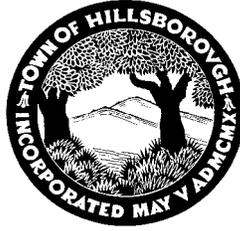


TOWN OF HILLSBOROUGH  
SAN MATEO COUNTY

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



1600 Floribunda Avenue  
Hillsborough  
California 94010

TOWN OF HILLSBOROUGH  
SAN MATEO COUNTY

**Architecture and Design Review Board  
Minutes  
July 17, 2006**

Town Hall, 1600 Floribunda Avenue - Community Room

**CALL TO ORDER** - 4:00 p.m.

**Boardmembers Present** - Walter Heyman, Chairman; Ward Carey, Mark Heine, Jennifer Werbe and Charlie Barnett (Alternate serving as a full voting member)

**Boardmember Absent** - George Jewett

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

Chairman Heyman welcomed the new Alternate Boardmember Charlie Barnett, AIA and said that the Board was honored to have a very qualified Alternate Boardmember. He said that everyone looked forward to working with him. He also congratulated Mark Heine on his appointment to the full ADRB. He stated that Mark has been serving as the Alternate Boardmember and has been doing a phenomenal job.

**APPROVAL OF THE MINUTES** - A motion (Werbe/Heine) to approve the June 5, 2006 minutes passed 4-1. (Barnett abstained)

**WRITTEN/ORAL COMMUNICATIONS** - none

**PUBLIC HEARING ITEMS**

**Consent Calendar:**

*New House*

1. **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)

Continued to August 21, 2006, as requested by applicant

*Addition/Remodels*

2. **1365 Marlborough Road** - Sturiale (Chu Design & Engineering)  
Remodel and ground-floor addition of approximately 584 sq. ft. with lower level addition of approximately 333 sq. ft. (14% FAR)

Approved subject to standard conditions

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

**Discussion Items:**

*Landscape Plan*

3. **10 Horseshoe Court** - Collins (Small Brown Landscape Architects)  
Landscape plan including tree removals

A neighbor at 765 Tournament Drive (Mr. Golden) spoke saying that he shared the common property line to the rear. He stated that his concern was that there were several trees in very bad condition that needed to be removed.

The applicant (Mr. Collins) said that he had no objection to removing any dangerous trees. He also mentioned that he had talked to the Assistant City Engineer about the wall and the public right-of-way.

Boardmember Heine said that his only question was about the trees in the rear and was concerned that the report from the Town's Consulting Landscape Architect indicated that there were a number of trees that needed to be removed. Boardmember Heine believes, unless there is a good reason, that the recommendations of the arborist and the Town's Consulting Landscape Architect should be followed. He was also concerned that there are sufficient replacement trees when these trees are removed.

Boardmember Werbe said that she agreed, and that it sounded like the applicant and the neighbor needed to work on the issues of the tree removal. Boardmember Carey also agreed and supported the concept of replanting for those trees that are removed.

Boardmember Barnett and Chairman Heyman said that they had nothing additional to add.

A motion (Heine/Werbe) to approve the project subject to the applicant following the recommendations for tree removal as reflected in the arborist's report and the Town's Consulting Landscape Architect's report, and providing a replanting plan, all subject to the review and approval of staff, passed 5-0.

*Additions/Remodels*

4. **20 Pear Court** - Collins (Carmel Design)  
Revisions to previously-approved plans to include exterior changes and additional floor area of approximately 773 sq. ft. at the second floor and approximately 181 sq. ft. at the basement level (16.9% FAR)

The applicant indicated that he had spoken to the two neighbors across the street, and that they had no concerns.

A neighbor at 721 Jacaranda Circle (Mr. Beckheyer) spoke saying that he lived next door on the right side of the property. He said that most of the houses on Pear Court are half this size.

He believes the project dominates the street currently, and he would strongly discourage any additional increase in size. He said that this property has been an "eye sore" for years and urged the Board not to delay their action. He said that this project needs to be completed.

