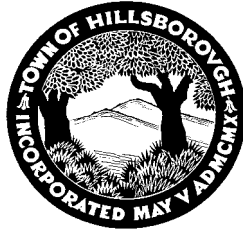


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes**

December 4, 2006

Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 p.m.

Boardmembers Present – Walter Heyman, Chairman; 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/Heine) to approve the minutes of November 6, 2006 passed 3-0-2. (Jewett and Barnett abstained)

WRITTEN/ORAL COMMUNICATIONS - none

PUBLIC HEARING ITEMS

Consent Calendar:

Item 1 was removed from the Consent Calendar.

Additions/Remodels

1. **55 Roberts Way** – Pak (John C. Lee Architects)
Remodel and ground floor additions of approximately 1,236 sq. ft. (16.3% FAR)
Continued to January 22, 2007, by request of applicant
2. **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)
No ADRB action is required; application has been modified to receive Administrative Review by staff

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

Discussion Items:

Landscape Plan

1. **15 Stonehedge Road** – Carruthers (Small Brown Landscape Architects)

New fencing and gates along the street

Recommendation: Approval

David Turner from 10 Stonehedge Road spoke saying that he wasn't sure what plans were being used. He pointed out that people cut the corner at Stonehedge. He has concerns about the new gates with regard to traffic problems. He said that no one has given him an acceptable answer. He concluded by saying that traffic safety was his main concern.

Edwin Taylor from 229 Amherst Avenue, San Mateo, spoke saying that he lived off of Crystal Springs Road. He also had concerns about traffic, saying that people cut the corners. He would like a complete safety review of that intersection.

Chairman Heyman explained that traffic issues were not within the purview of the Board.

The project landscape architect explained that the driveway is not changing. She stated that the owners have problems with people who pull into their driveway to turn around, and a gate will solve that problem. The owner also explained that they always go into the gate farthest from the corner, and this would encourage all of their visitors to do the same.

Chairman Heyman asked why one gate was hinged and one was a slider. The owner explained that they expected the hinged gate to remain open, and the slider gate to remain closed until someone exits the driveway.

The Boardmembers discussed in general the issues related to traffic at this location. The consensus was that if possible it would be helpful to have the sliding gate set farther back onto the site. They agreed that there were no aesthetic issues.

A motion (Jewett/Werbe) to approve the application subject to the applicant working with staff and the City Engineer to ensure the safest installation of the new driveway gates passed 5-0.

Additions/Remodels

3. **10 Woodgate Court** – Abuyaghi (Matt Hollis Architect/Cleaver Design Associates)

Ground-floor additions of approximately 344 sq. ft. and associated landscape plan including new fencing along the street (13.2% FAR)

The architect and landscape architect reviewed the application for the ADRB.

A neighbor at 2835 Summit Drive (John Reher) spoke referring to his letter dated November 27, 2006. He said that he and his wife would like to be sure that their property is protected from erosion, that their property values are maintained, and that the landscaping installed by the applicant is also maintained. He said that he was surprised to see on the plans the proposed removal of his fence. He said that there had been a great deal of grading done, and they were very worried about erosion.

A neighbor (Jeff Oster) at 20 Woodgate Court spoke saying that he had seen the plans for the house and they looked fine, but he did not have an opportunity to review the landscape plans. He added that trees had already been removed from the site.

Chairman Heyman asked the applicant to show the plans to this neighbor.

Boardmember Jewett asked about the height of the fence, saying that there was some discrepancy between the plans and the board that was passed out at the meeting. The architect clarified that the maximum height would be six (6) feet. Boardmember Jewett said that he thought the fence was attractive, but he believed that the whole fencing issue should have been worked out before the application came to the ADRB. He added that erosion control will be handled by the Building Department, and that the ADRB would not be able to address these issues. He said that he believed all the design issues were acceptable, except for the proposed mahogany rail that he did not feel was consistent with the rest of the house. He considered that a minor matter, however, and added that he thought the comments from the Town's Consulting Landscape Architect were reasonable.

Boardmember Werbe said that she agreed that the issues in the Town's Consulting Landscape Architect's report should be addressed. She said that she was not supportive about the steel construction of the fence and felt that it was an odd mix for the house and the neighborhood. She said that she would like something more decorative.

Boardmember Barnett said that he had two main issues: (1) the screening with the neighbors to the north; and (2) the fence design, which appears to have been modified from what the Board received in their packet.

The project architect explained that the applicant wanted the strength of steel, but they were trying to revise the design to create something lighter and softer.

Boardmember Barnett responded that his main concern would be how the fence would age – that fences in Hillsborough tend to gray naturally, and he would prefer a more natural material. He asked the applicant to clarify the stone on the columns. The project architect explained that the columns would be clad with gray granite, similar to a stacked cobble. Boardmember Barnett also said that he was concerned with the proposed brass elements against the Cedar and the steel. The landscape architect said that the glaze could be removed from the brass. Boardmember Barnett concluded by saying that he thought the addition to the house was fine.

Boardmember Heine said that he agreed with the previous comments about the house. He believed that the fencing issue was still unclear. He thought that the stone was important, and he had some concerns about the steel. He said that the size of the fencing and the plan set seemed acceptable, but, overall, he was not comfortable with the fencing.

Chairman Heyman agreed, saying that he was very comfortable with the addition, but the proposed fencing was not compatible with the house.

The neighbor on the left-hand side said that after reviewing the plans he was concerned about the screening because a 14-foot high hedge had been removed. He said that he would like some additional screen trees to replace that screening.

Mr. Reher also said that the trees that had been planted to help replace the screen trees had died.

