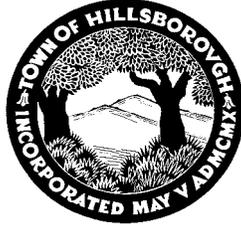


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes**

July 18, 2005

Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 p.m.

Broadmembers 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

APPROVAL OF MINUTES — A motion (Jewett/Werbe) to approve the minutes of June 20, 2005 passed 5-0.

WRITTEN/ORAL COMMUNICATIONS – none

PUBLIC HEARING ITEMS

Consent Calendar:

1. **1325 Lakeview Drive** – Kao (Thomas Liu & Associates)
Basement and first floor additions of approximately 1,346 sq. ft (21% FAR)
Approved subject to Standard Conditions
2. **1239 Southdown Road** – Leong (LYC Building Design)
Exterior remodel and addition of approximately 1,108 sq. ft. (21% FAR)
Approved subject to Standard Conditions

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

Discussion Items:

Landscape Plans

3. **2768 Ralston Avenue** – Dwyer (Michael Callan Landscape Architect)
Revised landscape plan associated with a new house including driveway location and frontage improvements as approved, per the Municipal Code, by the City Engineer

Boardmember Jewett stepped down for this item.

The ADRB was generally supportive of the project, although they mentioned that there were comments from the Town's Consulting Landscape Architect which needed to be addressed.

Boardmember Benoit had some questions of the landscape architect and also suggested that the fescue grass may be less than optimum in appearance, and she asked that a replacement be considered.

A motion (Benoit/Werbe) to approve the project subject to the applicant revising the plans to address the comments of the Town's Consulting Landscape Architect passed 4-0-1.
(Boardmember Jewett abstained.)

Additions/Remodels

- 4. 1033 San Raymundo Road** – Marcus (Nancy Scheinholtz)
Minor addition of approximately 430 sq. ft. (24.8% FAR)

A neighbor (Mr. Levy) at 1039 San Raymundo Road spoke saying that he was not opposed to the addition, but he was concerned about the perception of closeness. He also had privacy issues about a window which he believed to be too close to the property line.

The consensus of the Board was that this was a minor addition, that the project was in compliance with all of the Town's standards, that the new window would be approximately 27 feet from the neighbor's house, and that there was a significant amount of mature screening. The Board did not believe that there were privacy issues. The Board believed that the addition was nicely integrated into the existing home.

A motion (Werbe/Jewett) to approve the project with the suggestion that the applicant consider upgrading the design of the garage doors and using lighting on the garage to match the lighting at the entry of the home passed 5-0.

- 5. 2510 Skyfarm Road** – Dayan (Peter Lam Architect/Ransohoff Blanchfield Jones, Inc.)
Partial teardown and substantial remodel with additions of approximately 1,395 sq. ft. including a second unit and landscape plan including gates and fencing along the street (11% FAR)

The property owner said that he believed that they had addressed all of the ADRB's issues from the previous meeting.

Boardmember Benoit said that she was not supportive of the raked stucco, although she believed the front door was an improvement.

Boardmember Jewett believed that the project had improved to a degree, but he believed that the design could be better. He also did not support the raked stucco.

Boardmember Werbe said that she was not supportive of the raked stucco. She said that she was not supportive of the design in general, believing that it appeared to be too commercial in nature.

Boardmember Heyman said that although he was not present at the June 6, 2005 he had reviewed the file and believed that he was sufficiently informed to participate in the consideration of this application. He said that this project resulted in no level of excitement and that it does not set a new standard of excellence. He believed that the project did not contain genuine Prairie-style

elements and what is lacking with this application is a creative design approach, a degree of excellence and an attention to detailing.

Chairman Reisman asked about the overhangs, which he did not believe were significant enough to represent the Prairie style. He also pointed out that the Prairie style is usually stronger in vertical and horizontal motif. He also did not believe that the massing of the building represented the Prairie style of architecture.

The property owner explained that they were limited by the setback lines in terms of the size of the eave overhang.

