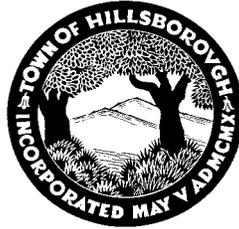


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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



1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes**

January 23, 2006

Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER - 4:p.m.

Boardmembers Present – Jennifer Werbe, Acting Chair; Kathleen Benoit, George Jewett, Richard Reisman and Ward Carey, serving as a full voting member.

Boardmembers Absent – Walter Heyman

Staff Present – Maureen Morton, Gina Tynan, John Milke

Others Present – Commissioner John Fannon; Mayor Tom Kasten and Assistant City Manager Kathy Leroux joined the meeting at Item #7

APPROVAL OF MINUTES – A motion (Reisman/Jewett) to approve the December 5, 2005 minutes passed 5-0

WRITTEN/ORAL COMMUNICATIONS - none

.

PUBLIC HEARING ITEMS

Consent Calendar:

Additions/Remodels

- 2. 1591 Kingswood Drive** – Sarmiento/Daligues (SSS Designs)
ADRB-required revisions to ground floor additions totaling 1,309 sq. ft., exterior remodel and entry modification (18% FAR)
Action: Continued off-calendar

New Houses

- 3. 635 Pullman Road** – Hu (TRG Architects/Michael Callan Landscape Architect)
ADRB-required revisions to teardown and new house of approximately 6,032 sq. ft. and associated landscape plan (23.9% FAR)
Action: Continued to February 6, 2006

4. **70 Joyce Road** – Miller (TRG Architects)
Roofing material change (natural cedar shingles) for previously-approved new house
Action: Approved

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

Discussion Items:

1. **1850 Brookvale Road** – Ou (Allied Architecture + Design)
Skylight at rear of existing one-story house

The project architect explained that the proposed skylight was approximately 80 feet from the property line. He believed that with the trees that the applicant planted on the adjacent property owner's property, the visibility of the skylight should be minimal.

A neighbor, Mrs. Callinan, at 1875 Willow Road spoke saying that she had signed off on the design plans for this house that did not include a skylight, and she believes that a skylight in this location would look like a UFO. She received a notice two weeks ago and believes that the process has been mishandled. She said that the property owners are frequently out of the country and are difficult to communicate with. She believes that the proposed skylight would be an eyesore and a 24-foot long line of light.

Boardmember Benoit said that there had apparently been a history of this project that there would not be a skylight. Boardmember Benoit firmly believed that a 24-foot long skylight should be reviewed by the ADRB. She asked that some alternatives be considered.

Boardmember Reisman said that he was not sure what the representations had been between the neighbors, but he believed, if the neighbors relied on an agreement, that it was unfair to suddenly surprise them with a change.

Boardmember Jewett said that 23 ½ feet of skylight is enormous. He said that it appeared that there had been a significant amount of back and forth between the neighbors. He pointed out that if the screening died there would be no obligation to replace it. He was not in favor of the skylight, especially given the fragile nature of the screening.

Chair Werbe agreed, saying that she believed that there was probably a better solution.

A motion (Benoit/Reisman) to continue this item to March 6, 2006 to allow for consideration of alternatives passed 4-0-1. (Boardmember Carey abstained from this item.)

Gate/Posts

5. **15 Bridle Court** – Snow (Lisa B. Keyston Landscape Architect)
Entry gate and posts along the street

The project landscape architect spoke providing some history on the project and attempts to work with the neighbor who opposed the gate. She also indicated the importance of security at this location.

Victor Wu of 25 Bridle Court spoke saying that he also lives on Black Mountain Road, and that he is sensitive to the need for privacy. He believed that this was a private street. He had photo simulations made of the proposed gate and said that he wanted to work something out.

Boardmember Cary said that he had visited the property and asked the landscape architect if the gate was proposed to be black. The response was “yes”, it was planned to be consistent with the garage doors. Boardmember Carey said that he believed that the design fit well with the existing house and its massing. Although, he believed that the proposal for it to be all black could be an issue if the gate was not sufficiently articulated.

