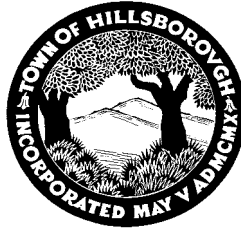


TOWN OF HILLSBOROUGH  
SAN MATEO COUNTY

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1600 Floribunda Avenue  
Hillsborough  
California 94010

**Architecture and Design Review Board  
Minutes**

October 16, 2006

1600 Floribunda Avenue – Community Room

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

**Broadmembers Present** – Chairman Walter Heyman, Charlie Barnett, Mark Heine, George Jewett and Jennifer Werbe

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

**Others Present** – Councilman/Commissioner John Fannon

**APPROVAL OF MINUTES** — A motion (Werbe/Barnett) to approve the minutes of August 21, 2006 passed 5-0.

**WRITTEN/ORAL COMMUNICATIONS** - none

**PUBLIC HEARING ITEMS**

**Consent Calendar:**

2. **70 Tobin Clark Drive** – Batliwalla (Young & Borlik Architects)  
Revision in scope of work (resulting in no design changes) to previously approved plans (24.6% FAR)
3. **1220 Black Mountain Road** – Zamloot (Ransohoff, Blanchfield, Jones, Inc.)  
Front yard landscape plan including guardrail along the street
5. **2865 Summit Road** – Baalbaki/Dami (Modern Design Collaborative)  
New-detached pool house of approximately 700 sq. ft. and associated rear yard landscape plan including new pool (21.4% FAR)

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

**Discussion Items:**

*Revisions to Approved Plans*

1. **890 Longview Road** – Fakhouri (Stewart Associates)  
Revision in scope of work (resulting in no design changes) to previously approved plans (24% FAR)

A neighbor (Ms. Turner) at 885 Longview Road spoke saying that there was a great deal of opposition to the design and size of this house. She had hoped that at this hearing some design

changes could be made. She further said that the neighborhood is divided on this issue. She wanted to thank John Mullins for doing his job because he stopped the job when it was beyond the scope of the project. She said that screening would be important for this project because there is no hedge or wall. She asked the ADRB to add more screening consistent with the existing neighborhood.

Architect John Stewart explained how the demolition had occurred. The landscape architect indicated that there would be mature Olive trees in front of the house.

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

#### *Additions/Remodels*

- 4. 10 Stacey Court** – Sebanc (Walker & Moody Architects/Suzman & Cole Design Associates)  
Demolition of existing garage, new garage of approximately 906 sq. ft. with second floor addition of approximately 607 sq. ft. and landscape plan including pool replacement, new driveway cut, fencing and gates along the street and tree removal (20% FAR)

A neighbor at 30 Stacey Court (Mr. Paxton) spoke saying that an upgrade at this site is overdue. He said that he was concerned about the property line fencing and some of the trees. He said that the arborist's first report recommended taking down many trees that needed to be removed. He believed that, along Stacey Court, there were some additional Monterey Cypress that should also be removed.

The landscape architect responded that the owner agreed to remove and replace all those trees on Stacey Court. She clarified that there was no plan to keep the existing metal fence, and that wrought iron fencing was proposed.

Boardmember Heine said that he had no comments on the addition because he believed it fit in very well with the existing house. He believed that the tree and fencing issues were confusing. He referred to the Town's Consulting Landscape Architect's report. He said that he required additional clarification, especially about the trees along Stacey Court.

Boardmember Jewett said that he agreed but had nothing to add. He also believed that the architecture was well integrated. He believed that the landscape plan was generally very nice.

Boardmember Werbe agreed saying she had no issues with the architecture.

Boardmember Barnett said that he believed that the architectural project was very nice, but he believed that the tree and screening issue needed to be resolved.

Chairman Heyman said that he agreed with what had been said by the other Boardmembers.

A motion (Heine/Jewett) to recommend approval the architectural portion of the application, but to require revisions to the landscape plan to address the comments of the Town's Consulting Landscape Architect's report and the concerns of the neighbor at 30 Stacey Court, subject to approval by staff, passed 5-0.

