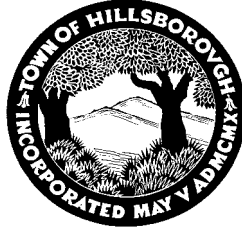


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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TOWN OF HILLSBOROUGH
SAN MATEO COUNTY
Architecture and Design Review Board
Minutes
June 5, 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, Mayor Tom Kaston, and Vice-Mayor Kitty Mullooly

APPROVAL OF THE MINUTES - A motion (Werbe/Jewett) to approve the May 1, 2006 minutes passed 5-0.

WRITTEN/ORAL COMMUNICATIONS

Chairman Heyman announced that this was Boardmember Reisman's last meeting. He wanted to thank him for his 6 1/2 years of work and service to the Town. He summarized some of the many ways in which Boardmember Reisman had contributed to the design review process. Chairman Heyman also announced that Gina Tynan had been promoted to Associate Planner.

PUBLIC HEARING ITEMS

Discussion Items:

Landscape Plan

1. **1475 Tartan Trail Road** - Hu/Wu (Ransohoff, Blanchfield, Jones, Inc. Landscape Architects)
Landscape plan including retaining walls, post and gate along the street and rear yard slope rehabilitation to address landslide damage

The project landscape architect explained that the applicant wanted to remedy unauthorized work that had been installed by a previous owner.

Boardmember Jewett said that he thought the design of the gates and columns were fine but pointed out that the landscape plan was difficult to read. He had no objections to the application. Boardmember Werbe indicated that there had been one comment from the Town's Consulting Landscape Architect.

Boardmember Reisman said that he would probably prefer face-mounted light fixtures, but, overall, he thought this proposal was reasonable for this lot.

Alternate Boardmember Heine said that he hoped that all of the drainage issues, which had been identified with this project, would get resolved.

Chairman Heyman indicated that the Town's Consulting Landscape Architect's comments should be addressed including the requirement for an arborist's report.

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

Additions/Remodels

2. 816 Vista Road - Garfinkel (Winges Architects)

Partial teardown, ground-floor additions of approximately 2,095 sq. ft. and second floor additions of approximately 1,146 sq. ft. including a new Second Unit (24.7% FAR)

The project architect briefly presented the project.

Chairman Heyman and Boardmember Werbe both complimented the architect on the beautifully presented plans, saying it was a lovely house and a very nice project.

Boardmember Reisman said that he felt that the project "felt big" but nice. He pointed out a few minor discrepancies in the plans and asked if these skylights would be acceptable to the other Boardmembers. He said that he would prefer to see dormers.

Boardmember Carey said that he thought it was a great project, and that the architect did a nice job of preserving the character. He also said that this was a lovely set of plans. He indicated that the request to reduce the parking by one space was acceptable to him. He concluded by saying that he thought this was a great project.

Alternate Boardmember Heine agreed, saying that he also believed the plans were beautifully executed. He said that, for a project like this, the detailing would be critical. He said that he thought that the garage dormers were okay, and that he was satisfied with the skylights and one less parking space.

Boardmember Jewett said that he supported the project. He asked about the elevation on page 3.4, and said that he had similar feelings to those of the other Boardmembers about the dormers.

Chairman Heyman said that this was an attractive project, and that the remodel and addition were consistent with the existing home. He also supported the request to reduce one of the parking spaces.

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

3. 140 Woodridge Road - Cheung (Winges Architects)

Exterior remodel including ground-floor additions of approximately 951 sq. ft. and second floor additions of approximately 833 sq. ft. (12.3% FAR)

The architect explained that his firm had inherited this project from another architect who was not successful. He said that the intent was to keep the contemporary style, raising the height by only about 2 feet and placing the addition to the rear. His intent was to maintain the horizontal look.

Boardmember Reisman asked if the garage was a three-car garage, to which the architect responded it was. Boardmember Reisman said that he thought the architect had done a good job with the contemporary style, and he believed that this was a logical direction for the home. He pointed out, however, that he believed that the floor plan geometrics were somewhat odd and suggested further study and refinement. He said that his comment was based on the fact that the inside didn't reflect well on the exterior design. He further commented about the importance of quality materials and details, especially with a contemporary-style home.

