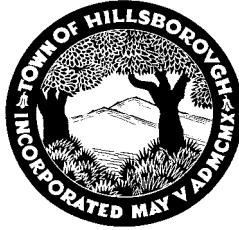


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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



1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes**

October 17, 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 and Ward Carey (Alternate)

Staff Present – Maureen Morton, John Milke and Sally Rumsey

Others Present – Mayor Tom Kaston

APPROVAL OF MINUTES — A motion (Heyman/Werbe) to approve the minutes of September 19, 2005 passed 5-0.

WRITTEN/ORAL COMMUNICATIONS – none

PUBLIC HEARING ITEMS

Consent Calendar:

1. **837 Chiltern Road** – Antonio (Elsbeth Newfield Architect)
Color and materials board for the approved substantial teardown and new house of approximately 5,500 sq. ft. (23% FAR)

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

Discussion Items:

Landscape Plan

2. **2555 Skyfarm Drive** – Abrams (Margo Pace, Landscape Consultant)
Front yard landscape plan including retaining walls

Boardmember Heyman stepped down due to the proximity of his home to the subject site. Alternate Ward Carey served as a voting member on this item.

The project designer indicated that she would prefer not being held to the requirement for 24-inch box specimens.

The consensus of the Boardmembers was that they supported the project and supported the designer's comments that she would hand select the most mature trees for the project. They also requested that future applications have an improved quality to the plans.

A motion (Jewett/Benoit) to approve the project subject to the applicant addressing the comments in the Town's Consulting Landscape Architect's report, except that the choice of trees may include 15 gallon specimens if they are mature and of a size sufficient to provide softening of the house, passed 5-0.

Additions/Remodels

3. 2510 Skyfarm Drive – Dayan (Swatt Architects)

Partial teardown and substantial remodel with additions of approximately 1,522 sq. ft. including a new second story (10.7% FAR)

The project architect explained that this was a long and narrow site, and that the existing house encroached into the front yard setback. He summarized the project by saying that 1,522 square feet had been added and about 500 square feet had been removed. Although this is a modern design, the materials chosen are of a high grade and natural nature.

Boardmember Werbe said that this was an unusual stretch of street with several different types of architecture. However, she believed that this house would still make a distinctive statement. She believed that if the design and materials are as rich as they are shown on the application, that the project would be a positive one.

Boardmember Heyman said that he believed that the architectural detailing was very good, and that use of the materials was excellent. He believed that it would be important that a landscape plan was forthcoming.

Boardmember Benoit agreed, saying that when the landscape plan is developed it would be important to try to get trees of sufficient size to provide the necessary softening of this project. She appreciated the fact that this project represented an identifiable architectural style, and that it was well developed. She echoed the comments that the landscape plan would be important.

Alternate Boardmember Carey said that he believed that this project would be a great addition to Skyfarm. He asked, however, about the way in which the proposed wood finishes would age. The architect responded that the finish would stay true to the way it was represented, as long as the required maintenance was performed every two years – that they have had a good history with this product. Alternate Boardmember Carey also asked why the master bedroom was towards the front of the house, overlooking the street rather than the canyon. The project architect responded that the view from the master bedroom is extremely nice. Alternate Boardmember Carey also asked if the panels in the front of the house were stainless steel, to which the project architect responded “no, that they were grey panels to match the windows”.

Boardmember Jewett asked how much of the house would actually be remaining. The architect responded that the entire perimeter would remain. Boardmember Jewett expressed his support for the project.

Chairman Reisman said that he had a few issues with the project, although he believed that the general composition was very positive. He was concerned about some refinements that may be needed to certain elements, such as the metal flue chimneys, the horizontal pieces above the windows which he believed seemed too narrow, and the window in the front which he believed did not have an elegant feel. He summarized that these are small items, but he considers this a

new home and believes it needs some additional study, especially for a modern house of this size. He further pointed out he believed that the stilts in the back are a little "odd" but that overall the back elevation is very strong.

The architect responded that they plan to continue to refine the design details as the construction drawings are developed. However, he has had great success with this chimney design and would not propose to change it.

A motion (Werbe/Jewett) to approve the project subject to the applicant developing and submitting a landscape plan passed 4-1. (Reisman dissented).

4. 807 Crystal Springs Road – Barry (Stewart Associates)

Ground-floor additions of approximately 483 sq. ft. at the rear of the house and second-floor additions of approximately 173 sq. ft. (21% FAR)

Boardmember Heyman summarized the project by saying that the proposed additions are relatively small in scale and blend in very well with the existing architecture. Additionally, they are generally located to the rear of the project, and there is a 50 foot frontyard setback.

Boardmember Benoit agreed that this was a nice, original design, and that the additions blended in well with the existing architecture.

Alternate Boardmember Carey and Boardmembers Jewett and Werbe also expressed their agreement with the comments and their support of the project, saying that the design was very well done.

Chairman Reisman concurred with the others, saying that the design was especially nice; including the dormer in the front which he believed was a very positive addition.