- 6. 15 Pear Court** – Power (TRG Architects/Michael Callan, Landscape Architect)  
Exterior remodel, ground-floor and second-floor additions of approximately 1,566 sq. ft., detached Second Unit of approximately 1,196 sq. ft. and associated landscape plan including fencing and columns along the street and tree removal (14% FAR)

The architect explained the project.

Boardmember Jewett said that he thought the addition above the garage worked very well and that all the exterior improvements were very good. He said that, although the architecture of the second unit is different, given the siting, it seems to work in this case.

Boardmember Werbe said that she had no problems with the main house. She said that she loved the design of the second unit but didn't think it worked well. She clarified, that it wasn't that she didn't like the second unit, she is just not sure how well it works with the style of the main home.

Boardmember Barnett agreed that this was a nice project. He said that he didn't have a problem with the design of the second unit being different. His concerns were with the materials, saying that they may make the project look sterile. He said that he would like the applicant to reconsider the roofing materials, possibly using shake or another natural material. He pointed out that the roof is about one-half of the elevation of the building. He added that he thought that the siting was good.

Boardmember Heine said that the landscape plan was very positive, and that he liked the addition on the main house. He said that after he visited the site, it all made more sense to him. He said that the stone wall was a concern of his and suggested that the applicant might look at some sliced real stone. He said that if the stone looks "faux", it would not be a successful project. He further said that he liked the second unit. He further said that he believed that the metal roof looked a little reflective and shared Boardmember Barnett's concerns about the materials.

Chairman Heyman said that he agreed that the design of the second unit was fabulous. He believed that the siting allowed it to work; otherwise, the inconsistency would trouble him. He further said that he believed that there was a lack of balance and the fact that the garage doors would face the street concerned him.

The architect explained that the garage is so far back and at an angle to the street which allows the trees to screen the line of vision to the garage doors.

A motion (Jewett/Werbe) to approve the project, with the condition that the architect study the roofing materials and consider a natural material for the second unit, and, if the metal roofing is retained, to use a "softer" color and to use a high quality of stone veneer, subject to review and approval by staff, passed 5-0.

Chairman Heyman added that it is possible to get a flatter finish on the metal roof.

**7. 55 Roberts Way – Pak (Zhitong Zhang)**

Remodel and ground floor additions of approximately 1,236 sq. ft. (16.3% FAR)

Boardmember Werbe said that she believed that this is a real lost opportunity to take an old Ranch-style house and update it. She believed that adding over 1,200 sq. ft. to this house just resulted in a larger, dated house. She pointed out that the plans were not sufficiently clear or detailed. She also indicated that there were some interior floorplan issues. She believed that this project needed reconsideration.

Boardmember Barnett agreed, saying that this is an opportunity to improve this house and he hopes the applicant would do that. He pointed out that the vinyl windows and the roofing materials were not of the quality commiserate with other projects of this size.

Boardmember Heine agreed, saying that the roof material would be critical. He added that the plans do not demonstrate the level of detail that the Board requires. He especially noted that the Town would not approve a combination of metal and vinyl windows. He encouraged increased architectural design.

Boardmember Jewett agreed, saying that the plans have a long way to go.

Chairman Heyman said that it was relatively easy to summarize the comments on this project – that the Board required a more creative effort to truly enhance the exterior of this home.

A motion (Jewett/Werbe) to continue this item to the December 4, 2006 meeting to allow for wholesale design changes passed 5-0.

#### *New Houses*

- 8. 10 Madrone Place** – Kaprealian (Chu Design & Engineering /Michael Callan, Landscape Architect) Revisions to previously approved plans for a teardown and new house of approximately 5,537 sq. ft. and associated landscape plan to address City Council comments (24.9% FAR)  
*Approved by ADRB on June 5, 2006; Remanded by City Council on August 14, 2006*

Boardmember Heyman read into the record the summary of the City Council's comments. He also referred to a letter from the attorney representing a neighboring property owner at 1868 Floribunda Avenue asking that the item be continued due to story pole issues. The Chairman reported that the ADRB decided that the public hearing would proceed.

Designer James Chu summarized the project and the changes that had been made since the City Council meeting and apologized for the difficulty in erecting the revised story poles.

