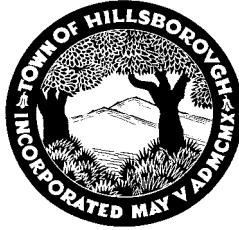


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes**

November 7, 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, Gina Tynan, John Milke and John Mullins

APPROVAL OF MINUTES – A motion (Jewett/Heyman) to approve the minutes of October 17, 2005 passed 5-0.

WRITTEN/ORAL COMMUNICATIONS – none

PUBLIC HEARING ITEMS

Additions/Remodels

1. **940 West Santa Inez Avenue** – Brown (Waterman & Sun)
Ground-floor addition of approximately 274 sq. ft. and second-floor addition of approximately 1,148 sq. ft. (10.4% FAR)

The Boardmembers generally agreed that this was a very nice set of plans.

Boardmember Jewett pointed out that it is often difficult to make a partial second floor look as if it fits into the existing architecture. He believed this project did this well, however, he was not as supportive of the modifications at the ground floor.

Boardmember Werbe said that she believed using composition roofing materials was a mistake at this location. She strongly suggested that a regular shake roof be reinstated.

Boardmember Heyman said that he agreed with Boardmember Jewett that the detailing of the one-story addition did not seem to be compatible with the rest of the house. However, he thought the second floor was well done. He also agreed with Boardmember Werbe regarding the roofing.

Boardmember Benoit also had an issue with the way in which the new breakfast room was not compatible with the rest of the house. She pointed out that the other projections on the house had hipped roofs. She also believed that the columns might be a little heavy. She was not supportive of the arch windows.

Alternate Boardmember Carey said that he agreed with all that had been said, particularly about the incompatibility of the ground floor. He also agreed that the columns appeared somewhat awkward and that quality roofing material was important.

Chairman Reisman summarized the comments by saying that overall the project, its massing and other elements, appeared to be acceptable to the ADRB. There were, however, some minor issues including the compatibility of the new breakfast room which he understood was designed as it was in order to allow extra light into the space. He also pointed out that the brick work was proposed to be painted white which should help the visual effect of the columns. He asked the architect if it would be possible to make the dinning room more exciting, saying that overall this was a very sweet house. Chairman Reisman asked the architect to study the arches. He pointed out that the left side and back appear to be inconsistent in detailing, but that they probably would not be visible from any point.

A motion (Heyman/Werbe) to approve the project subject to the applicant restudying the side elevations, the breakfast room, the arched windows in the upper floor, subject to the review and approval by staff. In addition, the applicant shall submit a roofing sample which represents a variation in color and shadow lines for the ADRB's approval at the December 5 meeting. The motion passed 5-0.

2. 1591 Kingswood Drive – Sarmiento/Daligues (SSS Designs)
Ground floor additions totaling 1,309 sq. ft. and entry modification (18% FAR)

Boardmember Werbe said that it's not easy to start with a ranch-style house and make it something else. She pointed out some areas with which she had some concern with the project, including the posts at the rear balcony and the fact that she did not believe that the detail of the front was sufficiently carried around the house. She said that the plans specify composition shingles and she would like to see a higher-grade roofing material, especially one that is more compatible with the Craftsman's style, but that she didn't feel it was as important at this location as it had been with the previous application.

Boardmember Heyman said that the applicant had done little to improve the exterior of the house. He believed that it was the same 1950's architectural style only just larger. He said that there was a real opportunity to upgrade the exterior with this addition which represented a 50% increase in the floor area. He said that, although there are new windows, there's no new window design, there are no architectural details, that the garage doors are metal and the new garage is to match the existing one. He pointed out that the window trim, which is specified as 1"x4" s, is about as basic as one can get, as is the roofing material. He also believed that the project required a landscape plan, at least for the front yard.

Boardmember Benoit agreed, saying that if this much money is being spent, the applicant should maximize the value of what is going into the home. She also pointed out that the chimney "to match existing" didn't have any positive qualities, and that the doors did not contribute in any positive way to the design, especially the garage doors. She also believed that the roof material that was being added was an inferior product.