Chairman Reisman suggested that they reconsider the design if the overhangs can't be changed and the massing and use of materials are not appropriate for the Prairie style; perhaps a different style needs to be considered.

A motion (Werbe/Jewett) to continue the application to September 19, 2005 to allow for the design improvements passed 5-0.

- 6. 35 Bel Aire Court** – Rubenstein (Quality Design Concepts)
Second floor addition of approximately 847 sq. ft. and ground-floor additions of approximately 380 sq. ft. (24.9% FAR)

A neighbor (Mr. Woo) at 25 Bel Aire Court spoke saying that he believed that this design was much improved from the previous one, that it was more symmetrical and that he supports it. His only remaining concern was with the four (4) windows on the wall facing his house. He would like to see two (2) of the four windows eliminated.

Boardmember Werbe said that she believed this house was a difficult one, but that she thinks overall this project is an improvement to the current house. She was supportive of the color palette and agreed that the windows could possibly be changed, although she did not believe there was a privacy issue.

Boardmember Hyman stated that although he had not been present on June 6, 2005 he had reviewed the record and the plans and he felt fully qualified to participate in the discussion of this item. He thought that the second floor was integrated fairly well on the sides but not in the front and the rear. He did not believe that the addition added to the house, in fact he believes that it detracts. He said that the extra level of refinement and detailing that the Board normally requires on a house that is at the 25% FAR level are lacking. He believes the rooflines are abrupt and that the project overall appears ill-conceived.

Boardmember Benoit stated she believed that the design represents a vast improvement and that the balance is significantly better than it had been before. She agreed that the roof is abrupt, but she believes that this style seems to work with the architecture.

Boardmember Jewett said that he is supportive of the design underscoring the fact that it is a dramatic improvement over the existing design.

Chairman Reisman said that he was with the majority of the Board. He agreed that the lines are somewhat abrupt, but that the colors were acceptable. He could understand the comment about the windows, although he did not believe that the windows resulted in a privacy issue. He thought that the designer could work to reduce the amount of glass on that wall.

A motion (Werbe/Jewett) to approve the project with the recommendation that the applicant reconsider the windows on the west elevation passed 4-1. (Boardmember Heyman dissented.)

New Houses

7. **2961 Churchill Drive** – Chien (LTC Design Group/Dillingham Associates Landscape Architects) Teardown and new house of approximately 6,369 sq. ft. and associated landscape plan including walls, posts, and gates along the street (25% FAR)

The project architect reviewed the changes that had been made to the project.

Boardmember Heyman qualified for the record that although he was not present on June 6, 2005 he had reviewed the file and the plans and felt fully informed to participate. He likes this project. He asked if the gutter was copper or painted, and suggested to the applicant that there would be a problem connecting a steel gutter to a copper downspout.

Boardmember Benoit believed that the applicant had responded quite well to the Board's previous concerns. She still thinks, however, that it looks like a large tract home. She believed that the quality materials would benefit the design, and that in this particular neighborhood she didn't have a problem with this style of home. Although she had some reservations about the appearance of mass and the bulk of the project, it did not seem inconsistent with other homes in this neighborhood.

Boardmember Jewett agreed that the design had improved from when it was previously reviewed. He told the applicant that he appreciated the way in which the ADRB's comments had been addressed. He particularly liked the roof eyebrows.

Boardmember Werbe said that she echoed the comments of the other Boardmembers. She was especially supportive of the design of the entry gate, and she asked the applicant to revisit the exterior color and to test it in the field under various lighting conditions.

Chairman Reisman said that he was most impressed with the limestone, saying that it was a very lovely and an upscale feature. Although he said that he believed there were some odd things in the floor plan, he was ready to support the project.

A motion (Jewett/Werbe) to approve the project subject to the applicant using copper gutters and downspouts passed 5-0.

Boardmember Heyman asked staff to be sure that future applications contained a full set of plans when they are being submitted for reconsideration.