An attorney, Marc Hershman, representing the property owner at 1868 Floribunda Avenue, spoke saying that this matter was still under appeal. He said he didn't understand how the FAR issue was addressed because it appeared that the size was unchanged.

Chairman Heyman interjected that at 5,537 sq. ft. in size this was not a large house or a "MacMansion" by Hillsborough standards.

Mr. Hershman said that he was not here to debate the issue, but that it was not clear to him that Council's issues had been addressed. He pointed out that when a house bumps up against the limits of the Town's ordinances, the standard is higher, and he is not sure how this house has changed. He said he believed that the height had increased, but that the lot had been scraped by six inches (6"). He said that this project is still pushing the limits and doesn't meet the Town's higher level of design scrutiny.

Chairman Heyman summarized the changes that had been made to the project, including that the front yard setback had been increased, that the right setback had been increased, that the hardscape had been reduced, and that the maximum height of the house had been reduced. He also pointed out that the balcony, which had been the subject of concern, had been eliminated.

Mr. Hershman said, however, said that the FAR in size issue had not been addressed.

A neighbor, Mr. Beardsley at 1898 Floribunda Avenue, spoke saying that he believed that Chairman Heyman's numbers were not correct. He said that he believed that the actual size of the house is larger, and that the site has been lowered by 1 foot. He said that he believed that the style did not fit the community originally, and it doesn't now. He pointed out that he believed that not one neighbor supported this project. He further said that he did not believe that the exterior of this house is the property owner's dream home. He further said that he did not wish to have the garage door facing his house.

Mrs. Johnson at 37 New Place Road spoke, saying that this was a high visibility house. She urged the ADRB to take a good look to see if the City Council's concerns had been addressed. She said that she believed that at 24.9% FAR the aesthetics of this house did not seem quite right. She also said she was very sorry that the neighbors hadn't been able to participate in this process.

Mr. Westerfield at 10 Greenview spoke, saying that all the other houses on the cul-de-sacs in this neighborhood are single story. He said that he believed that the size of this house makes it "out of sync" with the neighborhood. He believed that this was a major change.

The project designer referred to and submitted the ADRB Agenda from August which included four (4) houses which were approved at 24.9% FAR.

Chairman Heyman clarified that the sizes that he read were taken directly off the architectural plans.

Boardmember Barnett said that he believed that this was the first of a new breed in the neighborhood. He pointed out that the Code allows up to 25% FAR and a maximum height of 32 feet, and that this project complies. He said that he uses a higher degree of scrutiny for a house of this size, and he believes that this application uses a very high quality of materials and is a very lovely plan. He regrets the fact that one Oak tree is being lost, but there's another being saved. He believes that in 20-50 years this entire neighborhood will be reflective of this house.

Boardmember Heine said that he believed the applicant had worked very hard with the issues that had been identified by the City Council. He admitted that he liked the first plan better because it was better sited for Madrone Place. He believes, however, that the design facing Floribunda is correct and fits into the street's aesthetics. The additional 5-foot setback works, and the screenings proposed are very positive. He wishes there was a way that it still could be set back the additional 5 feet and not turn the garage, but he believes the applicant has done a very good job.

Boardmember Jewett said he agreed with Boardmember Heine. He believes this design is of a high standard and that moving it back an additional 5 feet with the landscape screening was a good solution. Although he preferred the original garage siting, he believes this is a good compromise and one that he can support. He says this project meets the Board's high standard for materials and design.

Boardmember Werbe said that she agreed with the prior Boardmember's comments. She said that for the record, she believed that this applicant has worked "like crazy" with the neighbors. She also said that this design team consisting of James Chu and Michael Callan results in aesthetics and an ability that are unbeatable.

Landscape Architect Mike Callan clarified that tree #10 is planned to be removed. He also said that that they worked the revised plan to allow the Acacia trees and Oleanders along the common property line with Mr. Lum to be retained.

Chairman Heyman asked Mr. Callan to explain the screening along Floribunda since Mr. Hershman asked for additional screening. Mr. Callan explained that there were five (5) – 36" trees, and that there were large Laurel trees at the garage.