Boardmember Jewett said that this was a very poor set of plans. He said that the reduced set was not to scale, and that there were no existing elevations and no details. He pointed out that the photos show existing chimneys which do not match those which are labeled on the plans as "existing". Overall, he believed that this was a dated house and adding a large addition to match does not result in a successful project.

Alternate Boardmember Carey agreed saying that, in this neighborhood, there are several upgraded homes. He also added that he believed that the house to the right needed to be screened with landscape and felt that a landscape plan was essential.

Chairman Reisman said that he could only echo all that he had heard. He pointed out, for example, that if the applicant planned to replace the windows, it was a good opportunity to improve the design of the fenestration pattern. He also mentioned the chimneys. Overall he believed that an addition of this size just required a great deal more work, more design, more inspiration and more quality. He also supported the requirement for a landscape plan.

A motion (Benoit/Heyman) to continue this application to the January 23, 2006 meeting to allow the applicant to address the numerous design concerns expressed by the ADRB and to include a landscape and driveway plan passed 5-0.

3. **103 Bella Vista Drive** – Williams (Chu Design & Engineering, Inc.)
Partial teardown and major remodel including ground-floor additions of approximately 551 sq. ft. and second-floor additions of approximately 1,162 sq. ft. (13.2% FAR)

Alternate Boardmember Carey stepped down due to the proximity of his home to the subject property.

Designer James Chu told the Board that a landscape plan was in progress and would be submitted at a future date.

All of the Boardmembers complimented the plans and the design. Each Boardmember believed that this was a delightful project, an excellent set of plans, and that it should be used as an example to others about the way in which plans and designs should be generated and submitted.

A motion (Werbe/Benoit) to approve the project subject to the subsequent submittal of the landscape plan passed 5-0.

4. **10 Horseshoe Court** – Collins (Carmel Planning & Design, Inc.)
Exterior remodel including ground-floor additions of approximately 600 sq. ft. and second-floor addition of approximately 465 sq. ft. (20.7% FAR)

Ms. Narotsky, 817 Oregon Avenue, San Mateo spoke with concern about the project. She said that a house which was recently built on Trophy Court blocked her view, and she believed that this second story would fully block her view.

Boardmember Benoit said that she believed that this addition is very compatible with the home, and she supported the massing. She said that it appears that landscaping seemed to be an issue and that would be fairly easy to address. She pointed out that the project does not add a great deal of height to the house and believed that this would be a very positive addition to the neighborhood.

Boardmember Jewett said that he believed that this was a reasonable project. That it was well below the Town's height limitation. He commented, however, that the set of plans were not well prepared, saying, for example, they did not include existing and proposed elevations.

Boardmember Werbe said that she concurred that this was a nice simple project. She also stated that the quality of the plans wasn't very good, but that she didn't have a problem with the design. In reference to the public comment, she clarified that the ADRB cannot legislate view protection. She also believed that a landscape plan was very important.

Boardmember Heyman said that he did not have any problem with the second-floor addition; that it blends in very well with the existing house. He also said that the plans were difficult to read. He asked about the existing roof, to which the response was it was a concrete tile. He clarified with the designer that the proposed roofing was a natural slate, and the designer confirmed that it was.

There was discussion that there had been no replacement trees shown on the plans and some apparent discrepancies between the arborist's report and the plans.

Boardmember Benoit asked the designer to recheck the colors, because it appeared that there was a cold versus warm issue.

Alternate Boardmember Carey said that his main concern was with the roofing, but that he thought the sample was very positive. He also believed that a landscape plan would be important.

Chairman Reisman said that, on one hand this is a very small addition and it is ten (10) feet below the maximum height limit, although it's not centered over the home which would be more consistent with the design guidelines. He also said that the plans were very sketchy. For example, there was not much design effort reflected in the deck railings. Although he said there was no reason to vote against this project, he believed that the owner deserved a higher level of attention and thought in the design work.