Boardmember Carey said that the architect had done a very good job of breaking up the mass. He asked if all the windows were going to be replaced, to which the architect responded yes. Boardmember Carey said that it would be important to have very good quality windows, and the architect responded that they would be Bloomberg. Boardmember Carey said that the quality of the windows would be of utmost importance in this design.

Alternate Boardmember Heine said that he liked this architect's previous set of plans better than the current ones. While he said that he liked the use of the wood, the coloring and the railings, he had concerns about the long term care of these materials, especially with regard to exposure to the elements without any special trim or staining. He said that somehow these materials appear to all be exposed.

Boardmember Jewett said that he had nothing to add. He believed that this was a design improvement, and he also had concerns about the siding details and its maintenance. Boardmember Werbe agreed with the fact that the design was very well done and with the concerns about the long term maintenance issue. She thought that the architect had done an excellent job of handling the mass and bulk.

Chairman Heyman said that the addition blended in well with the existing, and he was supportive of the design. He pointed out that it would be important to add a condition requiring the relocation of the pool equipment from out of the easement. He also added his concerns about the siding and asked about the specification on the windows.

A motion (Werbe/Carey) to approve the project with the condition that the pool equipment is relocated outside of the easement passed 5-0.

4. 1025 Black Mountain Road - Limp (Christian Rice)
Second floor additions of approximately 297 sq. ft. (24.9% FAR)

Boardmember Carey said that he had liked what this architect had done, and that the change to the garage was very positive. He was concerned, however, about the matching of the roof tiles.

Alternate Boardmember Heine also supported the project believing that it was well done, appropriate and a lovely improvement. Boardmember Jewett supported the project and also shared the concerns about the integration of the roof tile. Boardmember Werbe said that she thought this project was beautifully done.

Chairman Heyman said that the addition was very nicely integrated, but he believed that it was a pity that the applicant was not enhancing the rear elevation saying that he believed that it deserved to be better. He also complimented the architect on the nicely prepared plans.

Boardmember Reisman said that this project represented very nice design work, and he also said that the plans had been very nicely prepared. He also agreed with Chairman Heyman's comment on the starkness of the rear elevation, saying that he believed that it really required

some additional thought. He complimented the applicant on the lovely qualities of the design.

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

5. 660 El Cerrito Avenue - Tu (Darosa & Associates)

Ground-floor addition of approximately 294 sq. ft. and new second floor of approximately 816 sq. ft. (8.9% FAR)

A neighbor at 620 El Cerrito spoke saying that she was the neighbor to the right of the project. She said that her recently remodeled home has a room with all of its windows on this side of the house, and she is concerned about the height and possible lack of light. She said that she had not had an opportunity to review the plans, but she wanted to be on record about her concern.

Alternate Boardmember Heine said that he was concerned about the retaining wall behind the garage. He said that it looked to him as though it would need to be higher than 6 feet. He was also very concerned about the appearance of the second story elevation, especially the right side with the equally-spaced windows. He asked the applicant if all the windows were being replaced, to which the applicant responded yes. Alternate Boardmember Heine said that he thought the size and the colors were acceptable.

Boardmember Jewett asked if the existing brick was to remain, and the applicant said that it was. He further asked if the existing colors were going to remain, and the designer explained that they would be slightly modified. Boardmember Jewett said that he believed that this house, as it is currently designed, is inconsistent with the neighborhood. It is his opinion that this project represents just more of what is there, and, therefore, he is not supportive. He asked if the skylight on the front element would be visible, and if there was any landscaping proposed with the project. He concluded by saying that he could not support this application.

Boardmember Werbe said that she believed this was a missed opportunity. She said that the application needed additional sensitive study to identify an architectural style. She pointed out that this site is surrounded by lovely homes, many of which have been remodeled. She believed that this project just represented adding size to a dated house resulting in a larger size dated house. Basically, she believed that this was just a larger house with no style, and she could not support the project.

Boardmember Reisman said that he agreed with Boardmembers Jewett and Werbe that this was a missed opportunity. He did not believe that the dated aspects of this design should be expanded. He also pointed out that the quality of the drawings, especially the windows and the roofline, could be improved. He pointed out that the floor plan in the upstairs was very odd. Overall, he believed that this project needed a great deal of refinement and work. Boardmember Reisman also did not appreciate the rendering technique used on the colored front elevation which included scribbles over the roof lines.