Chairman Heyman asked the applicant why the work has taken so long to complete.

Another neighbor at 40 Pear Court (Mr. Dollinger) said that he lives two doors down from the property, and the construction had been going on here for quite a few years. He suggested that this construction job needs a time limit. He pointed out that the Hillsborough Code regulates floor-area ratio but in this case, over two-thirds of the lot is unable to be built on, and the whole front of the house is pushed towards the street; plus, the site is elevated. He believes that this results in the mass being too far forward, and that the overall mass and bulk is too much for this neighborhood.

Boardmember Werbe said that she concurs with the neighbors -- that this house is too big already, and it doesn't fit in at all with the neighborhood. She said that the simplification of the details on the original plan were much better than the new details. She stated that she was not able to support the project.

Boardmember Carey agreed with Boardmember Werbe saying that he would really like this project to get completed for the neighbors' sake. He believes that the current size of the house is as large as it can be. He felt that some of the proposed detailing makes the house seem even larger and heavier than it is.

Boardmember Barnett said that he also agreed saying that the original front elevation is a stronger statement. He could not support the added piece and believed that the cast stone detailing takes away from the overall appearance. He's also not supportive of the semi-circular roofing element at the entry which is not consistent with the rest of the house.

Boardmember Heine had a question about the chimney height. He said that he agreed with what he heard from the other Boardmembers that the previous elevation was significantly better than this one. He also could not support the curved tile at the entry and the applied stone.

Chairman Heyman said that this house is located in a quiet cul-de-sac, and with its minimum front setback, it seems unwise to increase the detailing and size at the façade. He believes that this project is out of character with the neighborhood, and he cannot support it.

The project architect said that he could mitigate the trim and the details, but, that as far as fitting into the neighborhood, that's the call of the ADRB. He believes that the new entry is better and asked, if the project meets the FAR regulations, how could the Board not support his project?

The Chairman summarized the comments of the ADRB's members.

The property owner asked the ADRB if they would consider only the bedroom and garage additions. The general consensus of the ADRB is that no additional size should be permitted on this house and the existing approved plans are superlative to the current ones.

A motion (Werbe/Heine) to continue this application to the meeting of August 21, 2006 on the condition that the applicant review the proposal to add additional square footage, review the details of the façade and upgrade the materials.

5. **20 Mirasol Court** - Popli/Hemrajani (Mariemay Carlson Residential Design & Drafting)  
Additions of approximately 328 sq. ft. at the ground floor and approximately 328 sq. ft. at the second floor (18.4% FAR)

A neighbor at 140 Rizal Drive (Mr. Maneatis) spoke saying that he was the neighbor on the right-side of the property, and he referenced the comments in his letter dated July 9, 2006. He said that he did not have issues if the second-story additions were permitted. He stated that even though some of his view would be lost, he said that he would continue to work with his neighbors, and his main comments may not be within the purview of the ADRB -- those being safety, traffic, parking and construction noise.

Boardmember Carey said that this application was straight forward. He totally understood the concerns of the neighbor regarding the potential construction impacts. He mentioned the new Construction Management Ordinance which could help address the problems and also suggested that the neighbor be given the property owner's phone number so that when events on the site occur there is a direct link to the responsible party. He said that this project is simple and in keeping with the style of the architecture of the house and he could support it.

Boardmember Barnett asked if the landscaping plan was going to be proposed, to which the applicant responded affirmatively. He concluded by saying he had no problem with the project.

Boardmember Heine agreed saying that he also had no issues.

Boardmember Werbe said that she had also noticed the poor condition of the landscaping and believed that a landscaping plan should be submitted, although it could be handled administratively.

Chairman Heyman concluded by saying that he agreed that the addition is well integrated into the existing architecture.

A motion (Carey/Werbe) to approve the addition subject to the applicant preparing a landscape plan which would be subject to the review and approval by staff passed 5-0.

6. **840 Seabury Road** - Cheung (Nancy Scheinholtz)  
Remodel including increased roof height and ground-floor addition of approximately 194 sq. ft. (13.8% FAR)

Boardmember Barnett said that he thought the addition of the slate roof would be a real asset to the project, and he would suggest that the roof vents not be visible from the street.