8. **1190 Hayne Road** – Rubashevsky (Sergey Parievsky/Marya Pekurovsky) New house and second unit of approximately 7,438 sq. ft and associated landscape plan including tree removals (8.9% FAR)

The project architect reviewed the changes that had been made to the project and discussed the screening of the site.

Boardmember Benoit said that this was a very difficult project, especially the way in which it is built into the hillside. She said that there had been two preliminary reviews, but she still believed that

the center portion of the house is out of proportion with the rest, resulting in the massing against the hillside which was not positive. She pointed out that the color rendering and the materials board didn't match. She concluded by saying that she had not been in favor of this project from the beginning, and she was not able to support it at this point.

Boardmember Jewett acknowledged that the applicant had made some improvements, and that the materials board was starting to work. He stressed, however, that the colors needed additional work. He also had concerns about the front elevation which he believed presented a dominate edifice. He believed that the massing was too high with three (3) stories rising out of the hill. He also was not willing to support the project.

Boardmember Werbe said that she agreed with her fellow Boardmembers. She is very disappointed that this project looks like a tract Mediterranean without any authentic detailing or massing. She suggested that the designer look at old Mediterranean houses and study the massing and detailing. She also said that the comments in the Town's Consulting Landscape Architect's report gave her serious concern because the landscape plan was virtually illegible.

Boardmember Heyman said that he believed that the suggestions made at the preliminary meetings had been addressed. He thought that this was a well-balanced design with good attention to detail and that the applicant was using quality materials. He was willing to support the project; however, he thought it imperative that the landscape plan be revised and resubmitted to the ADRB.

Chairman Reisman asked some questions about the materials board. He pointed out that there are some nice elements in the house, but particularly with the front elevation you see the whole basement level and the resulting size of the house is extremely large. As a result, the perception of this size requires a great deal of detailing and architectural attention. He believed that the massing was still very troublesome. He also pointed out some problems with the floor plan saying that the design of the floor plan was not consistent with a home of this significant investment. He believed that the overall quality needed to be higher. He said that he believed that the roof forms were problematic.

The project architect pointed out that this house would not be visible from the street.

Boardmember Werbe said that she was not willing to approve the design of a house as being acceptable just because it could not be seen.

Boardmember Heyman asked why the garages were facing the street.

A motion (Benoit/Jewett) to continue this application to September 19, 2005 to allow for design modifications passed 5-0.

9. **839 Seabury Road** – Rubenstein (TRG Architects/Michael Callan Landscape Architect)
Teardown and new house of approximately 7,432 sq. ft. including a second unit, solar panels and associated landscape plan including tree removals, gates and columns along the street and a new driveway (13.7% FAR)

A neighbor (Libbey O'Leary) at 670 Brewer Drive spoke thanking the applicants for inviting the neighbors to their home to review the plans. She pointed out that at that meeting the choice of materials had not yet been made and said that her concern was that the materials needed to be

consistent with distinguished homes in the neighborhood, especially since this was a modern-style house. She asked about the gate which appeared to be a solid design, and she said that other homes in the neighborhood had more of an open feeling. She also questioned why the house was torn down before the design for the new house had been approved.

Boardmember Werbe said that she believed that this house was exciting and creative and wonderful. She confirmed with the applicant about the fact that the solar panels are on the back and on the flat areas of the roof so that they would not be visible from the street. She agreed with the neighbor that the materials needed to be of high quality, and that the gate appeared to be too solid. She was extremely impressed with the quality of the presentation and the materials which the applicant had presented in support of the project.

Boardmember Heyman agreed that the design was creative, innovative and positive saying that he was sorry, however, that he was not able to visualize this modern home on Seabury Road. He said that this was one of the most traditional neighborhoods in lower Hillsborough, and that this would be the only modern home - similar to the house at 1810 Brookvale - which doesn't fit into the neighborhood. He also said that he counted five (5) bedrooms and pointed out that the application had only a two-car garage.

