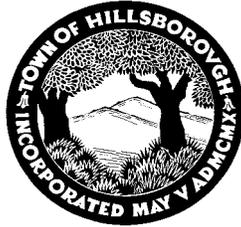


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes
May 2, 2005**

Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 p.m.

Boardmembers Present – Richard Reisman, Chairman; Kathleen Benoit, Walter Heyman, George Jewett, Jennifer Werbe

Staff Present – Maureen Morton, Gina Tynan, Ray Yniguez

Others Present – City Engineer Cyrus Kianpour and Assistant City Engineer Dave Bishop

WRITTEN/ORAL COMMUNICATIONS – none

PUBLIC HEARING ITEMS

Consent Calendar:

New House

- 1a. **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)
Continue to June 6, 2005

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

Discussion Items:

Landscape Plans

- 1b. **1370 Lakeview Drive** – Nepomuceno (Michael Callan, Landscape Architect) Landscape plan to legalize removal of a swimming pool and installation of a new tennis court, driveway and fencing and including new walls, gates and columns along the street

Boardmember Jewett referred to the comments in the Town's Consulting Landscape Architect's report and said that he had no objection to the plan as long as the Versalock wall is appropriately screened.

The project landscape architect indicated that he would revise the plans to include three (3) feet of screen planting in front of the wall.

Boardmember Werbe agreed with the comments of Boardmember Jewett.

Boardmember Heyman said that this is more of a Public Work's enforcement issue than a Design Review Board issue. He pointed out that the neighbors had signed off on the tennis court within the setback as required by the Code.

Boardmember Benoit asked for a clarification on the two different fences included in the plan.

At staff's request there was a clarification about the applicant's request to retain the 8-foot wide parking strip. It was the consensus of the Design Review Board that having a wider strip on the curved street, especially with the proposed 3 feet of planting immediately behind the parking strip, would be acceptable.

A motion (Werbe/Heyman) to approve the project subject to revising the plan to meet the requirements of the City Engineer and address the comments in the Town's Consulting Landscape Architect's report passed 5-0.

Additions/Remodels

2. **890 Longview Road** – Fakhouri (Stewart Associates/Bruce MacDonald Landscape Architecture) Partial teardown and substantial remodel and additions of approximately 2,703 sf including a second unit and an associated landscape plan including tree removals with retaining walls, gates and columns along the street (24% FAR)

The Chairman provided some background on previous applications in this neighborhood saying that they have often generated a lively discussion. He pointed out that the ADRB was very familiar with many of the property owners in the neighborhood believing that a single-story character should be preserved. There has been an issue about whether or not this neighborhood is one in transition, especially since there is generally testimony about how some property owners have designed additions specifically to preserve the single-family character. He pointed out that the City Council has articulated that second stories are not expressly prohibited and that transitional areas can often accommodate second stories, especially if they are on the edge of a single-story neighborhood or if they are not a full and complete second story.

The project architect stated that they had evaluated several options for a one-story addition but that the site was limited because it's on a corner and because of the swimming pool. He pointed out that the addition at the second story was only about 900 square feet, and that the project followed the design guidelines and was true to an architectural style. He further pointed out that the maximum height of the project is 25 feet, where the Town's maximum permitted height is 32 feet.

The property owner added that a great deal of misinformation had been perpetuated about this application. They stated that they are also neighbors residing in this neighborhood, and that they plan to stay in the neighborhood.

A neighbor (Mrs. Turner) at 885 Longview Road spoke saying that many of the neighbors in the area are concerned about a remodel of this size. She has lived in her house for 44 years and believes that a new second story will look down into her house and her yard. She mentioned that the house at 880 Culebra is on a larger lot. She also spoke of concerns about the driveway entrance and its potential for traffic problems. She said that, although she didn't understand

many of the details of the plans, she knows that the ADRB likes John Stewart's work. She's concerned about the traffic "spilling out" of Essex Lane. She also believes that denser screening is needed. She stated that the ADRB already knows whether or not this application is going to be approved. She concluded by saying that she believed that this neighborhood is one of the few remaining "gems" of Hillsborough, and that the neighborhood is indeed in danger.

A neighbor (Mr. Mendell) at 880 Longview spoke saying that he wanted to be good neighbor and be friendly. He did not believe that this neighborhood was in transition, saying that there are no two-story homes in the neighborhood. He said that he was also concerned about parking, especially on-street parking which may prohibit fire truck access.

Mrs. McFarland at 105 Essex Lane says that she also wanted to be friendly with the neighbors, but she had concerns for the character of the neighborhood. She believed that maximizing the house size is not in keeping with smaller houses in the neighborhood which are needed to provide housing for younger families.

