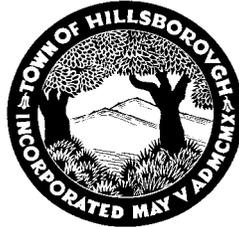


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes**

August 15, 2005

Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 p.m.

Boardmembers Present – Richard Reisman, Chairman; Kathleen Benoit, Ward Carey (served as a full voting member), Walter Heyman, Jennifer Werbe

Boardmembers Absent – George Jewett

Staff Present – Maureen Morton, Gina Tynan, Ray Yniguez

INTRODUCTION

Welcome to Ward Carey, the new Alternate ADRB member.

APPROVAL OF MINUTES — A motion (Werbe/Heyman) to approve the July 18, 2005 minutes passed 4-0-1. (Carey abstained.)

WRITTEN/ORAL COMMUNICATIONS – none

PUBLIC HEARING ITEMS

Discussion Items:

Landscape Plan

1. **70 Rowan Tree Lane** – Ting/Ho (Indigo Design Group)
Landscape plan associated with an approved house remodel and second floor addition

Boardmember Benoit said that she agreed with the Town's Consulting Landscape Architect's report, and that she would like to see additional detail on the landscape plan. She stated that if the Town's Consulting Landscape Architect believes that it is appropriate, she is willing to support it.

Boardmember Heyman and Boardmember Werbe agreed with Boardmember Benoit's comments.

Boardmember Carey asked about which trees might be used to replace the Olive trees because he believed that a taller screen was very important on this site.

Chairman Reisman agreed with his fellow Boardmembers.

The project architect clarified that a neighbor at this location had concerns about trees blocking the views which is why a shorter tree had been proposed.

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 passed 5-0.

New Houses

2. **1 Mountain Wood Lane** – Herbert (M. Sandoval Architects/Michael Callan Landscape Architect)
New house of approximately 8,678 sq. ft. and associated landscape plan including tree removal (12.8% FAR)

The architect gave a presentation about the changes that he had made to the project since the preliminary review.

Boardmember Heyman said that he had no problems with the design. He asked some questions about the roofing material, and the applicant showed a sample of the roof tile. Boardmember Heyman also asked about the exterior color of the stucco which had not been included on the materials and colors board. He also asked for a clarification about the shutters to which the architect responded that they had been deleted. Boardmember Heyman concluded by saying that he believed the landscape plan looked fine.

Boardmember Werbe commented that the landscape plan was lovely, but she believed that this house looked more like it belonged in Tobin Clark than in Stonebridge. She reminded the applicant that the Town had been promised a historical elegance in the homes proposed in Stonebridge. She believed that the windows were over scaled and "lumbery", and that many of the materials looked premanufactured. She supported the choice in the roofing material, but she believed overall this house was a "big box Mediterranean".

Boardmember Carey indicated that he would abstain on this application.

Boardmember Benoit stated that she agreed with Boardmember Werbe. She commented that the front door appeared to be very nicely detailed based on the materials passed out at the meeting; however, she did not believe that the windows were true to scale and pointed out that the rear elevation looked like any other large house with very little articulation. She believed overall the project lacked the classic style which was predominating in the other homes in this subdivision. Boardmember Benoit believed that the roofing material was very positive, but overall the house did not have an "old European" look. She encouraged the applicant to study the details further, especially the windows. She stated that the massing, the siting and the landscape plan were all acceptable.

Chairman Reisman indicated that when a home this large is designed the Board has a higher standard. He also reminded the applicant of the mission statement which had been promoted with this subdivision. He commented that the window on the stair appeared to be out of scale.

Although the front door appeared to be fine, there was a large expanse of glass, and the arches needed to relate better to the overall design of the house. He also believed that the rear elevation was weak and he also had concerns with the right side elevation not being appropriately scaled. He questioned the circular stairway. He concluded by saying that, particularly at this size, the design quality needed to be improved. He believed that the bridge design was lovely. Although the design of the eaves seemed weak, they may work with the very positive roofing materials. He believed that this house needed to be more special, better articulated and more appropriately detailed to the style.

Boardmember Werbe concluded by saying that the design of this house needs to look like it is worth being as large as it is. She suggested that the architect may want to look at other large houses which the Board has approved to get a better sense of the level of quality and detailing that the Board expects.

A motion (Werbe/Benoit) to continue this application to September 19, 2005 with direction to the architect to restudy the fenestration package and the detailing such that they are consistent with the elegance and the authenticity of the architectural style that has been chosen and with the authentic elegance of the other homes in this subdivision passed 4-0-1. (Carey abstained.)

3. **25 Lupine Way** – Lau (Stewart Associates/Michael Callan Landscape Architect)
New house of approximately 4,173 sq. ft. and associated landscape plan including tree removal, new driveway, and fencing and gates along the street (19% FAR)

The project architect indicated that the roof pitch had been changed which lowered the overall height by about three (3) feet. The project landscape architect indicated that he agreed with the comments in the Town's Consulting Landscape Architect's report and that they would be addressed in revisions.

A property owner at 15 Lupine Way, Mr. Young, spoke saying that he believed this was a beautiful house and a great addition to the neighborhood.

A representative for the property owner at 590 Pullman Road, Jennifer Young, spoke with concerns about how the height of this one story house may affect property values.

Boardmember Carey said that the one thing he questioned about this house was it appeared that there was very little usable flat yard area.

Boardmember Benoit said that she applauded the way in which the applicant had worked with the neighbors and that there had been a positive compromise and resolution of the height issue. She believed that the beautiful architecture mitigated any possible remaining concern about the roof height, and she certainly did not believe that this house would negatively impact property values. In fact, she believed that it would be a great addition to the neighborhood and would enhance values.

Boardmember Heyman pointed out that this project did not encroach into the protected view easement, and that the roof height had been lowered to 22 feet, 3 inches. He asked the applicant if the roofing material was a natural slate, to which the applicant responded that it is.

Boardmember Werbe agreed with the previous comments made by the ADRB members. However, she said that the dormer over the front door still was an issue with her, and she urged that it be given further consideration.

Chairman Reisman said that he was not able to support a design that had not evolved at all from the preliminary review. He indicated that it was very positive that the applicant had changed the roof, but he pointed out that the Board had made preliminary comments and that a new house of this size deserves further work attention and refinement after receiving the preliminary comments. He concluded by saying, although the design is not offensive to him, he would not support the project because of the process.

A motion (Benoit/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 take into consideration the comments made by Chairman Reisman and continue to study and refine the detailing of the project, passed 4-0-1. (Reisman dissented.)

OTHER ITEMS

Preliminary Review:

Addition/Remodel: 2510 Skyfarm Drive

ADRB Discussion – There was a general discussion about the use and updates to the ADRB Resource Guide.

ADRB Discussion – The Board discussed if it was important to specify whether gutters and downspouts were copper or another material.

Staff Items – The staff discussed with the ADRB the relevant importance of the precise application of the instructions for erecting story poles and provided the ADRB with an update on the proposed ordinance related to metallic colored tips on fencing.

ADJOURNMENT

Maureen K. Morton, AICP
City Planner