Chairman Heyman said that he feels that it is unfortunate, that in order to narrow the house by 11 feet and set the house back an additional 5 feet, the garage had to be turned. He wished that there were a way to achieve the changes and retain the original garage orientation.

The project designer responded that it would be very difficult, if not impossible, to change the garage with the increased setback because of the required backup and turn around distance. They pointed out that the landscape screening should affectively screen the view of the garage doors.

Chairman Heyman said that the ADRB members would like the garage reoriented, if it could be done without compromising the setback improvements. He further said that the modifications that had been made to the previous plans are in response to directions by the City Council. He believed that the designer has adequately addressed most of the Council's issues.

A motion (Werbe/Jewett) to approve the project, with the comment that it would be preferable to change the orientation of the garage if it could be done without compromising the increased setback areas, passed 5-0.

Chairman Heyman thanked the neighbors for all their help and comments, and said that he believed it really helped to reshape this project in a successful manner.

- 9. 1125 Lakeview Drive – Yao (Chu Design & Engineering/Michael Callan, Landscape Architect)**  
Teardown and new house of approximately 4,836 sq. ft. and associated landscape plan including new gates and fencing along the street and tree removal (5.7% FAR)

The designer James Chu explained that the color of the roof was not true on the rendering.

Boardmember Heine said that he liked this project at the preliminary review, and he still does. He is very glad that Mr. Chu clarified the issue of the roof color. He said that, although it seems like a good product, there are better options than El Dorado stone. He suggested that real stone could be cut thinner and used. He added that there is enough stone on this house to reconsider the use of El Dorado stone. He likes the door, the shutters and the copper roof. He asked if the wood gate would be stained to match the house, to which the response was yes.

Boardmember Jewett agreed, saying that he totally supported the project, that it was very well sited and that it looks as if it has been there forever.

Boardmember Werbe said that she believed this would be a lovely asset to the street. She mentioned that there were some comments from the Town's Consulting Landscape Architect.

Boardmember Barnett agreed, saying that the project was well sited. He asked about the leaded glass windows, and said that it would be nice if copper gutters would be used.

Chairman Heyman said that there were comments from the Town's Consulting Landscape Architect, and that, although the front of the house was well screened, this would also be visible from across the canyon. He asked the landscape architect if the 15 Pine trees should be removed, to which the response was affirmative.

A motion (Werbe/Jewett) to approve the project subject to revising the landscape plan to address the comments of the Town's Consulting Landscape Architect, restudying the screening on the canyon side of the house, and reconsideration of the stone, subject to the review and approval by staff, passed 5-0.

- 10. 65 Bridge Road – Dwyer (Chu Design & Engineering /Michael Callan, Landscape Architect)**  
Teardown and new house of approximately 7,276 sq. ft. and associated landscape plan including tree removal (24.3% FAR)

The property owner, Mr. Dwyer, said that he had tried to maintain the classic Hillsborough-style architecture for this project and he tried to save the beautiful Redwood trees. His plan is to keep the front landscaping in tact.

Boardmember Jewett said that initially he was concerned about the “edge to edge” development of this lot, but now that he understands that the intent was to keep the Sequoia trees, he believes that it’s worthwhile and understands why the house is pushed back as far as possible. He mentioned the small flat roof portion of the house that he thought could be restudied, but overall he believes this is a very nice project.

Boardmember Werbe said that this project really meets the design objectives of the program and is consistent with the Town’s Design Guidelines. She said that she actually likes the element to which Boardmember Jewett had referred. Overall, she believes this is a delightful project. She believes that this house will look as if it has been there forever.

Boardmember Barnett agreed that this was a beautiful project. He said he did have concerns with the artificial slate and the artificial stone. He urged that the applicant use shake or real slate, and the applicant said that he agreed and wanted to do the same.

Boardmember Heine agreed regarding the use of shake or real slate and said that he really likes the look of this house. He said that of any of the colors of the El Dorado stone, he believes that this is the most successful. But, he echoes the concern that the roof material needed to be a real material. He particularly liked the detailing at the back. He asked about the comments from the Town’s Consulting Landscape Architect about the stone wall, the parking strip and the fencing, to which the project landscape architect responded. Boardmember Heine said that he really wanted those elements to retain the feel of the house. He also had a concern about the one tree that was rated 50% in the front.