Boardmember Carey said that he supported this project. He pointed out that the FAR was very low, whereas on this lot the house could be significantly larger. He said that the proposed color did not concern him, and that he felt satisfied that the applicant was not altering the design of the home too much. He believed, however, that the front walkway needed to be updated, and that the brick needed some attention. He supported the choice of roofing material, and was overall supportive of the project.

Chairman Heyman said that he also believed that this project was a missed opportunity and agreed with the others who said that this project was just adding additional space. He said that

the plans were poorly prepared and difficult to read. Although, he said he believed that the rendering was creative. Chairman Heyman said that he could not support the project saying that it needed to be something significantly more special than what was presented.

A motion (Jewett/Reisman) to continue this application to August 21, 2006 passed 5-0.

6. 1500 Marlborough Road - Cho/Hee (Mark Robertson)

Partial teardown and major remodel including ground-floor additions of approximately 208 sq. ft., new second floor of approximately 1,963 sq. ft. and associated landscape plan including tree removal (24.4% FAR)

The designer reported that he had worked with the neighbor to the west who is apparently most concerned. He said that the design reflected a number of considerations and accommodations to those neighbor's concerns, but he did not believe that the neighbors would be satisfied with a second-story addition.

A neighbor at 1560 Marlborough Road, John Chen, said that he had seen the plan only one day before the story poles went up. He summarized his issues as being about (1) view, (2) privacy and (3) size and bulk. He pointed out that his downstairs windows faced the house, and that he will see the house from his downstairs bedroom windows. He indicated that there are three windows on the house which would face onto his backyard and bedrooms, and said that his house had no second-story windows to ensure privacy. He pointed out that the building pad is small for this lot, and that the FAR and height is maximized. He concluded by saying that he respected his neighbor's right to build, but he asked for a revised plan.

Boardmember Jewett said that the design works well for taking in consideration what is existing, and it fits well into the neighborhood. He agreed that there is a portion of the view that is being blocked, but he did not think that the privacy issues were substantial. Overall, he thinks the project is an improvement.

Boardmember Werbe said that she believed that this was basically a nice design. She was concerned about the colors, specifically the Desert Sage. She explained that the ADRB cannot ensure view protection, but that she would look for a style that did not entirely block a significant view which this project did not appear to do. Boardmember Werbe believed that the style architecture fits well into this neighborhood. She had a concern that the columns appeared to be under-scaled, and that the front door section appeared to be a little off kilter. She reminded the applicant that a house of this size required a high quality of materials and detailing. Although she said she would have liked the applicant to have worked more with the neighbors to pick a different architectural style which may not be as tall, she was supportive of the project.

Boardmember Reisman said that he agreed that the porch and the front door piece were weak, and the columns were under scaled. He complimented the designer on the interior volumes, saying that he believed that they were very imaginative even though he thought the floor plan had some odd components. He questioned some of the details such as the stucco for the Colonial style. Boardmember Reisman thought that the sandy color of the copy of the color board was more successful than the original one. He believed that the project used very nice materials, and that it would be important for a good detail to be used for the water tables. He particularly liked the north elevation and the interior volumes. In conclusion, he said that he believed that this design could be further refined, but that he would be supportive of it.

Boardmember Carey said that he believed that the basics were fine. He commended the applicant on having the support of several neighbors. He agreed that there is a view issue,

and he had some concern about that. He asked if the second floor, which appeared to have 12-foot vaulted ceilings, might not be brought down in height a little bit. He verified with the designer that the rock was going to be real rock, especially because he believed it seemed to be a bit overused. Boardmember Carey pointed out that it appeared that the landscape plan had some issues with the Town's Consulting Landscape Architect.

Alternate Boardmember Heine said that his comments mirrored those of Boardmembers Reisman and Jewett. He basically liked the design and also agreed that the columns appeared to be too small. He said that he was not a big fan of the key molding over the windows and agreed that there was a great deal of texture on this exterior. He suggested that the architect may want to restudy the shadow band. He liked the stone and the gable but believed that it could use more detail. Alternate Boardmember Heine liked the way the windows were broken up. He said that he also supported the comments of the Town's Consulting Landscape Architect.

