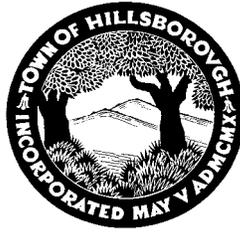


TOWN OF HILLSBOROUGH

SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board Minutes March 6, 2006

Town Hall, 1600 Floribunda Avenue - Community Room

CALL TO ORDER - 4:00 p.m.

Boardmembers Present - Walter Heyman, Chairman; Kathleen Benoit, George Jewett, Richard Reisman, Jennifer Werbe and Ward Carey (alternate)

Staff Present - Maureen Morton, Gina Tynan and John Mullins

Others Present - Mayor Tom Kasten and future alternate ADRB member Mark Heine

APPROVAL OF THE MINUTES - A motion (Werbe/Benoit) to approve the January 23, 2006 minutes passed 5-0. (Chairman Heyman abstained and Ward Carey voted.) A motion (Reisman/Werbe) to approve the February 6, 2006 minutes passed 4-0. (Chairman Heyman and Boardmember Benoit abstained, Ward Carey voted.)

WRITTEN/ORAL COMMUNICATIONS - none

PUBLIC HEARING ITEMS

Consent Calendar:

Skylights

1. **1850 Brookvale Road** - Ou (Allied Architecture + Design)
Skylight at rear of existing one-story house
Continued to April 3, 2006

New House

2. **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)
Continued off calendar.

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

Discussion Items:

Roofing

3. **24 Windsor Drive** - Payan/Chang (Mark Sampson Roofing/Mark Heine Construction)
Re-roofing with material not on the ADRB pre-approved roofing materials list

Boardmember Jewett said that this appeared to be a good product, and he was particularly impressed with the 50-year warranty. Boardmember Werbe agreed.

Boardmember Reisman said that at first he had concerns about how shiny the product was, but he realized that there is a product on the pre-approved list that is shinier than this one, so he is okay with it.

Boardmember Benoit said that she appreciated the well-defined profile, and she asked the applicant about the performance of the product, to which he responded that it has been on the market for about 3 years, and that it has 30 different edge profiles.

Chairman Heyman said that he visited the Peninsula Golf Club to see the product that had been used there and believed that it was disappointing. He said that on the Golf Club they had used all one size of the material, and that the color was very flat. He said that the brochure showed much better mixes, and he would support the project.

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

Additions/Remodels

4. 1560 Kingswood Drive - Sirhed (Gumbinger Avram Architecture)
Exterior remodel of existing two-story house (27.4% FAR)

The project architect explained that this project had received administrative approval, but that they were not able to get the sign off from an adjacent neighbor. She further pointed out that there is no increase in size of the house, and that the design goal was to add design cohesiveness.

Boardmember Werbe said that she really appreciated the way in which the plans presented the existing versus the proposed. She believed this project was a lovely improvement, and she especially liked the front door. She suggested, however, that the applicants test the paint color in the field. Overall, she believed that this was a beautiful job.

Boardmember Reisman agreed, saying that he also was supportive of the project. He cautioned the architect to be careful, however, that the application did not result in a look that was too "cutesy". He agreed with Boardmember Werbe's comments about the colors.

Boardmember Benoit said that she liked the project and believed it to be a drastic improvement. She suggested that the applicant might consider a different style of columns.

Alternate Boardmember Carey agreed, saying that the neighborhood should be happy with this great upgrade to this home.

Boardmember Jewett said that this was a large house for this site, and he believed that it was somewhat "shoe-horned" into the site. He believed that the remodel was adding a great deal of volume to a house that was already over the maximum allowable FAR. He said that the saving grace was that one would not be able to see the entire house from one vantage point. He said that only portions would be seen. Echoing the concerns of Boardmember Reisman, he urged the architect to use some restraint with the details.

Chairman Heyman said that he was more in Boardmember Jewett's "camp" in that he was not as enthusiastic about the design. He pointed out that the roof had been raised significantly. He also said, that while the front entry looks interesting, there were no specific details provided about the design. He thought that the false dormers were overdone. He was not against the project, but he believed that at 25% FAR he would like to see more done.

Boardmember Reisman echoed the concern about the design of the column, urging a simpler design.

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

5. 1370 Hayne Road - Moayeri/Lukaszewicz (ER Design)

Partial teardown and exterior remodel with ground-floor additions of approximately 1,699 sq. ft. and a new second floor of approximately 1,154 sq. ft. (20.6% FAR)

The architect briefly explained the program and the intent of the project and showed additional pictures on the screen.