A motion (Werbe/Benoit) to approve the project including the suggestion that the applicant restudy the color palette and subject to the submittal of a landscape plan including an updated arborist report passed 5-0.

5. 1510 Wedgewood Drive – Sui (JD & Associates/Michael Callan Landscape Architect)
Revisions required by the ADRB for exterior remodel and ground-floor additions of approximately 1,128 sq. ft. and associated landscape plan including tree removal (24.3% FAR)

Boardmember Jewett said that when the Board originally saw this they believed that the project was an improvement over the current situation, but that it required additional study. He believed that the chimneys still required attention, and that they were a little exaggerated.

Boardmember Werbe said that the project had come a long way, but that she still had an issue with the front door, saying that it looked dated. She suggested that the applicant work with the staff to achieve a revised front door.

Boardmember Heyman believed that the applicant had addressed the ADRB's concerns.

Boardmember Benoit said that she appreciated the additional study to the front door and the additional detailing.

Alternate Boardmember Carey said that he believed that this was a nice addition to the street. He said, however, that the roof section over the front door seemed high to him. Otherwise, he was supportive of the changes.

Boardmember Jewett attempted to explain the gable on the roof above the door.

The Board asked about the color and materials board, but one had not been submitted.

Chairman Reisman concluded the discussion by saying that there is nothing offensive with this application, but there were elements he believed could benefit from additional design work. He said that the chimneys were unimaginative, the proposed brown house color did not set off a really nice slate roof, and there were still issues with the roof over the front door and the door. He was concerned that there was a lack of detailing, and that timbers and gambles seem to be out of proportion.

A motion (Benoit/Werbe) to approve the project subject to the applicant submitting revised plans to clarify the height of the front gamble, restudying the beams and timbers and chimneys, specifying the window colors, subject to the review and approval by staff, and that the materials and color board be submitted to the ADRB for final approval passed 5-0.

New Houses

6. **635 Pullman Road – Hu** (TRG Architects/Michael Callan Landscape Architect)
Teardown and new house of approximately 6,032 sq. ft. and associated landscape plan including tree removal (23.9% FAR)

Mrs. Swartz at 545 Craig Road spoke with three areas of concern: the fact that the proposed house is about three times the size of the existing house and that the roof would be very prominent and that if it is orange in color that it will stand out; and that there is a large Cypress tree which appears to be very healthy which is slated for removal.

Mr. Korn at 615 Pullman Road spoke saying that his main issue was the height of the project. He said that this house would look over his property and have a full view into his bedroom. He said that he understood that the size of the house dictated the need for additional garage spaces, and he believed that the garage design was not satisfactory; that it appeared “tacked on”. He pointed out that the landscape plan was dated, and that the arborist’s report was from June 2002. He would like to see an updated report and plan.

Boardmember Werbe said that the arborist report pointed out that the large Cypress tree was diseased. She said that the tile brought to the meeting by the architect was excellent, but the red tile shown on the rendering was not acceptable. She did not believe that the color palette was appropriate for this style of house saying that it needed to be deeper and richer. She said that for a house at the maximum FAR she believed that this design still felt too “builderish”. She liked the front door and the way in which the detail was carried out to the garage doors. She was extremely supportive of the entry lights.

Boardmember Heyman said that he believed that this plan package was exceptionally well prepared, and that it reflected a good level of detail and quality of materials. He pointed out that this project had already been approved once with very few changes. He thought that the issue about the third garage was well addressed, and that it had been incorporated well into the design, and it did not appear to be “tacked on”. He further pointed out that the screening on the side is

mature, and that he believed that the distance from the neighbor's bedroom windows to be in excess of 50 feet. He expressed satisfaction with the roofing material, saying that he believed it was beautiful. He said that tree #12, the large Cypress tree on the site, provided a great deal of screening and asked that the landscape architect get an updated evaluation with measurements that could possibly support the retention of this tree.