Chairman Heyman pointed out that the applicant had four letters of support and one in opposition. He believed that the application was attractive and certainly an improvement over the existing. He supported the materials. He summarized that the issues that were brought up by the neighbors included view, privacy, bulk and mass. He explained that the ADRB cannot consider loss of views as an issue because the Town has no view preservation ordinances. With regard to privacy, he said that there is a dense 10-foot high hedge on an embankment. With regard to bulk and mass, he pointed out that the Chen's house was a very large two-story home, and that the bulk and mass of this house is similar.

The applicant passed out some photographs saying that they had researched the line of sight and agreed that the project does block a portion of the view, but that it retains the San Francisco and North Bay view. He pointed out that this lot doesn't have an opportunity to increase the footprint size. He said that they had minimized the bulk. He pointed out that the building height on the neighbor's side of the house is 28 feet; that the structure is only at the maximum at the turret in the rear. The property owner spoke about working with the neighbors and said that the house conformed to all Town standards.

Chairman Heyman added that the site slopes down, which mitigates the bulk. He reminded the Board that the Town's Consulting Landscape Architect had a concern about the landscape plan.

A motion (Werbe/Reisman) to approve the project subject to increasing the size of the columns, restudying the color board and providing details for the water table, all subject to the review and approval by staff, and subject to revising the landscape plan to address the comments of the Town's Consulting Landscape Architect's report, passed 5-0.

7. 1020 Bromfield Road - Lo (TRG Architects)

Exterior remodel of existing house and previously-approved second unit including new second floor of approximately 392 sq. ft. at the main house (24.9% FAR)

The project architect explained that this was a nice site but a very difficult house.

Boardmember Werbe said that she thought the plans were terrific and very easy to read. She said that there was a great deal about this project that she liked; however, she did not think that the Doric columns fit well with this style of architecture. She believed that the color palette required additional study. She asked about the roof tiles, and the architect had a sample.

Boardmember Reisman said that he liked this project. He said that the plan package was nice

but pointed out that the rendering looked like it was in the Hawaiian Islands. He said that normally the Board prefers having second stories centered over the ground floor. He further said that the right elevation was his least favorite.

Boardmember Carey agreed with the comments of his fellow Boardmembers regarding the columns and the color. He said that the strong point of this application was the siting.

Alternate Boardmember Heine said that he very much liked the tile sample. He asked about the chimney cap, to which the architect responded that it would be copper. Alternate Boardmember Heine said that it appeared to him that the stone detail dropped off somewhat from the front elevation. He said he generally liked the detailing of the second unit, but that he questioned the south elevation with the three windows which seemed a little odd.

Boardmember Jewett agreed with the others and pointed out that the perspective showed a break in the stair, which he believed was more positive than what was reflected on the plans. He also said that he believed the landscape plan was going to be an important aspect of this project.

Chairman Heyman said that this was an attractive change in style -- a true improvement from the existing. Even though he acknowledged that it was hardly visible, he believed that the rear elevation needed some attention. He supported the roof sample presented by the architect. He wasn't sure if it was important to have a landscape plan that reflected the new Tuscan style of the architecture. Chairman Heyman didn't think that it was necessary to change the mature landscaping which was very positive.

A motion (Jewett/Werbe) to approve the project subject to a reconsideration of the columns and the rear elevation, the changes to which would be subject to the review and approval by staff, passed 5-0.

New Houses

8. **10 Madrone Place** - Kaprealian (Chu Design & Engineering/Michael Callan Landscape Architect) Teardown and new house of approximately 5,539 sq. ft. and associated landscape plan including new gate and posts along the street (25% FAR)

The applicants' representative said that they had sincerely appreciated the comments of the ADRB during the preliminary review, and that they had tried very hard to incorporate appropriate responses. He said that this was his parent's retirement dream home, and that they had done what they could to ensure that there would be privacy for their house as well as for the neighbors. He concluded by saying that the project meets all the Town's codes and guidelines.

The designer, James Chu, referenced the Town's Residential Design Guidelines, and said that he believed that this project was consistent with the guidelines in terms of style, mass and bulk. He pointed out that the size of the living area of this house is only 4,700 sq. ft., and that they had set the second-story massing away from the neighbors. He further added that the garage was located such that it would not be visible from Floribunda Avenue or Madrone Place.

