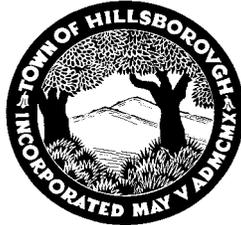


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes**

September 19, 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, Jennifer Werbe and Ward Carey, Alternate

Staff Present – Gina Tynan, Kathy Leroux, John Milke and Sally Rumsey

APPROVAL OF MINUTES — A motion (Heyman/Werbe) to approve the minutes of August 15, 2005 passed 4-1 (Jewett abstained).

WRITTEN/ORAL COMMUNICATIONS – Boardmember Jewett announced that he recently learned from the Fire Marshall that certain types of new construction projects, those using wood siding or other wood products, which are proposed on lots adjacent to Town Open Space may not be allowed under the Fire Code due to potential fire danger.

Chairman Reisman noted that Sue Reynolds, who is writing a Town Newsletter article about the ADRB, was present and would be taking photographs during the meeting if no objections were voiced; none were voiced.

PUBLIC HEARING ITEMS

Consent Calendar:

- 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)
Continued to November 7, 2005
- 1190 Hayne Road** – Rubashevsky (Sergey Parievsky/Marya Pekurovsky)
New house of approximately 7,438 sq. ft. including a second unit and associated landscape plan including tree removals (8.9% FAR)
Continued off calendar

3. **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 (11% FAR)
Continued to October 17, 2005

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

Discussion Items:

New Houses

4. **921 Baileyana Road** – Benzian (Hunt Hale Jones/Michael Callan Landscape Architect)
New house and second unit of approximately 5,813 sq. ft. and associated landscape plan including tree removals (23.8% FAR)

In an opening statement, the applicant, Dr. Steve Benzian, stated that he met with three of the adjacent neighbors to discuss revisions to the project since the July 18, 2005 ADRB meeting, but that due to vacation schedules and short notice after the revised plans became available, he was unable to meet with all of the neighbors. The project architect added a brief account of the project revisions made to address the concerns of the Board and neighbors including: a reduction of 270 square feet of floor area equivalent to an approximately 5% reduction in building massing; increased building setbacks; relocation of the guest parking area, driveway, and pedestrian walkway; removal of the exterior stairway; and a 5-foot siting shift of the building toward the north.

A neighbor (Jerry Selvitella) at 910 Baileyana spoke indicating that he had not had an opportunity to meet with the applicant to discuss revisions to the project and expressed concern that the story poles had not been properly installed to reflect the revised project and requested that the item be continued on those grounds.

Curtis Brown, a neighbor (918 Baileyana), acknowledged the revisions made to the project and indicated that he felt the house remains too large relative to other homes on the street.

Richard Klein (911 Baileyana) spoke to say he had reviewed the revised plans and that although he was pleased to see some of the changes, he still does not fully understand where the house will be located on the site. Mr. Klein also expressed his concern that the house, at nearly 6,000 square feet, is too large for the neighborhood.

Christine Krolik of 902 Baileyana stated that she did not receive an offer from the applicant to review the revised plans, but did review them at Town Hall. Mrs. Krolik said she believes the reduction in size of the house is not enough and suggested undergrounding of portions of the home to reduce the appearance of the size of the structure as it will be seen from the street.

Eva Klein (911 Baileyana) acknowledged some of the changes to the siting of the house but noted that she was still concerned about noise that would be generated by residents. Mrs. Klein said she would appreciate an additional increase in the setback of the building and guest parking area from her lot.

A neighbor at 933 Baileyana spoke saying he was generally pleased with the project revisions and is still fine with the siting of the house, but would be opposed to any additional move of the house that would site the home closer to his property line, as mentioned by the Kleins (911 Baileyana).

Jeff Krolik (902 Baileyana) thanked the applicant for being responsive to the changes requested by the Board and the neighbors. He stated that the primary issue at hand was that the house still feels massive and that the floor area ratio had only been reduced by approximately 1% with the revisions. Mr. Krolik suggested that a house with no more than approximately 5,000 square feet above ground would be a better fit for the neighborhood.

Eva Klein (911 Baileyeana) clarified that she was not requesting that the home be shifted north on the site, as interpreted from her previous statement by the neighbor at 933 Baileyana, but that the size of the home be reduced to address her concerns.

The ADRB was generally supportive of the revisions to the project and all agreed that the massing and location of the home were well done. All were concerned that the neighbors may not have had adequate time to review the revised plans before the meeting and that the story poles, if properly installed, would be helpful to assist the neighbors in understanding the location and height of the proposed home, even if the poles would be unlikely to change the neighbors' concerns.

Assistant Planner Gina Tynan confirmed that a revised story pole plan was approved by staff but the Planning Office did not receive certification that the story poles were properly re-installed on the site.

Boardmember Heyman requested that a tree protection plan be prepared to address construction impacts to trees in the setback area. Boardmember Benoit noted that some of the trees identified may be too dense and would make the lot, which is already a redwood grove, feel dark and that the choice of lavender felt incongruous with other plantings chosen.