Boardmember Werbe agreed that the project was beautiful and supported the concept of using natural materials.

Chairman Heyman agree saying that there is marvelous stone available. He said that he was very enthusiastic about this project – that it was a fine effort. He had some concerns about the glass conservatory and how it would function over the years and asked a question about the floorplan. He also referred to the comments in the Town’s Consulting Landscape Architect’s report.

A motion (Barnett/Jewett) to approve the project subject to the use of natural roofing materials and real stone and subject to revising the landscape plan to address the comments of the Town’s Consulting Landscape architect passed 5-0.

**11. 300 Pinehill Road – Hsu (Stewart Associates/Michael Callan, Landscape Architect)**

Teardown and new house of approximately 9,710 sq. ft. including an attached Second Unit and associated landscape plan including fencing and gates along the street, tree removal (11.3% FAR)

The architect John Stewart explained that he had received a letter from the neighboring property owner about clearing the lot and indicated that that had been done by the request of the Fire Department.

Chairman Heyman explained that the letter that had been submitted by the neighboring property owner at 240 Pinehill Road contained issues that were not part of the ADRB’s purview. He explained that the Board’s comments would be limited to the aesthetics of the project.

Architect John Stewart explained that the new roof is in the same place as the existing one, and that it is only 1 foot higher.

A representative for Mr. Lee, the adjacent property owner at 240 Pinehill Road, spoke saying that he was concerned about the change in the design from a one-story house to a three-story house. He felt that the design was imposing and resulted in a bulky intrusion.

Landscape Architect Mike Callan pointed out that there is screening proposed along the right side of the house. Architect John Stewart further explained that the existing driveway is actually on the neighbor's property, and that it will be relocated onto the subject property.

Boardmember Werbe said that she really liked this plan, and said that she believed that the applicant would be able to address the screening issue that had been raised by the neighbor.

Boardmember Barnett agreed saying that this house is basically out-of-sight from the street. He added that he recalled seeing a garage on the adjacent property in the area of concern, and that screening would be important.

Boardmember Heine asked if the garage doors were stained or painted and asked if real stone was going to be used. He said that he believed this house fit the site very well, but that the screening issues would be important. He asked if the roofing material was natural slate, to which the response was yes.

Boardmember Jewett said that he liked the exterior of the home and supported the quality materials. He clarified the comment about the design going from a one story to a three story and pointed out that it was really only a two-story home with a lower level. He thought that overall this was a very nice house.

Chairman Heyman commented that the house couldn't be seen from the street. He asked staff why the house size had apparently increased from what the architect had indicated. Associate Planner Gina Tynan explained that the calculations for the basement resulted in a change to the FAR. Chairman Heyman commented on the quality use of materials and some minor suggestions by the Town's Consulting Landscape Architect.

A motion (Heine/Werbe) to recommend approval of this project, subject to revising the landscape plan to address the comments of Town's Consulting Landscape Architect and providing additional screening at the common property line of 240 Pinehill, and using real stone, subject to the review and approval by staff, passed 5-0.

**12. 600 W. Santa Inez Avenue – Ornani (Stewart Associates/Michael Callan, Landscape Architect)**  
Teardown and new house of approximately 5,715 sq. ft. and associated landscape plan including new pool cabana, fencing and gates along the street and tree removal (24.2% FAR)

Boardmember Jewett stepped down due to a possible conflict of interest given the location of this property.

Architect John Stewart reviewed the project explaining that they intended to use a natural stone. Landscape Architect Mike Callan said that he had reviewed the comments from the Town's Consulting Landscape Architect, agreed with them and would address them.

Boardmember Barnett said that he had liked this project at the preliminary review and that he continued to support it. He asked about the Town's policy to require a 5-foot landscape strip along



the driveway. The landscape architect responded that 18" has been provided, and that it would be planted with fast-growing evergreen plants. Boardmember Barnett said that he believed that this project represented quality materials and design. He added that he was not fond of the skylight, and that it would be visible to the owners from their backyard.