Boardmember Benoit said that she liked the design. She said that she believed that if the quality was high, there was room for a different style of architecture in this traditional neighborhood as long as it is very well done. She agreed with the neighbor about the design of the gate being too solid – that it needed to be more open because as designed it was incongruent with the neighborhood. She said she actually believed that the gate looked commercial in nature. She also said that she believed that it was important that the applicant budget for a new hedge, saying that relying on this very old hedge to screen was not a good idea. She asked the architect about some of the materials such as the cypress and the natural stone and concluded that the materials were of a very nice quality. She thanked the applicant for their beautiful presentation. She concluded that her only concern was that the gate design needed to be more open, and that the comments of the Town's Consulting Landscape Architect should be addressed.

Boardmember Jewett said that initially he had the same reaction that Boardmember Heyman did. He also thought of the house on Brookvale. He believed that this was a very positive project, and that wonderful contemporary architecture can be inserted into a neighborhood of traditional-styled homes. He added that the Board was not hearing an outcry from neighbors and that the applicant had done a very good job of meeting with neighbors and showing them the project, and the fact that there was only one speaking with concern was to their credit. He complimented the quality of the packet and the drawings and said that they did an excellent job of showing exactly the project that they want to build. He agreed, however, that the design of the gate should be revisited.

Chairman Reisman said that his thoughts were in line with those of Boardmember Heyman. He could not think of a style that is less appropriate for this neighborhood. However, he believed that the project was beautifully done and represented exceptionally good work. He said that he believed that it just did not belong on that street. He especially appreciated the fact that the project was a "green" project, that the solar panels had been well located and that the package and materials were of the highest quality.

A motion (Jewett/Werbe) 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 redesign the gate to allow for a more open design (subject to approval by the ADRB) passed 3-2. (Boardmember Heyman and Chairman Reisman dissented.)

- 10. 921 Baileyana Road – Benzian (Hunt Hale Jones/Michael Callan Landscape Architect)**
New house and second unit of approximately 6,080 sq. ft. and associated landscape plan including tree removals (25% FAR)

Chairman Reisman reviewed the issues which had been covered by the neighbors in their correspondence. He also pointed out that the project meets all of the legal requirements for new houses in Hillsborough and informed the audience that the Board tends to hold a higher level of standard to larger houses. The Chairman also reported that the ADRB had given generally positive feedback to the designer during the preliminary review.

The property owner reviewed the goals of the project saying that they had been working on this home for three years.

A neighbor (Jerry Selvitella) at 910 Baileyana Road spoke saying that it was really important that this house fit into the neighborhood. He pointed out that he believed that the house comes as close as possible to the street. He suggested that the existing driveway be used, and that the house be of a smaller size, which he believed that they would not have any problems selling. He said that he believed the trees were important and that shadow studies should be prepared.

A neighbor (Richard Klein) at 911 Baileyana Road spoke saying that he believed the house was too massive and not sited correctly. He also had concerns about the exterior stairway which he believed was not located properly. He pointed out that the plans did not show a retaining wall along his common property line. He did not believe that the garage door should face the street. He also had concerns about drainage. He concluded by saying that this was a unique site, and that a quality house should be built here.

Eva Klein, 911 Baileyana Road, spoke saying that they would be very happy to have a nicely proportioned house on this site. However, she believed this house was oversized, saying that the neighborhood has much smaller homes. She also thought that the space on the site was not used adequately. She believed that the existing driveway should be retained, and that the footpath, which apparently requires the removal of a tree, should be redesigned. She spoke with concern about the potential for noise next to her home as a result of the guest parking space and the open stairway. She asked that the house be reduced in size, and that it be moved down about 15 feet.

Gerry Weiner at 2335 Summit Road spoke saying that he had personal experience with developing around Redwood trees. In 1991 he built a garage at the corner of Oakdale and Summit Road within five (5) inches of Redwood trees, and that none of the trees were damaged and there has been no negative affect on the trees as a result of the construction being adjacent to the Redwood trees.

A neighbor at 933 Baileyana Road spoke saying that he did not have a problem with the house being built as proposed. He pointed out that there was a drop in the terrain between his house and the subject property and, considering the topography, he believed that the siting of this house was very good.