Boardmember Heine agreed, and said that he thought that the chimney didn't really have any level of detail and suggested that it might be improved. He said that he supported the addition. Boardmember Werbe said that this was a beautiful project, and she agreed that she would add some additional detail to the chimney. Boardmember Carey also agreed saying that this was a very nice set of plans - very easy to read.

Chairman Heyman agreed that the plans were beautifully presented and easy to read. He believed that the roof contributed additional needed character to the house. He also asked the architect to consider adding some of the shutters to the side and rear elevations which he believed didn't quite measure up to the front elevation.

A motion (Werbe/Carey) to approve the project, with suggestions that the architect consider selectively adding additional shutters and adding some decorative treatment to the chimney passed 5-0.

**7. 1502 Black Mountain Road - Bhanot/Bhargava (Stewart Associates)**

Second floor addition of approximately 932 sq. ft., ground-floor addition of approximately 60 sq. ft. and Second Unit (24.5% FAR)

The project architect briefly explained the project.

An adjacent neighbor spoke saying that she would be able to see the addition from her kitchen and bathroom. She asked if she could come back at a future date with her husband who was currently in the emergency room. She was concerned that this project would block everything.

Chairman Heyman explained that the ADRB tries to mitigate privacy issues with screening and landscaping, but that there is no privacy protection or view protection ordinance in Hillsborough.

Boardmember Heine said that the revised front elevation didn't do a great deal for him. He thought that the placement of the addition was satisfactory, but that the addition didn't seem to relate well to the house. He said that the massing and the roofline was fine. He also talked about the parking spaces in front, and the importance of landscaping. He said that he would not necessarily oppose the project, but that there were several elements that concerned him.

Chairman Heyman asked the architect to please provide existing and proposed elevations on all his plans in the future. He stated that these plans were very difficult to follow.

Boardmember Werbe said that she thought that this was one of the least creative additions that she had seen from this very talented architect. She said that this was a decent sized addition, and that it deserved more attention, especially since it resulted in a house that would be at the maximum FAR. She thought overall this project lacked creativity and exterior aesthetics.

Boardmember Carey agreed saying that he had a very difficult time reading these plans, especially since there were no existing elevations presented. Boardmember Barnett agreed with the rest of the members and suggested that the architect consider adding fenestration to the front elevation.

Chairman Heyman also had questions about the windows in the master bedroom. The architect explained that the windows are in the rear to take advantage of views. Chairman Heyman said that although he realized the site is well screened, he did not believe that this addition was well integrated with the existing house.

Boardmember Barnett added that he would like to see this project result in a beautiful house, especially because it's at the maximum size permitted. Boardmember Werbe agreed saying that this architect understood that the Board looks at additions that result in a house that is near the maximum size with a very high expectation of detailed level of design.

A motion (Carey/Werbe) to continue this application to the August 21, 2006 meeting to allow the architect to develop a project that better integrates the addition into the existing house and resulted in an overall higher quality house commensurate with the size passed 5-0.

*New Houses*

8. **15 Downey Way** - Sarver (Young & Borlik Architects)  
Substantial teardown and new house of approximately 5,547 sq. ft. (24.9% FAR)

The project architect explained the ways in which she had responded to the comments that the ADRB had made during the preliminary review of the project.

A neighbor at 2248 Oakdale spoke saying that her concern was that the house will be two stories and would look into her master bedroom. She would like to see a landscape plan.

Chairman Heyman explained that there were no windows facing in the direction of her home. He stated that he had looked at the site from her property, and it appeared that there was sufficient mature landscape screening between the homes. The neighbor agreed, but said that there was a spot where some additional trees could help screen her view of the home.

Boardmember Werbe complimented the architect saying that the project had improved significantly from the preliminary review. She said that the architect had taken into account the ADRB's comments on the preliminary design and had done a very nice job. She asked if there would be a landscape plan coming at a future date.