Boardmember Jewett said that he understands that the neighbor had tried to express his concerns. He believed, however, that this design for the gate was consistent with the house design and appropriate for the neighborhood. He believed that certainly this was not a proposal that the ADRB should deny.

Boardmember Reisman said that this was a tall house, and that the gate was only 8 feet high at about three places. Although he agreed that the dark color may cause some concern, he believed that over time the color would become more matted. He has no problem with the project, and, in fact, believed it to be a very attractive design solution.

Boardmember Benoit cited a similar gate on Stonehedge and El Cerrito near the school which was another example of where privacy was an important issue. She believed that the design of this gate goes very well with the architecture of the house. She believes that the black color is consistent with the design of the garage doors. Boardmember Benoit believed that this was a very tasteful design and a tasteful solution as are most of the projects that are brought forward by this landscape architect. She believes that the proposal is in keeping with the neighborhood and the Design Guidelines.

Chair Werbe agreed with the comments of the other Boardmembers and expressed her support for the project.

A motion (Reisman/Jewett) to approve the application passed 5-0.

Landscape Plans

6. **10 Santa Maria Lane** – Giannini (Michael Callan Landscape Architect)
Landscape plan including new pedestrian gate along the street

It was the consensus of the Board that this was a very lovely project, it was supported by the Town's Consulting Landscape Architect that it was a lovely design.

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

7. **100 Tobin Clark Drive** – Duan/An (Stephen Wheeler Landscape Architects)
Revisions to a previously-approved landscape plan to include a circular driveway and second vehicle entry gate along the street

The project architect provided some background on the project and the way in which the new property owners sought to redesign the driveways. The project landscape architect explained that he had come in late on the project and was asked to revise the plans. The property owner explained that he had bought the house in 2004, and that every time they use the garage they need to make a u-turn, and that they had concerns about getting their children to school. His wife distributed photos of his family.

Boardmember Reisman said that some of the evolution of this project confused him, and it was difficult to understand why the double driveway was necessary. He asked some questions about the photos which had been attached to the plans. He believed that while aesthetically this design was not optimal, it appeared that the practicality outweighed the aesthetical question. He asked

staff if the proposal was consistent with the maximum hardscape restrictions, to which Assistant Planner Gina Tynan responded it was.

Boardmember Carey expressed his support for the project saying that the design of the secondary gate was plain and did not appear to compete aesthetically with the main entry. He believed that, in this case, the necessity required the modification.

Boardmember Jewett agreed, saying that the secondary gate would not compete with the main entrance, and although aesthetically this is not an ideal situation, he believed that the necessity outweighed the aesthetics.

Boardmember Benoit said that since the driveway at this location already existed, and the project was improving the current situation, she could support it although she was aware of the downside of the aesthetics.

Chair Werbe sought clarification on the Town's Consulting Landscape Architect's report Item #1, and was assured that the City Engineer would approve the final driveway design. She agreed that this solution was not the best aesthetically, but that it appeared that the necessity prevailed.

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

Additions/Remodels

8. 30 Drayton Road – Tilenius (HRH Architecture)

Partial teardown and ground floor addition of approximately 1,309 sq. ft., second floor addition of approximately 1,262 sq. ft., and a new second unit (24.8% FAR)

A neighbor, Mr. Miller, at 10 Drayton Road spoke saying that he believed that this was a lovely plan, but, that he had concerns about the potential construction impacts including the length of time, the number of trucks on the street and potential damage to the frontage of his property.

Building Official John Milke responded and explained that there was a relatively new construction management ordinance in place that should address most of those concerns.

Boardmember Benoit said that she believed this house had a great "soul". She said that the architecture of the addition was well integrated into the existing house. She was somewhat unsure about the architectural details and asked the property owner if the entire house would be repainted upon completion. She believed that, as long as it resulted in a look that was very similar to the existing one, she would support the project.

