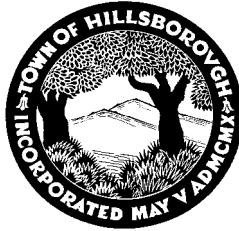


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes**

December 5, 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, Ray Yniguez, and Sally Rumsey

Others Present – Commissioner John Fannon

APPROVAL OF MINUTES – A motion (Werbe/Jewett) to approve the minutes of November 7, 2005 passed 5-0.

WRITTEN/ORAL COMMUNICATIONS - none

PUBLIC HEARING ITEMS

Additions/Remodels

1. **1510 Wedgewood Drive** – Sui (JD & Associates)
Revisions required by the ADRB to include review of exterior colors and materials for a remodel and ground-floor additions of approximately 1,128 sq. ft. (24.3% FAR)

Boardmember Jewett said that he believed that the redesign of the chimney was an improvement. He thought the doors were acceptable. Overall, the project had been improved to the point where he could support it.

Boardmember Werbe said that the applicant had done a nice job of responding to the ADRB's concerns. Boardmember Heyman agreed saying that he thought the colors were fine.

Boardmember Benoit and Alternate Boardmember Carey also believed that the project was nice.

Chairman Reisman concluded that the project had improved, especially with regard to the color choices.

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

2. 1275 Tartan Trail Road – Li (Lawrence Chen)
Ground-floor addition of approximately 773 sq. ft. (17.4% FAR)

Boardmember Werbe said that she didn't have any problems with the application. She asked if the front door was going to be new, to which the applicant responded it was not. She said that with this addition and upgrade she would recommend an upgrade to the front door because it looks a little dated.

Boardmember Heyman believed that the applicant had done a good job matching the existing style of the home. Boardmember Benoit agreed but pointed out a few items on the floor plan which she hoped the owner would take a look at.

Alternate Boardmember Carey also supported the project.

Boardmember Jewett believed that the plans were somewhat "light" on documentation but were acceptable. Chairman Reisman also had some floor plan comments but was supportive of the project.

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

New House

3. 2985 Summit Drive – Ponterio (Stewart Associates/Michael Callan Landscape Architect)
Teardown and new house of approximately 5,898 sq. ft. and associated landscape plan including tree removal (24.7% FAR)

Boardmember Heyman said that the plans have a very nice feel and included good attention to detail. He thought that the colors were all very good and the elevations did not appear overly "busy". He asked if the roof was going to be a natural slate, to which the response was, yes, that it was. Boardmember Heyman pointed out that the Town's Consulting Landscape Architect had a comment about the Strawberry tree.

The project landscape architect, Michael Callan, said that he would address that comment. However, he asked the ADRB members about their request to have a walkway from the street to the front door because he believed it would require the removal of two (2) trees.

Boardmember Benoit asked which two trees would be removed. She stated that, overall, she thought it was a very beautiful design with a storybook quality to it.

Alternate Boardmember Carey said that he also supported the design and did not think a walkway from the street was of significant importance to trade off the removal of two trees. He asked about the driveway grade, to which the owner, a civil engineer, responded.

Boardmember Jewett asked about the possibility of shifting the entry walkway so that possibly only one, or even no trees, would need to come out. He said he really liked the house and the landscape plan.

Boardmember Werbe echoed the concern about removing trees at this street. She said, that if that had to be done, she thought it could be handled administratively. She believed, overall, that this was a lovely design.

Boardmember Heyman said that he believed that the use of an asphalt driveway on such a lovely home with such beautiful materials seemed unfortunate.

Chairman Reisman said that he thought this was a very nice project. He wanted to be sure, however, that the skylights on the right side would not be visible from the street. He also pointed out that Versalock was not a favorite material of his and was surprised that none of the other Boardmembers had commented on its use with this project. He pointed to Sheet A-7 (the detailing on the arch and the paint application) and Sheet A-5 (the entry door) saying that it would be really important to achieve a degree of richness. Chairman Reisman concluded by saying that without any neighbor comments it meant that the applicant had done a good job with working with the neighbors. He was supportive of the project and asked the homeowner to be very careful in selecting the white color for the body to ensure that it has warmth to it.

A motion (Heyman/Werbe) to approve the project subject to the applicant addressing comment #2 of the Town's Consulting Landscape Architect's report and work with the staff to attempt to maintain a pedestrian entry way from the street without the removal of two (2) trees passed 5-0.

OTHER ITEMS

Preliminary Review:

Additions/Remodel: 2240 Skyfarm Drive

ADJOURNMENT

Maureen Morton, AICP
City Planner

adrbminutesDecember5,2005