Boardmember Heine asked the landscape architect if he thought that this 18" landscape buffer along the driveway would really be sufficient given the way in which the walls would need to be constructed. He asked if there actually be enough soil to sufficiently grow screening. He also said that he would like to see the stone sample, because it is such an important part of the project. Boardmember Heine said that he liked the exterior details, but he still had a problem with the flower box, which he thought was silly. He agreed that the skylight was not a positive aspect of this project. He said he could approve the house as long as the side property walls and planting was reconsidered.

Boardmember Werbe said that the design of this house has grown on her. She agreed that it would be important for the ADRB to see the stone sample because it is such an important part of the design. She also agreed with the idea of not having the skylight.

Chairman Heyman said that he thought this was an attractive design. He added that the stone would need to be very subtle in color so that it didn't dominate the design. He thought that the project represented nice detailing and quality materials. He said, at first, the siting had concerned him because of the minimum setback from the street.

A neighbor at 549 West Santa Inez Avenue spoke saying she lived across the street from the project, and that she had not been notified of the preliminary neighborhood meeting. She was concerned about the drainage and the creek, saying that many neighbors have sump pumps. She asked about the height of walls on the right side of the project saying that she thought they might be imposing from her house. She asked if the large trees along West Santa Inez Avenue were going to be removed. She added that she believed that the existing house was a landmark house.

Chairman Heyman explained that drainage is not within the ADRB's purview, and that the height of the project complies with the Town's ordinances and guidelines.

Landscape Architect Mike Callan explained that the large trees in the front of the house had a negative arborist's report and that they needed to be removed and replaced.

A motion (Werbe/Heine) to approve the project, subject to the ADRB reviewing an actual sample of the stone, and revisions to the landscape plan to address the comments of the Town's Consulting Landscape Architect, passed 4-0.

The Board also added that they support the removal of the skylight.

**13. 1190 Hayne Road – Rubashevsky (Sergey Parievsky & Stewart Associates/Marina Serbinina)**

New house of approximately 7,869 sq. ft. including a Second Unit and associated landscape plan including tree removal (9.2% FAR)

Boardmember Heine said that he thought that the overall feel of this project was important. He had similar comments about the stone, the ironwork and the details which all seem to be adequate. He asked if the wood windows corbels etc. were painted, to which the response was yes. He further said that a view from the driveway would present a clearer picture of this application than the rendering which the architect provided.

Boardmember Jewett believed that this was a good collative endeavor. He said that this is a good example of how the design review process works in a positive way. He said he believed that the overall design is cohesive and demonstrates good portions, especially on this somewhat difficult site. Overall, he's pleased with this project.

Boardmember Werbe said that she certainly prefers this house to what the Board originally saw. Although, she has some concerns about the quality of the materials. She added that it would be very important for the landscape plan to be resubmitted. Not only was it illegible, but also it was not of the quality of craftsmanship that the ADRB requires.

Boardmember Barnett said that he echoed his fellow Boardmembers' comments on the general composition. He had some questions about the materials. He asked if the stucco would have an integral color, to which the response was yes. Boardmember Barnett said that he thought the retaining walls were too orange, and that they and the stained driveway needed to be a more natural color.

Boardmember Heine said that the Town's Consulting Landscape Architect's report was very descriptive. He stated that the landscape plan was very vague and lacked detail.

Chairman Heyman concluded by saying that he was supportive of the project; although it does lack a certain charm. He believed that the rear inside elevation was spartan. He believed that the architectural detailing required some additional attention, and that the landscape plan needed to be redone.

A motion (Barnett/Werbe) to approve the project, subject to resubmittal to the ADRB of a revised landscape plan which addresses the comments of the Town's Consulting Landscape Architect and which reflects colors of the retaining walls in the driveway to blend better with the site, passed 5-0.

## **OTHER**

### **Preliminary Review:**

*New Houses:* 555 Barbara Way  
600 Pullman Road

## **ADJOURNMENT**

Maureen Morton, AICP  
City Planner