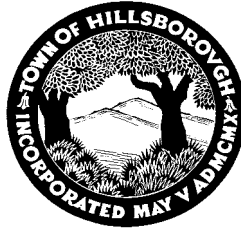


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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



1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes**
June 20, 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 and Jennifer Werbe

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

Others Present – Commissioner John Fannon and Mayor Tom Kaston

APPROVAL OF MINUTES — A motion (Werbe/Benoit) to approve the minutes of June 6, 2005 passed 4-0-1 (Heyman abstained).

WRITTEN/ORAL COMMUNICATIONS - none

PUBLIC HEARING ITEMS

Consent Calendar:

1. **611 Fairway Circle** – Cabrera (EASA Architects)
Request for one-year extension of ADRB approval of additions, remodel and a second unit
Extended ADRB approval to June 7, 2006, by applicants request
2. **220 Tobin Clark** - Lee (Bruce MacDonald Landscape Architect)
Revisions to an approved landscape plan associated with a new house
Approved, subject to Standard Conditions
3. **975 Vista Road** – Weil (Dale Meyer Associates)
Additions at three levels (basement, main level, and small addition at second story) in the rear of the house totaling 2,566 square feet, new spa and flatwork (17.8% FAR)
Approved, subject to Standard Conditions

4. **1 Camaho Place** – Panos (Michael Callan Landscape Architect)
Landscape plan including tree removals
Approved, subject to Standard Conditions

A motion (Heyman/Werbe) to approve the consent calendar passed 5-0 (Boardmember Jewett abstained on item #4).

Discussion Items:

Additions/Remodels

5. **90 Cornelia Drive** – Schulz (Stewart Associates/Michael Callan Landscape Architect)
Partial teardown, exterior remodel and additions of approximately 2,142 sq. ft. including increased roof height and associated landscape plan (25% FAR)

Chairman Reisman explained that the Design Review Board has no purview over civil disputes and matters such as property line location. He stated that this Board may only concern itself with the design aspects of the project.

The project architect John Stewart explained some of the background of the project saying that the height was five (5) feet below the maximum height permitted, and he added that they would like to remove the two (2) Palm trees, consistent with a neighbor's request.

Mr. Paul Smoot, an attorney representing homeowners at 100 Cornelia Drive, indicated that a portion of this lot is in dispute and asked in what way this dispute might affect things like FAR and setbacks. Assistant Planner Gina Tynan explained that any decision on the lot line would not impact the maximum allowable FAR.

A neighbor at 85 Cornelia Drive (Mr. Urrutia) spoke, saying that originally he had been shown plans with a lower roof ridge and false dormers. Now he has concerns that the higher roof ridge would impact his view. He suggested a mansard style roof to incorporate a lower roof height.

Property owner at 100 Cornelia Drive spoke saying he felt misled because the plans he was originally shown showed a lower roof height.

Mrs. Hogan at 65 Cornelia Drive spoke saying that these were wonderful neighbors, and she recognized that there is talk about varying roof heights. She pointed out that this is a neighborhood of older homes which are being remodeled. She said that although she understands Mr. Urrutia's concerns, his house is a new two-story house, and she would place more importance on concerns of longer-standing neighbors.

The architect John Stewart explained that the original roof pitch was 8:12, but later in the design stage they decided to raise the pitch to 12:12 and make usable rooms under the dormers.

A property owner at 100 Cornelia Drive said that she believed that landscaping had been done on the property without a permit and asked what the responsibility of the ADRB was with regard to that. Chairman Reisman explained that the Board had no purview over activities that are done

without a permit, and that the Building Department would be the proper entity to address such an issue.

Boardmember Jewett said that he believed that this was generally a nice design. He did believe that there was a great deal of roof showing relative to the size of the house – that the design appeared kind of “roof-heavy”. He believed that the dormer on the rear was very elegant; much more so than those on the front.

Boardmember Werbe also believed that overall, this was a nice design. She pointed out how important quality materials were going to be. She also agreed that the dormers on the front of the roof appeared to be small. She questioned whether or not there was a setback on the front door to which the architect responded “yes, there is a 3-foot setback”.