The property owner assured the ADRB that they had planned for this phrase of the project, including setting aside matching materials.

Boardmember Carey said that his only concern had been that the resulting project would look like one complete project. He believed that the proposal was a great enhancement and represented very high quality work which is what the Board would expect in Hillsborough. He further emphasized that he believed that repainting the entire home at the conclusion of the project would be critical.

Boardmember Jewett said that he believed that the homeowner had a clear plan of phasing this project, and that this second phase would be an integral part and appear as part of the original home.

Boardmember Reisman said that he thought that some of the tapering of the original roof was lost. He pointed out that the project includes a great deal of outdoor living areas which often helps reduce the sense of mass and bulk, in this case it appears to add to the size of the house. He concluded by saying that he believed that, based on the location and siting and design, this house appeared to be too big for the lot at 25% FAR.

Chair Werbe said that she was more inline with Boardmember Reisman, believing that it was just too big; too large of a house for the lot and the neighborhood. She did congratulate the homeowners on their successful work with the neighbors. Although she believed that this house had a number of nice elements, she concluded by saying she believed it was too large to support.

The project architect pointed out that the house could not be seen from anywhere other than from the other side of the canyon.

Chair Werbe responded that often views from the other side of the canyon can be severe, and that the ADRB has been on record that they do not approve projects just because they cannot be seen.

A motion (Carey/Jewett) to recommend that the City Council approve the project passed 3-2. (Werbe and Reisman dissented.)

9. **880 Hillsborough Boulevard** – Marren (Charlie Barnett Associates/Suzman & Cole Design) Exterior remodel, ground floor additions of approximately 2,258 sq. ft., second floor additions of approximately 1,527 sq. ft., and landscape plan including tree removal (21.6% FAR)

The architect explained that this house had been built in 1903 and remodeled somewhat unsuccessfully in the late 1980's. He agreed that the house was large, but that it was setback significantly from the street. He said that his design attempted to reflect the original roots and architectural styling of the house.

Boardmember Jewett said that he thought that the proposed design did a very good job of bringing some disharmonious elements together in a positive way. He thought the siting and screening was excellent. He felt that this house has been historically large, and that this remodel and addition made good sense.

Boardmember Carey said that this was the best set of plans he had seen. He stated that they were so easy to read and so clear and complete. He said that there was a large wall in front of this project and lots of screening. He thinks it is a very positive step that the house is going to be renovated and taken back to its original style. He believes that the quality of this project was excellent. He asked the architect if there was room in the back for a vehicle to turn around, to which the architect responded that there was. Boardmember Carey concluded by saying that he thought this was a fantastic project, and that it had his full support.

Boardmember Benoit echoed the comments about the excellent plans saying that they were a pleasure to read, they were easy to understand and exquisitely detailed and absolutely lovely. She pointed out that keeping the trees were a real plus. She believed that those being added were wonderful.

Boardmember Reisman complimented the architect on doing such a nice job of returning the house to its original style. He said that he sincerely appreciated the authenticity. He thought especially that the architectural detailing and the chimneys were fabulous. He believed that this house was sited so that the size works well. He suggested that the architect may want to reconsider the flat roof at the garage wing, but that it would certainly not be part of his motion. He

reiterated that he believed that the chimneys were “inspired”, and that the project had his full support.

Chair Werbe also echoed the comments about the excellence of the plans. She believed that this was one of the prettiest houses to come before the Board in a long time. She shared Boardmember Reisman’s comment that the flat roof area might be worth a second look. But overall, she believed that the project was absolutely exquisite.

A motion (Jewett/Reisman) to recommend that the City Council approve this project with full encouragement for such a lovely design passed 5-0.

Preliminary Review:

Additions/Remodel: 140 Woodridge Drive

New House: 1300 Lakeview Drive (Teardown)

ADJOURNMENT

Maureen K. Morton, AICP
City Planner