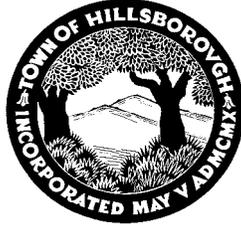


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes
May 1, 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, Jennifer Werbe and Mark Heine (Alternate)

Staff Present - Maureen Morton, Gina Tynan, John Milke, and John Mullins

Others Present - Commissioner John Fannon, Vice Mayor Kitty Mullooly

APPROVAL OF THE MINUTES - A motion (Reisman/Jewett) to approve the April 3, 2006 minutes passed 5-0. (Alternate Boardmember Heine voted and Boardmember Werbe Abstained)

WRITTEN/ORAL COMMUNICATIONS - none

PUBLIC HEARING ITEMS

Discussion Items:

Roofing

1. **948 Tournament Drive** - Rounsaville (Sure Fit Roofing & Insulation, Inc.)
Re-roofing with material not on the ADRB pre-approved roofing materials list

The applicant explained that this roofing tile was used in high-end custom homes. It was the general consensus of the ADRB that, as concrete tiles go, these probably looked more natural than some others. The ADRB liked the fact that there are different profiles and that they are off-set. They believed that the color blend was very important.

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

Landscape Plans

2. **2510 Skyfarm Drive** - Dayan/Davis (Small Brown Landscape Architects)
Front yard landscape plan and fencing along the street associated with previously-approved remodel and second floor addition

Boardmember Werbe said that she believed that this was a lovely plan and asked the landscape architect if she could address the comments in the Town's Consulting Landscape Architect's report.

Boardmembers Reisman, Carey and Alternate Boardmember Heine agreed, also referencing the Town's Consulting Landscape Architect's report.

A motion (Carey/Werbe) to approve the application subject to the applicant revising the plan to address the comments in the Town's Consulting Landscape Architect's report passed 5-0.

3. **205 Roblar Avenue** - Cleveland (Kent Gordon England)
Landscape plan associated with previously-approved remodel

Chairman Heyman asked the applicant why this construction project has been going on for so many years. The applicant's representative explained that there had been foundation problems and assured the Board that they were ready to start installing the landscaping.

Boardmember Reisman also spoke with concern about the length of this construction process saying that it had become a real issue with the neighbors. He asked the applicant why the front porch element was delayed. He said that he had no issues with the landscape plan.

Boardmember Carey and Alternate Boardmember Heine also said that they did not have any issue with the landscape plan, but they felt strongly that this project needed to proceed as quickly as possible to completion. Boardmember Jewett echoed the same concerns, as did Boardmember Werbe.

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

4. **1 Camaho Place** - Panos (Michael Callan Landscape Architect)
Revisions to previously-approved landscape plan associated with an approved accessory structure

Boardmember Jewett stepped down for this item, and Alternate Boardmember Heine served as a full voting member.

The project landscape architect discussed the comments from the Town's Consulting Landscape Architect saying that 66 new trees had been added in this plan. While he recognized the comment from the Town's Consulting Landscape Architect, he suggested using a faster growing 24" box tree rather than upgrading the screen trees to 36".

Boardmember Carey indicated that he believed increasing the tree size to 36" wasn't necessarily a bad idea. He also said that he believed that the plan was very nice. He said he would feel more comfortable if the applicant complied with the comments of the Town's Consulting Landscape Architect.

Alternate Boardmember Heine asked for clarification on the Redwood trees which were to be removed. He indicated that he thought that the landscape plan had been well prepared. He said that he would be willing to agree to the faster growing 24" box tree rather than increasing the tree size to 36".

Boardmember Werbe agreed that the plan was beautiful, and also said she could agree to the compromise to a faster growing tree.

Boardmember Reisman asked the applicant if the vineyards were strictly for decoration or if they were going to be harvested. The applicant said that he hoped to harvest the grapes. Boardmember Reisman explained that the purpose of this revision to the landscape plan was to screen a one-story cabana structure. He believed that fast-growing 24" box specimens would certainly be able to do that job and he added that he was not a fan of relentless rows of screen trees on property lines.