Boardmember Heyman stated that he believed this was an attractive conversion from a one-story residence. He believed it had a positive presence on the site and reminded the audience that the Board held a high standard for excellence when a house is proposed at the maximum FAR. He believed that, on the rendering, the chimney design looked “a little gaudy”. He also pointed out that the ADRB had received a letter suggesting the removal of two Palm trees, and that there were some comments on the Town’s Consulting Landscape Architect’s report. The project landscape architect said that he agreed to address all of those comments. Boardmember Heyman concluded by saying that all the houses on the cul-de-sac are one-story homes except for 85 Cornelia Drive which he believes is probably built at the maximum size in height; therefore, he did not think that the homeowner had any significant issues regarding view preservation.

Boardmember Benoit said that she believed that this was a beautiful home, and that she believed that the ratio of the roof to the house was appropriate. She also said she believed that the pitch for the roof was appropriate to the architectural style. She pointed out that the height was below the maximum permitted, and that it was not the first large home on the cul-de-sac. She said that she did not have any problem with the front dormers, but believed that the left side could use some additional articulation.

Chairman Reisman said that he had no problems supporting the house. He believed that sheet A-7 represented the height issue very appropriately and also believed that the back elevation was lovely. He believed that there could be some additional details worked out, but that overall the project was very approvable.

A motion (Heyman/Benoit) to approve the project subject to the applicant revising the landscape plan to address the comments of the Town’s Consulting Landscape Architect and to include the removal of the two Palm trees in the front yard passed 5-0.

New Houses

6. **225 Roblar Avenue** – Ludlum (Essalat Architects/Suzman & Cole Design Associates)
Teardown and new house of approximately 5,780 sq. ft. and associated landscape plan including gates along the street and a new driveway (24.7% FAR)

An unidentified neighbor across the street from the project said that this was the first time she had seen the plans. Her comment was that it appeared very easy to teardown old lovely homes in Hillsborough. She pointed out that this is the third house in the neighborhood that would be under construction, and that she believed that the house at 215 Roblar Avenue was an eyesore that the neighbors had been living with for too long a period.

A neighbor at 7 Wickham Place spoke saying that she also represented the neighbor at 10 Wickham Place, and that they were concerned about the height and privacy.

Boardmember Werbe said that she had really liked this project on the preliminary review, and that she still liked it. She explained to the audience that the ADRB could not address construction schedules, but that she believed that this house was very much in keeping with what Hillsborough was and is meant to be.

Boardmember Heyman said that he believed this project represents the essence of why the ADRB is here – to preserve what is good in neighborhoods and to enhance the positive aspects of a neighborhood. He believed that this house was stunning, that it would greatly enhance the neighborhood, that it was beautifully detailed, that it used fine materials and was certainly a project he would be happy to support. He said that he had considered the concerns expressed by neighbors at 7 and 10 Wickham, but that their houses are significantly removed from this project and there appears to be sufficient screening; therefore, there would be no negative impacts as a result of this project. He pointed out that there was a mature tree which had died that would have provided some additional screening. He also pointed out that both of the houses across the street and on the left side are two stories. Boardmember Heyman also pointed out that there were some deficiencies with the landscape plan, and that the applicant should address the comments in the Town's Consulting Landscape Architect's report.

Boardmember Benoit agreed that she had liked this house in the preliminary review and still did. She told the neighbor across the street that when the house was completed she believed that the neighbor would be very happy with the exceptional product. She believes this house represents "Old Hillsborough" and a very well-defined style of architecture. She particularly believed that the simplicity is lovely and pointed out how the massing steps down towards the house at 7 Wickham Place.

Boardmember Jewett agreed that this design is beautiful and possibly more consistent with the neighborhood than the current house. He also pointed out how the massing was stepped down and supported the need for the landscape plan to be revised (with more information added for approval). He concluded by saying that this was a very elegant design.