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

5. 1510 Wedgewood Drive – Sui (JD & Associates/Michael Callan Landscape Architect)

Exterior remodel and ground-floor additions of approximately 1,128 sq. ft. and associated landscape plan including tree removal (24.3% FAR)

A neighbor at 1515 Wedgewood Drive (Mrs. Meffert) spoke saying that she had seen the plans, and she believed them to be very beautiful. She pointed out that today the site is an "eyesore", and that the rest of the street is very upscale, and she believed that this project would be compatible with the improved properties on the street.

A neighbor at 1540 Wedgewood Drive (Mr. Lipton) said that he echoed his neighbor's comments and thought that this project was extremely positive.

Boardmember Benoit said that her notes were similar to the comments that Mrs. Meffert made saying that the rest of the neighborhood has been upgraded, and this project will bring this house into consistency with the other improvements. She further stated that she believed that the landscape plan was especially positive.

The project landscape architect, Michael Callan, clarified that he would plan on using five (5) gallon plants for the hedge.

Boardmember Benoit further suggested that the architect take a second look at the scale of the front elevation, including the pediment above the front door to be sure that they are accurately

scaled and to be sure that they look an integral part of the house. She also stated that it would be important that the eaves, the trims, the window mullins and other architectural detailing reflect high quality when they are constructed.

Alternate Boardmember Carey indicated his support for the project.

Boardmember Jewett agreed that it was a very nice project. He did have a comment about the roofing material. Although he said he would rather see the project done with this proposed roofing material rather than not done at all, he believed that the product chosen with its straight edges make it look less natural than possibly another product. He encouraged the applicant to consider alternate roofing materials. Overall, however, he believed it was a very nice project and one which he could support.

Boardmember Werbe said that she agreed with the previous comments. However, she added that she did not support the front door saying that it looked as if it were dated. She also supported Boardmember Jewett's comments on the roofing tiles.

Boardmember Heyman said he agreed with the previous comments and had nothing to add.

Chairman Reisman said that he certainly believed that the project was not in the least bit offensive, but he was concerned that it didn't represent a high degree of richness. He believed that many of the pieces were ordinary and that for negligible additional costs additional customization could occur. He also suggested that the applicant take a second look at the floor plan.

Boardmember Benoit agreed that it would be very important that the details have a high degree of quality and asked the designer some specific questions about the detailing. She pointed out that there was large amount of doors which almost appear lost, and she mentioned the columns in front and the very simple chimney design. She concluded by saying that this neighborhood has "grown up" and represents a high level of attention to architectural detailing. She stated that she wants this house to be consistent with that neighborhood standard.

Boardmember Werbe agreed, saying that the detailing would be critically important to this project and would make the difference between what would appear to be a "tract home" versus a custom home. She also believed that the level of detailing needed to be elevated.

A motion (Werbe/Benoit) to continue this application to November 7, 2005 to allow the applicant to increase the level of architectural detailing and specifically reevaluate elements such as the front door, the entry façade, the roof materials, the chimney design and other detailing to represent a higher degree of architectural elegance passed 5-0.

New Houses

6. **150 Bella Vista Drive** – Chan (Bexton Associates/Michael Callan Landscape Architect)
Teardown and new house of approximately 5,531 sq. ft. and associated landscape plan including fencing and gates along the street (25% FAR)

Alternate Boardmember Carey abstained from this project due to the proximity of his home. Boardmember Werbe served as the chair, and Chairman Reisman served as a voting member of the Board.

The project architect explained the project saying that the intent was to keep the existing pool, and that they had worked to center the new home around the pool. Also, the views has been designed so that they were not toward either neighbor's homes.

The project landscape architect indicated that along the north property line he would be willing to add more of tree "D" and could possibly locate them above the retaining wall to provide additional screening.

A neighbor at 155 Bella Vista Drive (Mr. Randolph) spoke saying that he had no concerns with the design of the project; however, he was concerned about the sincerity of the builder. He said that there has been an ongoing construction project at this site for over a year and a half. He would like to know if the applicant intended to go forward with this project.

A neighbor at 10 Kinder Lane (Mr. Bullock) spoke saying that his main concern was privacy, specifically with the deck off the master bedroom. He believed that this project would be very visible, saying that when the story poles went up his reaction was that they were very intrusive and very towering. He reiterated his concerns about privacy. He further stated that he had a letter from the property owner saying that he would repair the fence. He echoed the comment about the on-going construction at this site. He further said that he believed this site was a beautiful one and that the architecture was very positive.

Boardmember Benoit said that she thought this was a beautiful plan and a very nicely executed package. She stated that the project was presented in a clear and well-defined manner and that the colorboard was very nice. She appreciated the architect's statement which was included in the packet about the way in which the design was developed. She pointed out that this type of roof design reduces the massing. She further said that she hoped that the landscape screening could help address some of the neighbor issues. She was supportive of the iron work and believed that the front door was beautiful. She further believed that the existing pool had been beautifully integrated into the project. She said that overall this project was very creative and a very positive addition to the neighborhood.

