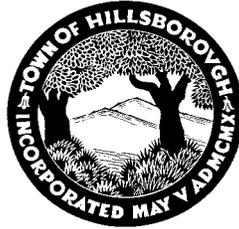


TOWN OF HILLSBOROUGH  
SAN MATEO COUNTY

Planning Office  
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1600 Floribunda Avenue  
Hillsborough  
California 94010

**Architecture and Design Review Board  
Minutes**  
February 6, 2006

Town Hall, 1600 Floribunda Avenue – Community Room

**CALL TO ORDER** – 4:00 p.m.

**Boardmembers Present** – Richard Reisman, Jennifer Werbe, George Jewett and Ward Carey

**Boardmembers Absent** – Walter Heyman and Kathleen Benoit

**Staff Present** – Gina Tynan and Ray Yniguez

**APPROVAL OF MINUTES** — None.

**WRITTEN/ORAL COMMUNICATIONS** — None.

**PUBLIC HEARING ITEMS**

**Consent Calendar:**

*Addition*

1. **1270 Tartan Trail Road** – Sasounian (Van Housen Architecture)  
Second floor addition of approximately 143 sq. ft. at rear of existing two-story house (15.7% FAR)  
Approved

*New House*

2. **635 Pullman Road** – Hu (TRG Architects/Michael Callan Landscape Architect)  
ADRB-required revisions to new house of approximately 6,032 sq. ft. and associated landscape plan (23.9% FAR)  
Continued to March 6, 2006

A motion (Reisman/Jewett) to approve the consent calendar passed 4-0.

## Discussion Items:

### *Additions/Remodels*

#### **3. 388 Barbara Way – Andrews (Anthony Ho)**

Ground-floor additions of approximately 1,043 sq. ft. (14.6% FAR)

Applicants Janet and Larrin Andrews introduced the project and passed around a sample of the proposed roofing material. They said that they would like to upgrade the roofing material as recommended by staff from the existing composite shingle to a simulated slate, but were open to suggestions by the Board.

Boardmember Carey said that the existing house has some lovely features and he was pleased to see them retained as part of the project. He expressed concern, however, that simulated slate roofing may appear too heavy on this one-story Ranch style house and recommended that the applicants consider a real wood shake roof for better consistency with the architectural style.

Boardmember Reisman agreed as he expressed concern that the proposed simulated slate product sample passed around appeared to have a surface shine that he said would not be appropriate for this project. Boardmembers Reisman and Jewett further noted that, if a slate or simulated slate is used, the blend or mix of individual shingle colors of the roofing material needs to feel natural in color and installation to avoid looking like a distinctive pattern.

Boardmember Werbe said she thought another look at the roofing selection was warranted and that she would support the use of a real shake. She said the color mix of the simulated slate would look too heavy. Boardmember Reisman agreed, citing that the steep roof pitch would make the roofing material a prominent feature and therefore the choice of roofing material should be given additional attention.

A motion (Reisman/Jewett) to approve the project subject to the applicant securing approval (through the administrative process) on a revised roofing material comparable in color and texture to a real wood shake or real slate passed 4-0.

#### **4. 70 Tobin Clark Drive – Batliwalla (Young & Borlik Architects/Mara Young Landscape Architect)** Partial teardown and exterior remodel, ground-floor addition of approximately 329 sq. ft., new second floor of approximately 1,004 sq. ft., new second unit and associated landscape plan (24.6% FAR)

Project architect Andrew Young provided a clarification and a stamped certification from the land surveyor stating that the story poles were installed approximately one foot higher than the proposed eave height and approximately three feet higher than the proposed ridge height. The homeowner, Mr. Batliwalla, thanked the board for taking the time to review the plans and thanked staff for input and suggestions, which were incorporated into the design.

Mr. Young said that the landscape plan was prepared upon the recommendation by staff that new planting be installed in front of the new fence that would tie in with the new house style. He offered copies of a revised landscape plan to the Board for review to address the comments of the Town's Consulting Landscape Architect. Assistant Planner Gina Tynan informed the applicants that the Town's policy is to require that the revised landscape plan be submitted to the Planning Office, rather than directly to the Board, to follow design review procedures.