Chairman Heyman said that he agreed with all the Boardmembers. The plan was approved with the exception of the screening for this single-story structure. Although he is reluctant not to support the comments of the Town's Consulting Landscape Architect, he would be willing to support the plan with faster growing 24" box trees.

The project landscape architect pointed out that the neighbor has Redwood trees on his side. He again reiterated that the property owner would prefer using faster growing 24" box trees.

A motion (Reisman/Heine) to approve the application, subject to revising the plan to address the comments in the Town's Consulting Landscape Architect's report, except that the screen Tree A may be altered to a 24" box fast growing species because the ADRB believed that this rate of screening would be sufficient between the neighboring properties to screen a one-story cabana passed 5-0.

Additions/Remodels

5. **745 Jacaranda Circle** - Chou (Flury Bryant Design Group)
Basement and ground-floor additions of approximately 1,742 sq. ft., new second unit and associated tree replacement (20.1% FAR)

Chairman Heyman stepped down due to the proximity of his home to the subject site, and Alternate Boardmember Heine served as a full voting member. Boardmember Werbe assumed the position of Acting Chair.

Boardmember Heine asked the applicant about the right-side elevation and some apparent discrepancies with window sizes. He said that he supported the design, believed that it fit in very nicely with the existing, and that it resulted in no dramatic changes to the front of the house.

Boardmember Carey agreed that the project was a nice improvement. He particularly appreciated the front door. He asked the applicant about the skylight, asking if it could be eliminated. The homeowner replied that it was brand new and recently permitted. Boardmember Carey clarified that the sunroom would not be eliminated, but it would be shortened.

Boardmember Reisman said that he did not have much to add. He thought this project was straight forward and logical. However, he believed that at 6,000 sq. ft. in size, the house needed some additional special attention. He pointed out that the key issue is the neighbors, and in this case, the

applicant came in with four (4) letters of support. He would like the architect to seek additional inspiration in architectural detail and look at adding value and craft to the project as the project is further developed.

Boardmember Jewett said that he appreciated the improvement at the front, but he believed that the design could go further. Boardmember Jewett asked staff how the skylight had been approved on the front ridge of the roof.

Acting Chairman Werbe said that she thought the design was acceptable, but she also would like to see some additional inspiration. She wanted to commend the applicant for getting the neighbors' support on the project. She also mentioned that one of the neighbor's letter cited parking in front of her house during construction which was not within the ADRB's purview.

A motion (Carey/Heine) to approve the project, but urging additional detailing and design improvements, passed 5-0.

New Houses

6. 10 Ralston Court - Ng (TRG Architects)

Minor revisions to previously-approved plans for a new house including the addition of 49 sq. ft. (8.5% FAR)

The applicant reviewed the status of the project saying that it had been in litigation for over two years, and that they planned on rebuilding the house to a much higher standard.

Boardmember Jewett said that the roofing material with its blend of three (3) colors was a good choice, and he believed that the additional square footage was minimal.

Boardmember Werbe said that the materials were beautiful, and that she supported the addition and the new roofing materials. She pointed out that the stone sill and the body were very white and offered little contrast. She asked the applicant to do a study for additional richness with the colors. Boardmember Carey agreed, and said that he supported the project.

Alternate Boardmember Heine also questioned the wall color, whether it was an integral color or painted on, and asked about the texture of the walls. Boardmember Reisman supported the concerns about the color of the project.

Chairman Heyman concluded by saying that the previous roof had bothered him because it offered no texture, no shadow and no variation. He very much supported the new roofing product.

It was clarified that Commissioner Fannon would support this minor 49 sq. foot addition without requiring the project to be forwarded to the City Council.

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

7. 2700 Ralston Avenue - Miller (TRG Architects/Michael Callan Landscape Architect)

New house of approximately 6,604 sq. ft. and associated landscape plan including new driveway and fencing along the street (20% FAR)

Boardmember Jewett stepped down on this item, and Alternate Boardmember Heine served as a full voting member.