A neighbor at 20 Madrone Place (Daphane) spoke saying that she believed that the blocky presentation of this home would affect the view of her house. She believed that the house would be an obstruction to her home and would hinder the presentation of her home from Floribunda Avenue. She also indicated that she did not think that removing a tree to accommodate a new swimming pool was acceptable.

Another neighbor at 1898 Floribunda Avenue, Mr. Beardsley, spoke saying that he had suffered with the project of 600 Eucalyptus Avenue which he believed was too dominant. He believed that this house on the other side would be as equally dominant. He told the Board that if one looked at the story poles they loomed over Floribunda Avenue.

An attorney, Marc Hershman, representing Mr. Lum at 1868 Floribunda Avenue spoke referencing the letter he had sent to the ADRB. He said that his client has concerns that the existing house "honors" the relationship with this street and the Lum house, while the proposed house would not be screened because the front entrance would be on Floribunda Avenue and would be very visible. He also spoke of concerns that guest parking would occur on Floribunda Avenue rather on Madrone Place. He suggested that to screen the parking, the sidewalk would need to be changed. He pointed out that the project is at the maximum FAR and questioned the way in which the attic space was counted. He has concerns about the second story, saying that the property is about 7 feet above the street level and above the level of his client's property. Mr. Hershman is concerned that the roofline will be visible from his client's home. He told the Board that he did not believe that the story poles gave the proper sense of massing, and that the applicant should be required to submit a streetscape map. In conclusion, he said he believed the proposal did not enhance the neighborhood.

Chairman Heyman pointed out that staff has verified the FAR calculations, and that the attic was included as required in the calculations. He further clarified that the story poles for this project have been installed in the manner that is required of all applicants. He stated that his client's home at 1868 Floribunda is a large mansion, over 8,000 sq. ft. in size, which required City Council approval.

A resident at 1145 Lakeview Drive spoke saying that he had lived in Hillsborough and known the applicant for 35 years. He said that he has seen many different styles of architecture and believed that this house is beautiful, and that these applicants will be outstanding neighbors. In conclusion, he stated that he believed that this was a nice, modest, beautiful home.

Another Hillsborough resident at 495 Pullman Road spoke, saying that he had lived 15 years in Hillsborough at three different locations. He supports larger houses in Town because he believes it takes the City forward.

Boardmember Reisman assured the audience that the Board had read all the letters. He said, in fact, this matter has been given a particularly high level of consideration due to the fact that the Town has a Zoning Committee which is looking into the issue of large homes on small lots. He said that he was supportive of this house, saying that the living area is under 5,000 sq. ft. in size. Boardmember Reisman said he likes the way that the house "greet" the street and believes that the entry is unusually rich. He also appreciated the points in the applicant's letter which he said were very well taken. He believed that this applicant responded positively to the ADRB's comments at the preliminary review. He reiterated how positive he thought the entry element was -- that it was rich and very right. He asked the applicant about the comment in the Town's Consulting Landscape Architect's report regarding the tree on the property line, to which the project landscape architect responded that because it was on the property line they would need to work with the adjacent neighbor (Mr. Lum) on addressing the issue of that tree. Boardmember Reisman said that the second story aspect of this house allows the mass to get away from Madrone which is a small cul-de-sac. Furthermore, that the design of the garage hides the parking. He pointed out that there is a great deal of open space around this project which adds to the ability for the site to accommodate this house.

Boardmember Carey said that he agrees that this is a dream house, and it is beautiful. But he just can't get past the fact that he does not think the house belongs on this site. He thinks that it is gorgeous, but given the siting, he could not support it.

Alternate Boardmember Heine asked the project landscape architect about the amount of fill near Tree #10, to which the landscape architect responded that it depends on the action taken with the neighbor on the Cypress tree. He also offered to increase the box trees along the Floribunda frontage to 48 inches and further explained the revegetation plan. Alternate Boardmember Heine pointed out that he believed that the front garden was more formal in nature, but on Madrone Place with the existing fence and the existing landscaping, he did not believe it presented a consistent design. He supports the house and believes that the proposed orientation of it makes the most sense. He also believed that the massing was appropriate for this site. He pointed out that the house at 600 Eucalyptus was much more massive, would not be approved under the current Code, and provided no comparison to this project. He told the applicant that a rendering at the street level, which included the proposed landscaping, would look very different. He believes that the garage orientation is very successful. But again, he reiterated that he didn't think that the side landscaping plan by the gate was tied in well with the rest of the plan.