Boardmember Jewett stated that the project's architectural style was a fun and interesting adaptation of a Mediterranean style. He said the roofing style is appropriate for the design, but expressed concern for the roof color, which he said should not stand out. He asked the architect if a physical sample of the proposed roof tile was available. Mr. Young responded that the tile is a two-tone green terra cotta tile similar to that installed at the residence at 168 Tobin Clark Drive, but that they were unable to secure a sample prior to the meeting.

Boardmember Jewett said he thought the frontyard landscaping will be critical to have a consistent feel with the project. Boardmember Carey agreed and noted that the architectural style, although unique, is not too distant from other homes in the neighborhood. He thought that, although landscaping is important for a project of this size, this street lends itself to homes that are fairly exposed and not fully screened by landscaping.

Boardmember Carey asked the architect how the proposed lattice-work screens at the windows will work, wear and age. Mr. Young responded that they will install custom-made windows and transoms with grills made by the window manufacturer to snap-in to the transoms and be leak-resistant. He said the material will likely be a durable cedar that will be custom stained to match the color palette of the house.

Boardmember Reisman noted that the proposed project is at the maximum allowable floor area ratio and therefore the detailing of the architecture should be excellent. He said he thought the yellow body color proposed may be too bright and should be given further study. He asked staff if the project meets the ADRB requirement for parking. Assistant Planner Tynan responded that the project does comply by providing three garage parking spaces for the five bedroom house and the required unenclosed parking for the new Second Unit.

Mr. Reisman stated that the project could use additional refinement overall. He said he felt the right side elevation, rear, and particularly the left side elevation were a bit plain as compared to the front elevation, which is refined and well done, and the chimney design could be developed to add to the architectural character. He also said that the lattice may be challenging to install given the proposed curve required of the wood material. Boardmember Werbe agreed that for a house this large the project didn't go far enough to capture the style and said it needs further refinement of architectural details to make it spectacular.

Mr. Young responded that the intent was to be respectful of the site to maintain the existing building footprint. Boardmember Werbe clarified that the massing and size were acceptable as proposed, but that the focus of additional study should be integrating fine decorative details to create a custom house.

A motion (Reisman/Carey) to continue the project to the meeting of April 3, 2006 to address the Board's comments and revise the landscape plan consistent with the Town Consulting Landscape Architect's report passed 4-0.

#### *New Houses*

- 5. 333 Uplands Drive** – Sohn (Chu Design & Engineering/Michael Callan Landscape Architect) Teardown and new house of approximately 5,159 sq. ft. and associated landscape plan including new driveway location, fencing along the street and tree removal (24.9% FAR)

Landscape architect Michael Callan addressed the Board to note that he will be able to fully respond to the comments provided by the Town's Consulting Landscape Architect to address screening and privacy.

Boardmember Reisman stated his support for the project. He said that the proportions and details such as the railings were good but felt similar to those on other homes in the Town and should be made to feel special and custom as part of this house. He also said that the color provided on the color and materials board and the color representation on the rendering were inconsistent as the rendering made the color look green. Designer James Chu responded by saying that the proposed color is consistent with the one on the color board submitted and that printing problems made the rendering have an unintended greenish hue.

Boardmember Carey said that the size of the house, lot and street frontage make screening with landscape a concern. He recommended that the applicants engage the neighbors in discussion of choices for landscape screening to assure that privacy is appropriately addressed.

Boardmember Jewett said that he favored the project. He asked the designer if the type of stone proposed was a real stone or a simulated material. Mr. Chu responded that it is a simulated stone. Boardmembers Jewett and Werbe agreed that a Carmel Valley stone or similar real stone would be a better choice for this project than a simulated stone, but that they would both support the project.

A motion (Jewett/Carey) to approve the project subject to the applicant revising the plan to address the comments of the Town's Consulting Landscape Architect and with a strong recommendation to include the use of real stone in place of simulated stone passed 4-0.

## **ADJOURNMENT**

Gina M. Tynan  
Assistant Planner

February 6, 2006