Maryellie Johnson at 37 New Place Road spoke saying that she believed that larger houses needed adequate setbacks. She pointed out that profit was the motive in these plans and said that she believed that this house has the potential to destroy this lovely street. She asked the ADRB to

consider the preservation of this street and asked that the design is modified so that it is better integrated into the neighborhood.

The owner/applicant responded to some of the comments which had been made.

Boardmember Jewett pointed out that the ADRB had liked this project during the preliminary reviews. He said that he believed the aesthetics are appropriate for this neighborhood. He pointed out that the setback is 31½ feet from the property line, and from the edge of pavement it is even farther setback. He stated that he had concerns about the Redwood trees and the fact that the house meets the setback line at many points. He believed that there was enough concern about the relationship of the house to the street which is not similar to other houses on this street to warrant some reconsideration. He also pointed out that this house is 10 square feet less than the maximum size permitted.

Boardmember Werbe said that she really liked this house, acknowledging that it was larger than others on this street. She believed that some of the neighbors had made some valid points and said that it would be a shame to lose Redwood trees. She indicated that there had been some substantial comments from the Town's Consulting Landscape Architect. She concluded by saying it didn't appear that a house this size was going to be successful at this location, although the design in itself was very lovely.

Boardmember Heyman said that he believed that this was a nicely-styled home. He also believed that some of the concerns that had been expressed by the neighbors were valid. He suggested the applicant might reduce the size or create a basement to reduce the appearance of the size of the house. He also asked the applicant to reconsider the way in which the house is sited on the lot, saying that the guest house may be eliminated. He asked staff to work with the Fire Department to determine if there could be an exception for the access requirement, such that the existing driveway might be used.

Boardmember Benoit said that at the preliminary review the ADRB had been full of praise for this project. She pointed out that the design of the house results in an impression that the house is smaller than it is because it has been beautifully articulated. She said she believed that it fits into the "storybook" neighborhood which is how this neighborhood is often described. She believes, however, it is important for the house to be sensitive to the overall feeling of the neighborhood. She would not like to see the guest house lost, as she believes that it is beautiful and the pathway to it is extremely well designed. She can understand the concerns about the guest parking space and the open stairway. She also has concerns about the Redwood trees and would like there to be a better answer or more information. She is not clear whether four (4) or eleven (11) trees are being removed. She also supported the concept of asking the Fire Department for variance on their driveway standards so that using the existing driveway might be reconsidered. Although she supports the Redwood trees, she suggested that sometimes thinning trees is beneficial to those that remain. She applauded the massing and the fabulous design of the project, but asked the applicant to try to reduce the size slightly.

Chairman Reisman said that he believed that this was an absolutely beautiful project and a beautiful package – a lovely design. He loves the walkway to the guest house, and he hopes that the magnificence of this design will not be lost as the architect revisits the size and the siting.

A motion (Werbe/Benoit) to continue this matter to the meeting of September 19, 2005 to allow reconsideration of the siting, the size, additional attempts to save the Redwood trees and

reconsideration of the guest parking and the exterior stairs and to address the comments in the Town's Consulting Landscape Architect passed 5-0.

11. **7 Mountain Wood Lane** – Morsello (Hunt Hale Jones/Michael Callan Landscape Architect)
New house of approximately 6,416 sq. ft. and associated landscape plan including gates and posts along the street (14% FAR)

The consensus of the Board was that the project was beautiful, and they had nothing but praise for the design of this house. There was some question about the color, many thinking that the body color was too dark. In general, the Board believed this was a lovely, simple, gorgeous house.

A motion (Jewett/Werbe) to approve the design subject to the applicant addressing the comments in the Town's Consulting Landscape Architect's report passed 5-0.

OTHER ITEMS

Preliminary Review:

New Houses: 25 Lupine Way
837 Chiltern Road (Teardown)
1510 Wedgewood Drive (Teardown)

ADJOURNMENT

Maureen K. Morton, AICP
City Planner