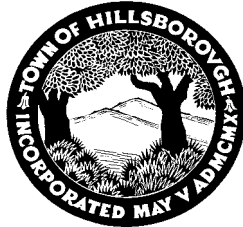


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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



1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes
April 3, 2006**

Town Hall, 1600 Floribunda Avenue - Community Room

CALL TO ORDER - 4:00 p.m.

Boardmembers Present - Walter Heyman, Chairman; Ward Carey, George Jewett, Richard Reisman, and Mark Heine (Serving as a full voting member)

Boardmembers Absent - Jennifer Werbe

Staff Present - Maureen Morton, Gina Tynan and Ray Yniguez

Others Present - Commissioner John Fannon

APPROVAL OF THE MINUTES - A motion (Reisman/Jewett) to approve the March 6, 2006 minutes passed 4-0-1. (Heine abstained)

WRITTEN/ORAL COMMUNICATIONS - none

PUBLIC HEARING ITEMS

Consent Calendar:

Tree Removals

1. **1228 Kenilworth Road** - Kobe (Eight Inc.)
Eucalyptus tree removals and replacement planting plan

Approved, subject to addressing comments in the Town's Consulting Landscape Architect's report.

Roofing/Skylights

2. **1850 Brookvale Road** - Ou (Allied Architecture + Design)
Skylight at rear of existing one-story house

Continued off-calendar

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

Discussion Items:
Additions/Remodels

3. Additions/Remodels

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)

Chairman Heyman indicated that he had reviewed the record for this item and reviewed the plans and believed that he was fully qualified to vote on this item even though he had missed the first public hearing.

Boardmember Jewett said that initially he was concerned about the homogeneous green color of the roofing material. But, now that he has reviewed the color brochure, he is less concerned. He believes that the design has improved since the last public hearing, and he really likes the approach. He had some questions about the resolution of the hip and gable roof forms, to which the architect responded.

Boardmember Reisman said that he believed that this applicant had responded well to the Board's initial comments. He was supportive of this design and believed that the style was a "breath of fresh air". He also complimented the beautiful palette, which he believed was truly authentic to this style of architecture. He also supported the more mottled color of the roof, as indicated in the color brochure. He pointed out that the Town's Consulting Landscape Architect's report had a few minor comments. In conclusion, he believed that this applicant had responded very well to the Board's concerns and was supportive of this application.

Boardmember Carey agreed, saying that having seen the color brochure on the roofing material he no longer had concerns about it. He agreed with all the comments of the previous Boardmembers and was supportive of the project.

Boardmember Heine asked for some clarification on the windows, to which the architect responded that all of the windows would be the mahogany wood style. He also asked about the ironwork relative to the new gate as shown on Page 8.0, asking if the design would relate to the house. The architect responded that the ironwork would relate more to the ironwork on the landscape plan. Boardmember Heine also commented that he thought that the detail on the corbels and spiral detail were a bit overdone. He stated that he preferred the detail on the rafter tails. He also complimented the design of the lattice panel of which the architect had produced a sample. He also stated that he supported the roofing material as shown in the color brochure.

Chairman Heyman said that he was very comfortable with the design. He believed that the addition was extremely well integrated into the existing house, and that the design had been carried around the entire house in a very positive way. He was supportive of the project.

A motion (Reisman/Carey) to approve the project subject to the applicant revising the landscape plans to address the comments of the Town's Consulting Landscape Architect's report, subject to the approval of the staff, passed 5-0.

OTHER ITEMS

Preliminary Review: *New House:* 18 Mountain Wood Lane

Informational Item: The City Planner updated the ADRB on State law regarding solar panels, specifically that it would no longer be possible for there to be any design review considerations on proposed solar panels. However, if they are part of a larger application, the Board will have an opportunity to make suggestive comments on the panels.

ADJOURNMENT

Maureen K. Morton, AICP
City Planner