Boardmember Benoit said that there are many elements in the project that she thought were extremely nice. She pointed out, however, that there were others that caused her some concern, such as the arched window on the left side of the elevation, the two squares on the front and the balconies. She thought that these areas appeared that they needed some additional work. She also believed that the choice of light fixtures was very positive. She believed that the wrought iron work appeared to be too delicate for this size of a house. She enthusiastically supported the roofing material. She agreed with Boardmember Werbe that the color board needed additional attention. She believed that the balconies on the rear could use some additional work. She supported doing whatever could be done to retain the Cypress tree.

Boardmember Jewett said that he agreed with the comments on the colors, the wrought iron and the windows to the left of the front door. He added that he believed that the balustrade along the rear elevation appeared to be relentless and heavy. Overall, however, he believed the project was nice and appreciated the attention to detail in the entry and the doors.

Alternate Boardmember Carey agreed, saying that he also didn't have a problem with the third garage. He thought that using pavers on the driveway would be a very positive addition to the neighborhood. He also agreed that the proposed colors were not a successful choice for the project.

Chairman Reisman said that he thought that this project was okay. He referenced the house under construction at El Cerrito and Crystal Springs Road which uses a great deal of rock. He said that this house was a fairly large house and, although he didn't think there was anything especially negative with the design, he thought that many of the design elements could use improvement, including the railings, the balustrades, and the colors. He would look for an opportunity to make this a much more rich and an authentic house and he believed it could be done without increasing the cost of the project. He was hoping for a more refined elegance overall. He did wholeheartedly support the roof tiles, and said that he appreciated the way in which the third garage was offset.

Boardmember Benoit pointed out that there are several new homes going up in this area. She believed that the changes the Board have requested were worthy of additional ADRB review.

A motion (Werbe/Benoit) to continue the project to January 23, 2006 to allow the architect to reconsider the color choices, the wrought iron, the arched details, the balustrades, the windows, the balconies and other areas which have been discussed by the ADRB, as well as attempting to get further information on the possibility of saving the Cypress tree passed 5-0.

7. 1 Mountain Wood Lane – Herbert (M. Sandoval Architects/Michael Callan Landscape Architect)
Revisions required by the ADRB for a new house of approximately 8,678 sq. ft. and associated landscape plan including tree removal (12.8% FAR)

Boardmember Heyman said that he believed that this house was out of tune with the homes in the Stonebridge subdivision. He felt that this house reflected more of a style from the Tobin Clark area. He also said that he did not believe that this was consistent with the "old Hillsborough" style

which had been promoted by the developer of the subdivision. In short, he did not believe that this style house fit in this location.

Boardmember Benoit said that she felt more positive about the project. She really liked the shutters and the first-story arched windows saying that all the windows are interesting. She believed the chimneys could be a stronger statement and said that the roof looked very red in the rendering. She believed it was important that the shutters needed to have verticality. She said that with some minor "tweaking" she could support the project. She said she really liked the doors and the iron gate.

Boardmember Jewett said that he liked the rendering, and that the critical thing for him was the roofing material because there is so much roof. The applicant explained that they plan to use the same roofing tile as the previous application. Boardmember Jewett was pleased with the choice of roof tile. He also said that he liked the siting of the house with the bridge. He pointed out that this house also had a great deal of precast balustrade along the front and suggested that the applicant may want to take a look at that relative to possibly increasing the piers.

Boardmember Werbe said that she also believed that this house did not belong in this subdivision, saying that it was too big and much more like houses in the Tobin Clark area than what was promised in Stonebridge.

Alternate Boardmember Carey said that he had not been privy to previous discussions about the vision of this subdivision, but he thought that the applicant had improved the project with nice detailing since the last meeting. He agreed that the vertical nature of the shutters would be important. He questioned the need for bars on the windows. He concluded by saying that the applicant did what the Board had asked – make the project much richer and more custom.

Boardmember Heyman said that now that he has seen the proposed roof tiles, his view has softened. He said he also really liked the shutters.