Boardmember Carey agreed that the applicant had done a great job, especially addressing the concerns of the ADRB. He was pleased that the applicant had simplified the roof hips and made an overall good attempt to respond to the comments. He had some concerns about the color of the house and suggested that the applicant test it on the site before painting.

Boardmember Barnett agreed, saying this was a good project. He particularly supported the shake roof, saying that he believed that it would really help the overall design of the house. He wasn't clear on some of the trim details, and he suggested that it would be nice to see copper gutters. Overall, he believed this was a nice project.

Boardmember Heine agreed, saying that the applicant had done an excellent job of addressing the ADRB's comments. He said that the level of detailing resulted in a "bit of a cluttered feeling" for him, but overall he liked it. He had some questions about the details on one page of the plans and shared Boardmember Carey's concerns with the stucco color. In summary, his concerns included the bellyband, the need for copper gutters, verification that the fascias and roof rakes would be stained rather than painted, and a reconsideration of the color. He asked if the hot tub was to be removed from the plans, to which the applicant responded that it was.

Chairman Heyman echoed that it was a very nice design with good attention to detail. He said that it was compatible with other homes in the neighborhood, and that the design mitigated the appearance of the mass.

A motion (Heine/Werbe) to approve the project subject to clarification on some of the exterior details, including the cast-stone bellyband, the stained fascias and rakes, a re-evaluation of the body color and verification that the roofing material would be cedar shakes passed 5-0.

9. **75 Sugar Hill Drive** - Chen (Chu Design & Engineering/Michael Callan Landscape Architect)  
New house of approximately 5,810 sq. ft. and associated landscape plan including retaining walls, new driveway and tree removals (13% FAR)

There was no public comment on this house. The unanimous opinion of the Board was that it was a nice house that fit well on a very difficult site, and it had been approved once before, and that it was still consistent with the Design Guidelines and compatible with the neighborhood and the site.

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

10. **18 Mountain Wood Lane** - Miller (TRG Architects/Michael Callan Landscape Architect)  
New house of approximately 7,654 sq. ft. and associated landscape plan including new driveway and posts along the street (21% FAR)

Boardmember Barnett said that he thought this was a very nice project. He felt that the materials were of a high quality, especially the roofing tiles, and he could support this project.

Boardmember Heine asked about the stucco. He told the applicant that he thought that he had addressed the Board's preliminary comments in a very positive way. He had some minor concerns about the entry, saying that somehow it appeared to be "added on". He also was concerned about the proposed Italian Cypress trees blocking the windows and asked the landscape architect to take another look at the use of those Cypress trees.

Boardmember Werbe said that she was very disappointed that this applicant had selected a Mediterranean style. She believed that this house is the antithesis of the Mission Statement that had been presented to the Town regarding the Stonebridge Subdivision, and she could not support the project.

Boardmember Carey said that he did support the project. He asked if the entry was stone or stucco, to which the architect responded that it was limestone. Boardmember Carey said that he liked the layout of the home, the colors, the materials and the architectural detailing. He was not overly supportive of the entrance since it was done in stone. He added that he believed that quality windows and doors would be important to the overall appearance of this home.

Chairman Heyman said that he also had some issues with the fact that this house was not consistent with the Mission Statement that had been presented to the Town regarding the Stonebridge subdivision. But, he said that this was not the first house in Stonebridge that he felt did not meet that expectation, and, therefore, it was consistent with other homes in the subdivision.

A motion (Carey/Heine) to approve the project passed 4-1. (Werbe dissented.)

## **OTHER ITEMS**

### **Preliminary Review:**

*New House:* 555 Barbara Way (Teardown)

**ADRB Discussion- Review of public comment policies with staff**

The ADRB directed staff to continue the current practice of mailing them letters of comment that arrived in the Planning Office after the packet was delivered. But, any materials arriving on Monday should just be placed at their desk in the Council Chambers.

**ADJOURNMENT**

Maureen K. Morton, AICP  
City Planner

ADRB minutes for July 17, 2006