Chairman Reisman told the applicant that he was hearing a great deal of praise from the Board. He explained how the ADRB looks at what belongs in a neighborhood, and he believed this was the most inspiring choice and very well done. He pointed out how the upper floor was centered in the deep lot and how elegant the colors were. He believed this had an understated refreshing quality. He explained to the audience that he also shared the concern about the house nearby that has been under construction for such a long time. Boardmember Benoit pointed out that the Town has recently adopted an ordinance with time limitations and stiff penalties to avoid such situations in the future.

A motion (Werbe/Jewett) to approve the project subject to the applicant revising the landscape plan to address the comments of the Town's Consulting Landscape Architect passed 5-0.

7. **630 Pullman Road** – Jee (Dale Meyer Associates/Bruce MacDonald Landscape Architect)
Teardown and new house of approximately 5,376 sq. ft. including a second unit and associated landscape plan including tree removal, walls along the street, and a new driveway (24.8% FAR)

The project architect explained that there had been a neighborhood meeting on Saturday. He also reviewed the changes that had been made to the design since the preliminary review.

A neighbor (Neal Hsu) at 635 Pullman Road said that he was very happy to have a new house in the neighborhood. He did have concerns, however, about the possibility that the roofline would block his view. He believed that the roof was too high and would like it lowered 6-8 feet.

A neighbor at 645 Pullman Road indicated that he believed that this was more of a three-story home, and that the roofline appeared to be high.

Boardmember Heyman explained that Pullman Road had a history with the ADRB. He pointed out that this site is about 20 feet below the height of the roadway so that the height should not be objectionable. He said that he did have some difficulty with the fact that the design was called French, but that he liked many things about the design. He asked the architect about the roofing materials to which the response was that the roof would be a natural slate roof. He also asked if the gutters and downspouts would be copper to which the architect responded that they would be. Boardmember Heyman said that he did not see the height as a problem. He said, although Chairman Reisman comments on problems that he sees on certain floor plans, that he had a few comments of his own for the benefit of the property owner. He asked that the applicant address the comments in the Town's Consulting Landscape Architect's report.

Boardmember Benoit agreed that with the building being below the street that the height should not be an issue. She pointed out, however, that the two-story entry feature may make the house look taller than it actually will be. She agreed with Boardmember Heyman that the slate roof and copper gutters would be important elements in a house this size.

Boardmember Jewett commented on the improvements which had been made in the design since the preliminary review. He believed that the project had many nice details, and that overall the design was restrained and related well to the sloping site. He said that he would be supportive of the project with the assurance that the roof would be slate and the downspouts and gutters would be copper.

Boardmember Werbe said that she still had problems with the design. She believed that, at the maximum FAR for which the ADRB holds very high standards, this house still appeared like a large tract house. She had hoped that the designer would not use prefabricated elements. She believes that this house could be much warmer and more welcoming and was not supportive of the project.

Chairman Reisman said that he agreed more with Boardmember Werbe – that for the size of the house there were some points of quality that were lacking. Some of his earlier concerns made at the preliminary review still remained. He believed that the entry particularly was inappropriately scaled and, as a result, appeared like a tract house one might find in Blackhawk. He pointed out other details, such as the way in which the bay windows come out to the edge of the gutter line, and other details which he did not believe represented a quality design. He believed, especially with the large size of the house, he could not be supportive of the project at this point.

A motion (Jewett/Heyman) to approve the project subject to the applicant addressing the comments in the Town's Consulting Landscape Architect's report and clarifying on the plans that the roof would be a natural slate and the gutters and downspouts would be copper passed 3-2. (Reisman and Werbe dissented.)

- 8. 45 Glenbrook Drive** – Heine (Arete, Inc./Michael Callan Landscape Architect)
Teardown and new house of approximately 5,300 sq. ft and associated landscape plan including a new driveway (11% FAR)

Boardmember Werbe stepped down due to the proximity of her home to the subject property.

The applicant indicated that he had addressed all of the comments from the preliminary review except for those which related to the window at the entry.

Jennifer Werbe at 40 Glenbrook Drive said that she was in support of this project and believed that it would be an asset to the neighborhood.

Boardmember Benoit said that there were a lot of things that the ADRB had liked in the preliminary review. She also complimented the applicant on the very nice plan package. She believed that this project used materials in a different and positive way; that it was simple and to the point with a classic look. She was not a fan of the entry, especially with the cast stones going half way up and believed that the entry still needed additional work.