The project architect explained that he had done his best to make the plans for this project available to the neighbors. He stated that it was not his intent to make it a difficult process. He also explained some of the thought processes involved in this design. Specifically, that he believed the story poles were somewhat deceiving in that they did not show the landscape walls and planting in front of the one-story elements. He said that even though it was not required, he had installed the story poles for the one-story elements to provide a better sense of the project for the neighborhood. He said that the floor plan was designed for this specific site, and that the massing of the home is towards the back. He said that this site is very different than the site next door where the single-story house is placed. He stated that a smaller footprint split-level house fits the site better than a larger one-story footprint would.

A neighbor at 2725 Ralston Avenue (Mr. Cahen) spoke saying that he knew this area very well because he had been in real estate. He pointed out that the builder on the center lot reduced the size and made the project one story. He believes that these houses "tower over" the other homes on this street. He says that this house blocks everything, and he recommends a review of the site lines. He is opposed to this current design.

Property owner at 2855 Ralston Avenue (Ms. Meyer) spoke saying that it was unfortunate that Boardmember Jewett could not participate in this deliberation. She referenced her letter dated April 24, 2006 saying that she believed that this project ignored the design guidelines -- that it was a massive building that "looms over Ralston". She clarified for the Board that she had not said that Mr. Dwyer was required to build a one-story house; however, she urges a one-story house in this location. She asked that the square footage also be reduced. She pointed out that the house has five, or potentially six bedrooms, and that it was placed on the highest point of the property. She suggests that the home be relocated more to the Chateau Avenue side, that it have additional articulation and that the massing be reevaluated. She also had concerns about landscaping for this most prominent parcel, saying that whatever is built will be on "center stage" in a very prominent location of Town.

Property owner at 2705 Ralston Avenue (Ms. Glick) spoke referencing the letter she had submitted. She said that this was a very visible location, which is considered by many to be a "gateway" to many parts of Hillsborough. She believes that this project overwhelms the site and the houses on the other side of the street. She pointed out that the design guidelines stress that buildings should reflect those on neighboring properties.

A neighbor from 2715 Ralston Avenue (Ms. Hsiu) spoke saying that this lot was a focal point in Town. She believed that if the ADRB members looked at the story poles, that they would find that the house was too tall and too looming. She said that she was distraught over this entire application. She had concerns that a house at this height would result in a loss of privacy to her home because the residents would look directly into her windows. She was also concerned about the shadow that this house would cast upon her home. She said that the applicant was looking for a waiver for an additional garage space. She said that there were no guest parking spaces, and she was concerned that all of the guest parking would end up on the parking strip in front of her home.

Property owner at 37 New Place Road (Ms. Johnson) spoke saying that the rendering the architect had presented was beautiful, but that she did not believe it gave an accurate representation of the slope. She said that she also spoke for two neighbors (the Kaisers and the Watermans) who were

not able to be present. She said that she believed that the reduction in the square footage from the original plan was minimal. She also said that if the system works with the Town's Design Guidelines, that this project could not be approved because of the minimum distances between this house and Mr. Dwyer's. She believed that it did not conform with the Guidelines related to protecting ridgelines because she believes this house rises above the ridgelines. She also said that Mr. Miller had not contacted her as a neighbor during the preliminary review process. She concluded by saying that this was a very visual, highly sensitive lot. While she acknowledges that Mr. Miller uses quality materials in his construction, she has concerns about how visual this site is referencing a petition that was signed by many parents. She implored the ADRB, if they made a decision tonight, that any decision they made was supported by findings from the Design Guidelines regarding siting, ridgelines, neighborhood contact, etc.

Boardmember Werbe said that she had been complimentary of this project during the preliminary review, but then she saw the story poles. She believed that the house was too prominent on this site and too close to Mr. Dwyer's house, resulting in an impression of a condominium complex. She was surprised that Mr. Dwyer was not here to complain about this project. She believes that this house is too large and it sits on the highest point of the site. She cannot support this siting. However, if it was brought down farther away from Mr. Dwyer's house, she possibly could support it because she believes the materials are beautiful. She also questioned the new architectural rendering. She said that if the Board was planning on giving a waiver for parking, she would not have a high comfort level.