Chairman Reisman said that this was a really large house – almost 8,200 square feet. He said that its Mediterranean style and the location in this new subdivision results in the ADRB holding it to a higher standard than it might otherwise do. He said that he believed the shutters were lovely and liked the way in which the design was carried through on the garage doors. He said that he thought the design was acceptable, but he would hope that, for its size, it would be more customized. He thought the chimneys were uninspiring and he wasn't sure about the arch over the door. He also believed that the balustrades were overused and supported Boardmember Jewett's comment about looking at the possibility to reduce the extent of their use. He said that he was looking for some authenticity and refinement in the design – for something strong and compelling in order to receive his endorsement. He believed that the refinements he sought would not result in an increase of construction costs.

Boardmember Heyman said that he would reconsider his objection to the project if the applicant would consider returning to the ADRB with some other refinements that had been discussed. He again stated his support for the roof and the shutters. He said that if the applicant returned with necessary refinements, he believed that he could support the project.

Boardmember Werbe stressed how important it would be to change the color palette.

Boardmember Benoit had additional questions about the shutters saying that in the rendering they looked very rustic but in the manufacturer's cut sheet they appeared to almost look metal.

The applicant explained that the shutters are wood and that an actual sample of the material was attached to materials board.

A motion (Jewett/Heyman) to recommend that the City Council approve the project subject to the condition that the applicant refine many of the elements of the project including: the balustrades, the chimneys, the colors, the iron railing, the proportion of the balustrades to the piers and the other issues which had been discussed by the ADRB all subject to the review and approval by staff, passed 5-0.

Private School Buildings

8. **6565 Skyline Boulevard** – Nueva School (Leddy Maytum Stacy Architects/Andrea Cochran Landscape Architecture)
New student center/dining hall, classroom building, and library/media center with related landscaping, plazas, parking and tree removal – Consistent with the Revised Nueva School Mater Plan

The project architect made a presentation of the project, highlighting the revisions which had been made since the ADRB's preliminary review.

Mr. Timothy Ome at 650 Darrell Road spoke saying that he and his family supported this project.

Mr. Garber at 55 Tiptoe Lane also spoke in support of the project saying that he also believed that the green building aspects of this project would really enhance the image of Hillsborough and would become something of which the whole Town could be proud.

Boardmember Benoit said that she applauded the creativity of what the applicant had done with the design for a creative learning center. She said that the applicant had addressed the Board's comments, and that the buildings provided a sense of community among themselves. She agreed with the speakers, saying that she also thought this would become a landmark facility. She was especially excited about the living roof and couldn't wait to see it.

Boardmember Jewett said that he also really appreciated the original direction of this project. He believed that the refinements that had been made in the design are a demonstration of the forward pattern of the development of the design. He loved the idea of using the Cedar trees on the site as part of the project.

Boardmember Werbe said that she was also "on board" with the project finding it creative, different and gutsy. She believed that the living roof would be fabulous.

Boardmember Heyman said that overall he believed that this campus is very positive. However, he did not see any huge changes in this project since the preliminary review. He appreciated the removal of the water tower, and that the fact that this was a serious attempt to invite nature into the design. He felt, however, that the three buildings had three distinct functions and felt that there was a lack of continuity which resulted in some disharmony on the site. He was further concerned with the use of aluminum doors. He loved the wood screening, but he was concerned about the way it would look as it aged. He concluded by saying that the project would be hardly visible from the street or from any neighboring properties, and, therefore, he believed it would have no visual impact.

Alternate Boardmember Carey said he drives by this site everyday and believes it will not be visible from the street. He loves this approach and thinks that this applicant has done a fantastic job.

Chairman Reisman said that the ADRB really appreciates the work that has gone into this project. He believes that it's a very impressive proposal and a huge commitment by the school. He said that it is very clear to see the hard work and inspiration that is woven into this project, and its one about which he is very excited, and that the project is a testimony to the skill and vision of the applicant. He further asked that the City Council be made aware of the ADRB's strong recommendation of this project which promotes sustainability and educational excellence. He concluded by saying that the ADRB could not be more supportive of the project.

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

OTHER ITEMS

Preliminary Review:

New House: 333 Uplands Drive (Teardown)

ADJOURNMENT

Maureen K. Morton, AICP
City Planner