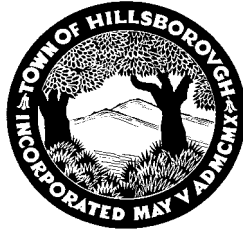


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes**

November 6, 2006

Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 p.m.

Boardmembers Present – Walter Heyman, Chairman, Mark Heine and Jennifer Werbe

Boardmembers Absent – Charlie Barnett and George Jewett

Staff Present – Maureen Morton, Gina Tynan and John Mullins

Others Present – Councilman/Commissioner John Fannon

APPROVAL OF MINUTES — A motion (Webe/Heine) to approve the minutes of October 16, 2006
Passed, 3-0.

WRITTEN/ORAL COMMUNICATIONS – none

PUBLIC HEARING ITEMS

Consent Calendar:

Additions/Remodels

1. **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)
Recommendation: Continue to December 4, 2006, as requested by applicant

A motion (Werbe/Heine) to approve the consent calendar passed 3-0.

Discussion Items:

Landscape Plan

2. **15 Warm Canyon Way** – Chin (Ransohoff, Blanchfield, Jones, Inc.)
Landscape plan including retaining walls

A neighbor (Mr. Taylor) at 440 Remillard Drive spoke saying that he didn't know what rights he had regarding trees blocking views, but he believes with this project views will be entirely blocked.

Boardmember Heine asked about note #2 for the Pine and the Cypress trees, which he believed, would be very important. He said that he agreed with the Town's Consulting Landscape Architect's comment #4. He pointed out that the planting on the hillside was acceptable, but that the rest of the yard needed to be brought up to Town's standards. Boardmember Heine said that he did see the note on the plant list, but he believed that the landscape plan needed to be improved, and it needed to be better related to the arborist's report. He concluded by saying that the front yard needs additional attention.

Boardmember Werbe agreed that the front yard needed to be addressed. She suggested that it might be done through the administrative review process.

Chairman Heyman said that the Town's Consulting Landscape Architect's report indicates that the planting plan is minimal. He said that he would like to review the comments on both of the Town's Consulting Landscape Architect's report. He pointed out that the May report talked about the care required for the Cypress trees. The project landscape architect said that that had been addressed. He pointed out that the October 25 report said that the front planting has deteriorated, and the project landscape architect agreed that that needed to be addressed.

The project landscape architect further said that she had adjusted the plans since the neighbors saw them and moved the trees farther down the hill so that they would not impact any views.

Mr. Taylor asked about the retaining walls. It was clarified that the walls had already been built.

A motion (Heine/Werbe) to approve the project subject to revisions of the plans to address item #4 of the recent Town's Consulting Landscape Architect's report and item #3 of the May 23, 2006 report and to be sure that the front yard landscape plan is upgraded by more than just replacement of dead trees, all subject to the review and approval by staff, passed 3-0.

Previously Approved Projects

3. 600 W. Santa Inez Avenue – Ornani (Stewart Associates)

Review of exterior stone veneer for previously approved new house and pool cabana (24.2% FAR)

Project architect John Stewart showed a stone sample and the brochure. Chairman Heyman said that this is a huge surface, and he was afraid that the stone might be overpowering. He said that he believed that the choice of material is really important. He urged that whatever the architect could do to use a lighter color would be much better. Chairman Heyman said that if this sample that they are looking at is at the dark end of the color range, there might be pieces that are not so dark.

Boardmember Werbe agreed.

A motion (Werbe/Heine) to approve the stone provided that the sample is on the darker end of the color palette, and that the applicant would use the lighter end of the color palette, passed 3-0.

OTHER

Preliminary Review:

New Houses: 15 Jewell Place (Teardown), 171 Tobin Clark Drive, 600 Pullman Road (Teardown)
560 Pullman Road (Teardown)

ADJOURNMENT

Maureen K. Morton, AICP
City Planner