Boardmember Heyman said that he had no concerns at all about the design, the detailing, or the materials. He had given a great deal of thought to the neighbor issues and pointed out that the master bedroom deck was over 140 feet from the home at 140 Bella Vista Drive, and it appeared that the landscape architect was willing to work with the neighbor to increase the number, spacing and sizes of the trees. He believed that there should be no resulting privacy issues.

Boardmember Reisman said that this project had improved a great deal since the preliminary review. He stated that it was of a very nice scale and that it had many lovely elements including the door. He believed that the amount of rock appeared to be heavy and also that the front wall was a little more ordinary than what would normally be placed in front of a home of this quality. He pointed to the round piece at the dormer as being difficult to maintain and concluded by saying that the porte-cochere may also be a little too heavy or it may merely be an issue with the rendering. He complimented the colorboard but said that the shutter color may need to be "warmed up" a little. Overall, he believed that this was a very nice job and a lovely project.

Boardmember Jewett said that he did not have a lot to add. He stated that he supported the comments made by the previous Boardmembers. He also agreed that the stone may not be the best choice because it may not add to the richness of the home. He also said that it would be very important that the details were executed very carefully in order for this project to be a success.

Acting Chair Werbe said that she shared the concern about the stone appearing to be too heavy and "fortress-like".

A motion (Heyman/Reisman) to approve the project with the suggestion that the applicant reconsider some of the issues, particularly the stone and the shutter color, and that the applicant incorporate the changes proposed by the project architect relating to increasing the Carolina Laurel trees and addressing the comments in the Town's Consulting Landscape Architect's report passed 5-0.

7. 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)

Chairman Reisman stated that the Board had previously considered a great deal of neighborhood input and believed that the project had improved based on those comments.

The applicant spoke summarizing the changes which had been made and also pointing out some other larger houses on larger lots on this street.

Chairman Reisman summarized that some of the refinements and changes that had been made to this project as a result of comments from both the ADRB and the neighbors were that there had been a reduction in the size of the house, that the exterior stair had been removed, that there had been an adjustment in the number of trees to be removed and the location of the driveway, and that at the last ADRB meeting there been a positive endorsement of the overall design.

Mr. Spencer at 926 Baileyana Road spoke saying that he believed that there was a flaw in the FAR calculation system, saying that when one looks at the level portion of this site it is very small compared to the level portions of other lots in the neighborhood. He said that, although he supported the improvement of this property, he believed that the house was still too large and imposing on this street. He requested a larger reduction in the size of the home.

A neighbor at 910 Baileyana Road (Mr. Selvitella) spoke saying that he had felt better once he had visited the site with the story poles erected. He said that he still was not clear about which trees were proposed for removal and which were to remain. Staff provided him a copy of the Tree Protection Report.

Boardmember Jewett said that he believed that there had been some very helpful adjustments to the project. He also believed that the applicant had made a real effort to study the trees and to adjust the project to minimize tree removals. He pointed out that he had suggested that the guest house be moved back, and that had not been done. He believed this was a beautiful house, and concluded by saying that he had been positive about the design all along.

Boardmember Werbe said that she felt very secure with the applicant's intent to preserve trees on this site, and that she had always been very supportive of the design of this project and still was.

Boardmember Heyman pointed out that at the September ADRB meeting the Board continued the item for story poles, to allow for an opportunity for the applicant to meet with neighbors, and for a Tree Protection Plan. He said that it appears that all of those items had been taken care of, and the applicant had complied with the ADRB's direction. He believed that this was a beautifully-designed home, and that it would have a very positive impact on the neighborhood.

Boardmember Benoit asked about the property line which appears to be at the existing swimming pool on the adjacent lot. The property owner explained that there would be a minor lot line adjustment which would not alter the lot size. Boardmember Benoit said that she had consistently been supportive of this plan saying that it was a very well-developed design and

worked well within the context of the neighborhood. She believed that the way in which the mass and bulk of this home had been handled was consistent with the Town's Design Guidelines.

Alternate Boardmember Carey said that he also believed that this was a very nice addition to the neighborhood and was consistent with other homes in the neighborhood. He said that, particularly with the story poles, the driveway entrance and the tree protection issues addressed, he was willing to support the project.

Boardmember Benoit added that she thought that this was a very good example of a positive process of the applicant, the ADRB and the neighbors all working together to arrive at alternative design decisions to save important trees.

Chairman Reisman concluded by saying that he has always liked the design of this house. He believed that it is a beautifully executed plan, especially with the Tree Protection Plan, and that this application was extremely good. He thought that overall this was a beautiful design and would be a very positive component to the neighborhood.

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

OTHER ITEMS

Preliminary Review:

Additions/Remodel: 2240 Skyfarm Drive
New House: 2985 Summit Drive (Teardown)
School Facilities: The Nueva School, 6565 Skyline Boulevard

Discussion with Tom Ford from Design Community and Environment – Members of the ADRB had an opportunity to discuss with Mr. Ford some of the ways in which the new Design Guidelines had been helpful to them in reviewing and acting on applications during the past year.

ADJOURNMENT

Maureen K. Morton, AICP
City Planner