Mr. Wiesman at 873 Culebra said that he lives in a two-story house adjacent to the subject property, and that this house would face his house. He supports the plans saying that it will be a positive addition. He added that, although he did not intend to hurt anyone's feelings, he believed that this house was a prime candidate for a remodel. He thought that it was good that people were taking the responsible approach by coming to him before they even started the redesign. He believes that the entire neighborhood will benefit from this project. Not only does the project meet the needs of the homeowners, it upgrades the neighborhood, and most of all it precludes the possibility of a complete teardown and a rebuild of a much larger new home.

The public hearing was closed.

The Chairman asked staff for clarification of the size of the house, to which the Assistant Planner responded that the FAR square footage is 4,286 square feet but the actual house size is 4,968 square feet, and the difference is because a portion of the house is a basement which is below grade and is not counted towards the FAR because it has no visual impact.

Boardmember Werbe said that this was a difficult application. She stated that she is generally strongly opposed to a "big box" remodel, but that she was very surprised and pleased with what she saw with this application and the story poles. She pointed out that the house on the left side of this site is significantly larger, and she believes that this house is a nice transition for the neighborhood. She asked the applicants to rethink the color. She also pointed out that there were very few comments in the Town's Consulting Landscape Architect's report. She believes that this applicant would do a good job at screening what needed to be screened. She pointed out how important it would be for topnotch materials and finishes.

Boardmember Heyman said that he appreciated the comments of the neighborhood, but he did not believe that this in any way was a "monster house". He stated that the house was not at the maximum with regard to the setback. He believes this house is nicely proportioned. He also believed that there are several other larger homes in this neighborhood. He likes the design and the choice of materials. Overall, he believes that this is a very well-designed remodel. He asked staff for clarification on the parking requirement for the second unit, to which the Assistant Planner responded.

Boardmember Benoit said that she agreed with her fellow Boardmembers. She also agreed with the neighbor's comment that this house was a prime candidate for a teardown. She complimented the applicants for making something wonderful out of the existing house and which resulted in a second story which was very restrained and did not represent an addition which was

bulky and massive. She agreed that the color needed further consideration, citing a house at Hayne and Chiltern.

Boardmember Jewett stated that the plans were well within the Town's guidelines. He had heard neighbors saying that this was not a neighborhood in transition, yet he observed that there are several homes with second stories. He believes that this proposed second story is reasonable in size, and that the comment made that this addition would be better for the neighborhood than a complete teardown was a valid one.

Chairman Reisman agreed. He said that the other Boardmembers basically made the comments that he had intended to make. He stated that other homes in the neighborhood are bigger and taller. He pointed out that the height of this house would be 7 feet below the maximum height permitted and that a significant amount of the house is below grade and would not contribute to any visual impacts. He agreed that the fact that this lot is on a corner results in extra constraints with regard to setbacks. He concluded by saying that he believed the design was lovely, the floor plan was good and the transition in the neighborhood is also very positive. He explained to the audience that this proposal would be very difficult not to support given that the project is consistent with all of the Town's ordinances and guidelines and is well under the maximum for height and setbacks.

A motion (Werbe/Jewett) to approve the project subject to the applicant addressing the comments in the Town's Consulting Landscape Architect's report and reviewing and modifying the color of the house for both hue and value passed 5-0.

New Houses

3. **1832 Black Mountain Road** – Lin (Chu Design/Michael Callan, Landscape Architect)
Teardown and new house of approximately 4,562 sf and associated landscape plan including tree removals (20% FAR)

Boardmember Heyman said that his opinion of the project had not changed since the preliminary review where he believed that this project would be a real asset to the neighborhood. He believed it was nicely done and that the landscape plan was very positive. He asked the applicant about the possibility of replacing the fence on the right side consistent with the Town's Consulting Landscape Architect's comments, and the applicant replied that that would be done.

Boardmember Benoit asked for a sample of the stone to which the designer responded that the intent was to use a real stone product.

Boardmember Jewett agreed with the previous comments, saying that he thought that this was a great job and that it was an enhancement to the neighborhood.

Boardmember Werbe and Chairman Reisman also agreed, indicating their support for what they believe to be a sensitive and tasteful project.

A motion (Jewett/Benoit) to approve the project, including the replacement of the fencing on the right side, passed 5-0.

OTHER ITEMS

Preliminary Review: (Not public hearing items; **Board comments only**)

New Houses: 921 Baileyana Road
839 Seabury Road (2nd Preliminary Review; 1st was on 2/07/05)

Slope Calculations – Brief presentation by the City Engineer

ADJOURNMENT

Maureen Morton, AICP
City Planner