Boardmember Reisman said that, although he believes the rendering is accurate, it is an unfortunate choice of perspective because it offers a misrepresentation of the project making it look more like a cottage than a split-level home. In addition, the landscape plan, which he believes is very nice, is not accurately reflected on the rendering. Boardmember Reisman asked the property owner why there was a "for sale" sign on the property. He asked for a clarification from staff about the concept of a waiver of a garage space. Staff clarified that the applicant is not seeking a waiver; however, should the ADRB determine that the pool house qualified as a bedroom, it has been the Board's policy (although it is not a Code requirement) to require an additional garage space in most instances. Boardmember Reisman said that there were certain character elements in the plans which were not reflected on the renderings. He said that this house definitely needs craft and detailing, and it does appear to be extremely prominent and close to the neighbor's home.

Boardmember Carey said that he didn't think that moving the house forward should be done without a meeting with those who are most impacted by the project and who expressed such strong opinions. He believes that the look of the house is very positive, but that there are issues with it fitting into the neighborhood. He didn't understand why there had been only one neighboring property owner commenting during the opportunity provided for neighbors to comment. He stressed that Hillsborough is a community and that in order to be successful, people needed to talk to each other.

The property owner, Mr. Miller, said that he was more than willing to take neighbor input. He stated that he has done that in other communities and has a history of doing so. He would like to have a neighbor appointed as the liaison to facilitate such a meeting.

Boardmember Heine said that he did not have as much background with this subdivision as other members of the Board. He agreed that the rendering was not as it should be. He also said that he was sympathetic to the difficulties of developing this lot. He remembers it when it was full of trees, and that its current state, with piles of mud, makes it look worse than it really is. He said that one

must have a broad vision in thinking about this design. He supports the design and materials of construction. Comparing this house to those across the street on Chateau Drive, those houses are much larger than this house. With regard to view from the school, he thinks that the present siting is satisfactory. He is not sure if shifting the house 15 feet, or making it into a multi-level one-story structure covering a large portion of the site would address the neighbor's concerns. He pointed out that adding to the difficulty is that the houses on the other side of Ralston are all down below the street. He said that it's very clear that the perception of this site has changed dramatically since the trees were removed. He wasn't sure why Mr. Dwyer wasn't present to comment on this addition, but he believes that this house blends in well with those on Chateau Drive. He said that he was probably more supportive of this project than some other Boardmembers, but he believed that more can be done to improve the design and siting of the project.

Chairman Heyman said that he was not critical of the design in general, but he was very critical of the styling and the siting of this house on the lot, especially with regards to the view from Ralston Avenue. He pointed out that he believed that this is the gateway to upper Hillsborough, and that this site is like a stage -- that it is the most sensitive and critical of the subdivision. He told the property owner he deserves "full marks" for the quality of the design, but he believed that a large Mediterranean style is not compatible with this neighborhood, saying that it would stick out like a "sore thumb". He pointed out that the other two applicants in this subdivision had returned to the ADRB with less mass and bulk, improved siting, and styles more consistent with those in the neighborhood. He said that this design dominates the site. He said that the applicant has "tweaked" the design rather than making fundamental changes. He concluded by saying that the approach that Mr. Dwyer took is more like what he could support.

Boardmember Werbe said that there are some people who would just like the trees back and no change on this site at all, and she urged that people needed to be open-minded and work together.

Chairman Heyman reiterated that he believed that the issue was bigger than just this neighborhood. He felt that the issue reflected all of lower Hillsborough.

Boardmember Reisman said that it sounded that the applicant was willing to meet with neighbors. He also supported Mrs. Johnson's comment that the articulation of findings, when the ADRB makes a decision, would be important. He suggested that the project should be continued for redesign.

A motion (Reisman/Carey) to continue this application to July 17, 2006 passed 5-0.

OTHER ITEMS

Preliminary Review:

New House: 10 Madrone Place (Teardown)

ADJOURNMENT

Maureen K. Morton, AICP
City Planner

ADRB minutes for May 1, 2006