Boardmember Jewett said that he was "kind of in the middle". He liked the design and believed that the entry was very nice, but thought the application represented too much of everything -- that it was a little too big and trying too hard. He said that the siting is his main comment. He believes it feels too close to Floribunda. He felt that if it were possible to push it back it would be a good idea; however, there would be conflicts with the parking design if that was to happen. He pointed out that the house at 1868 Floribunda was probably there when this cul-de-sac was developed. He added that the house at 600 Eucalyptus Avenue is an anomaly and not a valid comparison to this application.

Boardmember Werbe said that she was more in line with Boardmember Reisman and Alternate Boardmember Heine. She said that this project represented a great deal of consideration and that the applicant took the ADRB's comments at the preliminary review very seriously and addressed them well. She had some concerns about the color palette, pointing out something that was indicative of Blackhawk is not a positive thing. She wanted to be sure that the finishes and details of this home are of the highest quality. She concluded by saying that the applicant had done everything possible to mitigate the issues related to this site, and that she did not believe that this was a large house.

Chairman Heyman said that he liked the way that the house had been resited. He appreciated the fact that the garage had been "tucked in", and he supported the styling and detailing of the house. He said that he believed that the front entry was a little too heavy and too opulent -- not in true keeping with the style of the architecture. He appreciated the attractive materials and the subdued color, and the fact that the second story portion had been shifted away from Madrone Place. He pointed out that in this area of Floribunda Avenue there is only one, one-story house. He believed that the landscape plan was very well designed and indicated that it had the support of the Town's Consulting Landscape Architect.

A motion (Werbe/Reisman) to approve the project subject to the applicant reviewing the landscape plan to address the transitional issues mentioned between the Floribunda and Madrone Place frontages, to increase the screening on the front, and to adjust the color samples to reflect the colors used on the rendering, all subject to the review and approval by staff, passed 3-2. (Carey and Jewett dissented.)

9. **15 Lohoma Court** - Healy/Newsom (Stewart Associates/Bruce MacDonald Landscape Architect) Teardown and new house of approximately 7,131 sq. ft. and associated landscape plan including tree removal (22.6% FAR)

The architect gave a brief presentation of the project and indicated that they preferred the white color, and that they agreed with the comments from the Town's Consulting Landscape Architect. It was also pointed out that they had three letters of support from adjacent neighbors.

Boardmember Carey thanked the applicant for providing a letter detailing all the changes that had been made since the preliminary review. He believed that this was a nice plan, and he appreciated the changes and supported the white color.

Alternate Boardmember Heine asked about the color of the windows. He also discussed the iron work, saying that on the color elevation it did not appear to be as overstated as it does on the plans. He prefers the effect on the rendering, but on the plans it looks a little relentless. Boardmember Jewett asked about the lantern on the exterior wall adjacent to the doorway. He said that he liked the design. He also was concerned about the amount of ironwork, but he thinks that it may be light enough to be successful. He suggested that the applicant consider some infill wall to reduce the amount of ironwork.

Boardmember Werbe said that she was very supportive of this application, and that it was very appropriate for the location. She found it to be happy and whimsical. She mentioned that it will be important for the applicant to work out the legal issues with the staff.

Boardmember Reisman said that the letter that had been prepared was particularly responsive, as were the changes to the plans. He hoped that the applicant felt that the changes incorporated in response to the Board's comments were positive. He thought that the project represented an authentic style of architecture and pointed out that there were a few changes which could be made to refine the floor plan. He said, particularly for the location, the application is very pleasing.

Chairman Heyman said that this was a very large house, and he supported the architectural style and the attention to detail. He said that this particular location and neighborhood can handle this house. He also had concerns about the ironwork, especially on the left and the rear. He also reiterated the concerns of staff about the unauthorized construction and the access for fire removal.

A motion (Carey/Werbe) to approve the project subject to the applicant further studying the ironwork and working with staff on the related unauthorized construction and fire access issues passed 5-0.

OTHER ITEMS

Preliminary Review:

New Houses: 15 Downey Way (Teardown)
 830 Black Mountain Road (Teardown)
 1300 Lakeview Drive (Teardown)

ADJOURNMENT

Maureen K. Morton, AICP
City Planner

ADRB minutes for June 5, 2006