Boardmember Reisman said that he believed this project was very interesting and well done. Overall, he found it to be very thoughtful. He cautioned that some of the articulated elements of the walls needed to be carried out in a rich fashion, and that the articulation of the joints needed to be handled very well. He was very supportive of this project.

Boardmember Benoit agreed. She said that this house has great "bones" and that it is a lovely site. She believed that the design was very user friendly and very exciting. She asked the applicants if they were planning to submit a landscape plan, which she believed would be very important. The Assistant Planner indicated that one would be required, and Boardmember Benoit urged that the ADRB should review the landscape plan. Overall, she believed this project was stunning.

Alternate Boardmember Carey said that he agreed. He was so happy that the applicants were not tearing the house down. He echoed the same minor concerns as Boardmember Reisman regarding the cast stone materials. He had a few notes on the floor plan, but concluded by saying that this was a great job.

Boardmember Jewett stated that he also believed that this was a very nice job. While he did not believe it was important for the applicants to come back to the ADRB to review the landscape plan, he thought it would be a good idea. He indicated that there was a great deal of mature planting on the site.

Boardmember Werbe said that this was the most warm and welcoming contemporary home that she had ever seen. She would love to see the landscape plan. She agreed with the idea that some of the trees should be removed in order so that everyone could see this beautiful home.

Chairman Heyman also supported the project saying that it was beautifully integrated. He also said that the drawings had been beautifully executed. He did say that he would like the landscape plan to come before the ADRB.

A motion (Benoit/Werbe) to approve the project subject to the ADRB's approval of the landscape plan, which should be installed prior to the calling for the final inspection on the construction, passed 5-0.

6. 1 Camaho Place - Panos (JPH Design Management, Inc./Michael Callan Landscape Architect)
New accessory structure of approximately 327 sq. ft. and associated revisions to a previously-approved landscape plan (20.8% FAR)

Boardmember Jewett stepped down due to a possible conflict of interest and Alternate Boardmember Carey served as a full voting member on this item.

The landscape architect indicated that he planned to respond to the comments in the Town's Consulting Landscape Architect's report.

A neighbor, Mr. Fred Bertetta Jr., 605 West Santa Inez, spoke saying that he objected to any further construction on this property. He said that if the Boardmembers would come and stand on his lot, they could look back and see a great deal of structure. He believed that the house size was based on a previous lot size. He felt that the "spirit of the law" had been violated. He believed that trees which had been removed are not going to be restored, and that the arborist's report was very selective. He concluded by saying that when he looked out his window that all he could see was this house, and that there were no large trees to replace the 32" diameter trees that had been removed.

George Jewett, 645 West Santa Inez, spoke saying that the landscape architect and the property owners have been in regular communication with him during the process of the construction of this project. He continues to urge for the installation of larger landscaping. He believed that the design of this accessory structure was consistent with the design of the home, and he supported it.

Boardmember Benoit pointed out that the addition of the accessory structure was well within the Town's maximum 25% FAR. She further said that whoever subdivided the lot had created it in the manner that it is today. She further said that the house size was based on the current lot size. She pointed out that this was not a two-story building and also pointed out that the Town's Consulting Landscape Architect's report indicated that the trees should be upsized. She believed that more screening might be added.

Boardmember Carey echoed the concern about screening saying that the Town's Consulting Landscape Architect's report used the phrase "at least", and that he believed that the applicant should look at larger size species. He said that he had no problems with the proposed structure.

Boardmember Werbe agreed, saying that the proposed structure is very acceptable. She further said that she is surprised at how negative the Town's Consulting Landscape Architect's report was and suggested that the applicant go beyond the minimum that he is requiring.

The project landscape architect explained that the main issues of the Town's Consulting Landscape Architect's report related to property lines other than that shared with Mr. Bertetta. He agreed, however, that some evergreen trees could be added in the area of the proposed accessory structure.

Boardmember Werbe clarified that she urged additional screening along that side of the property line.

A motion (Reisman/Werbe) to approve the accessory structure and require that the landscape plan is revised consistent with the recommendations of the Town's Consulting Landscape Architect and to increase the amount of screening along the common property line shared with 605 West Santa Inez passed 5-0 (Ward Carey voted).

Boardmember Jewett rejoined the ADRB.

OTHER ITEMS

Preliminary Review:

New Houses: 2700 Ralston Avenue
16 Oak Tree Place
15 Lohoma Court (Teardown)
Additions/Remodel: 2240 Skyfarm Drive

ADRB Discussion: Annual review with staff of the Town's Standard Conditions of Approval

ADRB Discussion: Procedures for review of new roofing materials; provide direction to staff.

ADJOURNMENT

Maureen K. Morton, AICP
City Planner

ADRB minutes for March 6, 2006