Boardmember Jewett noted that this house would be somewhat larger than those on adjacent lots and acknowledged that the recommendation by Mr. and Mrs. Krolik for undergrounding some of the square footage and other options could be further explored by the applicant as the location of the home, at a higher grade than the street made the home appear a bit larger.

Chairman Reisman responded that the garage is partially underground in the current plan to reduce the mass and agreed with Boardmember Benoit that the architectural character of the home felt customized with a "storybook" quality consistent with the neighborhood; that having the guest house as a detached element looked less massive than if it were attached to the main house; and that the treatment of other areas of the building worked well to reduce the bulk and massing of the home. Chairman Resiman went on to say that inclusion of a three-car garage was probably an unusual element in this neighborhood, which certainly added to the size of the home but would reduce on-street parking.

The Board requested clarification regarding the installation of the story poles. The applicants responded that the poles closest to the Klein property (911 Baileyana) had been moved to reflect the current plan, but that proper location of the other poles could not be verified. The applicant confirmed that not all of the ADRB's story pole guidelines had been followed.

Chairman Resiman asked the applicant to address lot size. The applicant stated that the size of the subject lot is almost twice the size of the neighboring lot at 911 Baileyana and is also larger than other adjacent lots.

The Board asked for clarification on the source of the floor area calculations provided in writing by the applicant prior to the meeting to describe the house and lot sizes of neighboring lots. The applicant responded that the information came from a public source as provided to him by a realty

company. Chairman Reisman and Boardmember Benoit agreed that the numbers provided would not likely include garages in their square foot calculations of the neighboring homes, as is common practice with realtors. The applicant stated that he could not verify this information, but agreed that the numbers provided may underestimate the size of neighbors' homes.

Chairman Reisman noted that a continuance of the item would allow more time to address neighbor concerns and that the applicant should offer to meet with the neighbors after the re-installation of story poles. Boardmember Heyman stated that a tree protection plan should be prepared before this item returns to the ADRB.

Boardmember Benoit then pointed out that the neighbors' comment regarding undergrounding of portions of the project was appreciated but that this type of approach may lead to awkward window arrangements near grade at the building's exterior, which may not be a preferred design solution. She also noted that the large garage and the Second Unit proposed, which are generally encouraged by the Town as well as by State mandate, contributed to the size of the home. She further noted that the Second Unit would add to the Town's housing stock while preserving the feel of and preference for single-family home development in the town.

A motion (Werbe/Heyman) to continue the project to the meeting of October 17, 2005 subject to the requirement that story poles are erected and certified per ADRB policy and that the applicant offer to meet with the neighbors to review the story poles, massing, and size of the house prior to that meeting and with a recommendation that a tree protection plan for the street setback area be prepared prior to the next meeting passed 5-0.

5. 837 Chiltern Road – Antonio (Elsbeth Newfield Architect)
Substantial teardown and new house of approximately 5,500 sq. ft. (23% FAR)

The public hearing was opened and then closed without comment.

The Board agreed that the project was greatly improved since the project was seen at Preliminary Review and that the project architect and the homeowners were to be commended. It was noted that the proportions of the home were improved and that the front elevation is particularly attractive. The Board generally agreed that the color board was insufficient to address all exterior colors and materials to be used.

Boardmember Jewett noted that the window openings at the rear elevation were numerous and large and that, if further improvements were made, perhaps the scale of the openings at the rear elevations should be given additional study.

Alternate Boardmember Carey noted that privacy concerns may arise due to the location of windows relative to the street. He clarified that the height of the second story windows on the front elevation would feel close to the street due to the topography of the lot, which would put those windows at street level. Boardmember Carey recommended that dense landscape screening be considered along the front of the property in the future landscape plan.

Boardmembers Benoit and Heyman asked the applicant for clarification of materials and received information from the applicant regarding the location and color of brick. The applicant also clarified that wood siding near the front door, as specified in the earlier version of the project, would not be used. Chairman Reisman asked about the proposed deck railings. The applicant responded that the railing would be solid with stucco and a stone cap above and with metal mesh elements above.

Boardmember Benoit and Chairman Reisman both stated that the garage doors could be altered to better complement the architectural style. Chairman Resiman also noted the neutral color palette was appealing but that the balcony dimensions at the living room and dining room felt narrow and may not be as comfortable and useable as the homeowners should like. Boardmember Benoit added that the location and materials of exterior light fixtures, if any, should be identified.

A motion (Jewett/Benoit) to approve the project with the condition that the color and materials board to represent the full and accurate range of exterior materials including the proposed railings, stucco and brick receive final approval on the consent calendar at the meeting of October 17, 2005 with recommendations to give further study to the garage door design, large openings at the rear elevation, and narrow deck dimensions passed 5-0.

OTHER ITEMS

Preliminary Review:

Additions/Remodel: 103 Bella Vista Road

ADJOURNMENT

Gina M. Tynan
Assistant Planner