Boardmember Jewett said that he had liked this project at the preliminary review and he still does. He agreed that the entry needs some additional work, saying that it is "too much" for the scale of the front elevation. While he acknowledged that the manufactured stone may be able to be installed in a positive fashion, he would prefer natural stone. He concluded by saying he believed that this was a lovely design.

Boardmember Heyman said that he believed that this design caught the mood of a shingle-style home in a very positive way. He also did not like the arched windows at the entry and the thirteen (13) columns at the back, saying that he did not believe those were consistent with the style. He pointed out that the Town Consulting Landscape Architect was supportive of the landscape plan.

Chairman Reisman said that it appeared that the applicant would get unanimous approval, but that he agreed with the others regarding the front entry. He pointed out that the window would probably be in a shadow, and would not appear as significant as it does in the drawings. He would rather see a more gentle curve on the entry. He pointed out that the floor plan worked very well.

A motion (Jewett/Benoit) to approve the project with the applicant addressing the one comment in the Town's Consulting Landscape Architect's report passed 4-0-1. (Werbe abstained.)

9. **2778 Ralston Avenue** – White Land Co. (James Chu/Michael Callan Landscape Architect)
New house of approximately 5,677 sq. ft. and associated landscape plan including tree removal and fencing and gates along the street (9.6% FAR)

Boardmember Jewett stepped down for item #9.

The applicant explained that a new designer had been selected for the redesign of this project.

There was no one in the audience who wished to speak on this matter.

Boardmember Werbe said that she believed that this design was a huge improvement and a very beautiful project. Her only comment was that she believed the shutter detail may look a little too contemporary. Other than that, she believed this was extremely successful and that the applicant was in good shape to go forward.

Boardmember Heyman complimented the design, saying that it had a great deal of charm. He believed that the applicant had addressed the Board's prior concerns. He further commented that it's just not the reduction in the size that was so successful; it is the improvement to the style. He pointed out how well the Cedar shingles related to the surrounding environment. He complimented James Chu, saying that it was always a pleasure to read his plans.

Boardmember Benoit said that she agreed with Boardmember Heyman that James Chu's plans were very easy to read. She wanted to thank the applicant for redesigning this project into one which looks like it belongs on this site. She was also very happy that the engineering decisions had been made before the project had returned to the ADRB. She believed that this was a great example of how the whole Town worked together in a positive way to come to a very positive conclusion, and that this project represents great success. She said that she really loved the door and the stone and the casual elegance of this design. She agreed that the applicant may want to modify the shutters a little for a more formal look.

Chairman Reisman said that he echoed all of the comments of the other Boardmembers. He believed that this project deserved a high level of praise. He also said that it is such a pleasure to read the plans prepared by James Chu – that everything feels right, everything lines up beautifully, the details are done very well, and all the elements work well together in a very professional way.

A motion (Werbe/Heyman) to approve the project subject to the applicant considering some modifications to the shutters passed 4-0-1. (Jewett abstained.)

OTHER ITEMS

Conceptual Plan: Review and provide comments to the City Council on the Conceptual Plan for the Meadowood Estates Subdivision.

The ADRB reviewed the Conceptual Plan for the Meadowood Estates subdivision and formulated some recommendations to the City Council which are attached to these minutes.

Draft Zoning Code Ordinance: Review and provide comments to staff on a draft ordinance prohibiting metallic colored spear tip fencing elements.

The ADRB reviewed the Draft Zoning Code Ordinance regarding metallic colored spear tip fencing and asked the staff to continue to work on the ordinance. Many of the Boardmembers had difficulty with the five-year amortization saying that it may appear to be dictatorial to have people repaint their fences in five years. The Board did not have any problem forbidding the metallic spear tips, but they were not sure if they wanted to require that people eliminate those that exist. They suggested that staff work with the City Attorney to come up with different language such that it is illegal to paint or coat tips on fences or to repaint them with bright metallic coatings.

ADJOURNMENT

Maureen Morton, AICP
City Planner