The City Planner spoke explaining that this matter should more than likely be continued to a subsequent meeting because the fence design had been changed, and neither the neighbors nor the staff had had a chance to review it; it also appeared there were significant issues with the landscape screening plan.

A motion (Werbe/Heine) to continue this application to January 22, 2007, with the condition that the applicant work with neighbors on both sides for the landscape screening, that the fencing design be reconsidered, that the landscape plan address the comments of the Town's Consulting Landscape Architect, and that the revised materials and samples board be submitted. The motion passed 5-0.

New House

4. 16 Oak Tree Place – Cheng (DNM Architect/Small Brown Landscape Architects)

New house of approximately 4,266 sq. ft. and landscape plan including tree removal (25% FAR)

A neighbor Michael Graser at 10 Oak Tree Place spoke saying that it appeared that the applicant was going to preserve as many trees as possible. He said that the report about the sudden Oak tree death was very scary, but it appeared that the applicant was going to handle it well. He had concerns about erosion and drainage and concerns about the access for construction. He pointed out that the construction access would be difficult on this small cul-de-sac.

A neighbor Floyd Oatman spoke saying that he was the neighbor on the south side at 2550 Summit Drive. He referred to the letter he had written. He said that his property was two acres, and he was told that he couldn't build a second house because there wasn't sufficient turnaround for a fire truck, and that there was only one way in.

The City Planner explained that the difference is that 10 Oak Tree Place is already a separate legal lot so the Town cannot prevent it from being developed. Whereas, his property is only one legal lot, and the Town's standards prevent the creation of new lots that don't meet current standards.

Mr. Oatman says that it is difficult for him to envision the house since story poles were not put up because of the trees. He would like at least two story poles put on his side of the house to represent the new house and the solar panels.

Mrs. Graser at 10 Oak Tree Place spoke saying that she was concerned about renters and the guesthouse and drainage.

Eileen Chow at 25 Oak Tree Place spoke saying that she was very concerned about construction, traffic and congestion. She was also concerned about erosion. She believed that at the maximum size of 25% FAR the house was too large, especially with the shared driveway. She told the ADRB that when her house was remodeled she was told to keep the size down because of the small cul-de-sac, and her house resulted in 21% FAR. She also stated that previous construction at this location resulted in damage to her property. She concluded by saying that the FAR is too high for this awkward lot. She was also concerned about the guest parking space on the deck, and if it would be structurally sound. She concluded by saying that when 20 Oak Tree Place was under construction her mailbox was blocked which prevented the delivery of mail to her home for over a week.

Boardmember Werbe explained to the audience that the City Engineer and the Fire Department have already reviewed these plans and have signed off on them. She said that she would limit her remarks to the design. She thought the applicant was using interesting materials and clarified that the quality of the materials needed to be top notch. She referred to Item #3 on the Town's Consulting Landscape Architect's report which she believed needed to be addressed.

The architect explained that the exterior of the house would be lime-based stucco.

Boardmember Barnett said that he believed that the house was wonderfully designed. He said that his biggest concern is what the impact might be to the neighbors. He was particularly concerned that

when significant numbers of trees are removed, with the white stucco and the solar panels, it might have a significant visual impact on the neighbors. He said that he thought that story poles were important. He stated that he wanted to be sure that this project didn't look like a space ship that landed in the woods. He agreed with the Town's Consulting Landscape Architect's report regarding the screening. He asked the architect about the roof material, and the response was that it would be a medium-gray color. He concluded by saying that he was concerned about the lack of natural materials in the woodsy setting and the potential visual impact to the neighbors.

Boardmember Heine said that he was somewhat conflicted on this project. His initial reaction was that this lot wasn't a buildable lot, but now many of his concerns had been addressed. Although, he still believes that, logistically, it's a nightmare. He believes that it is very aggressive for someone to plan to build on this property. However, he thinks the plan is a good one. He really likes the design. He agrees that it is difficult to determine how it might affect Oatman's property. He said that he believed that drainage issues would be mitigated with construction and the new requirements the Town has for drainage and erosion. Referring to the arborist's report, he said that he believed that the sudden Oak tree death is one of the first instances in the Town, and it was something that needed to be handled very carefully. He said that the process alone seemed huge. He said that he believed that the design of the house was very well done. He said that the higher standard that the Board holds for 25% FAR homes has been met.

Boardmember Jewett said that the roofing materials might need to be further studied, especially with regard to the view from the Oatman's house. He said that for a new house the solar panel seemed to be "added on" rather than integrated into the design of the house, and that was the only design issue he had.

Chairman Heyman said that Boardmember Heine had said it all for him. He liked the design, but this is an aggressively modern design and in a place where it doesn't belong. He said that he would be more supportive with a conventional design. He agreed with the other Boardmembers that some story poles would be required. He further said that it would be important to have an arborist's report, and that the landscape plan respond to the comments of the Town's Consulting Landscape Architect. He concluded by saying that he could not support this design at this location.

The property owner said that these issues were not raised at the preliminary review, and that he had invested a great deal in developing this design. He stated that had he heard that this design did not belong at this location, he would have taken a different tact. He also said that originally he had wood siding which he removed based on comments at the preliminary review.

A motion (Barnett/Werbe) to continue this application to January 22, 2007 to allow for the installation of story poles and to have the applicant consider some darker materials, address the comments of the Town's Consulting Landscape Architect, and reconsider the solar panel design passed 5-0.

The City Planner asked if a Boardmember would be willing to work with staff on the story pole plan, given the difficulty of the site. Boardmember Heine agreed that it would be difficult and offered to help staff with the modified story pole plan.

Chairman Heyman explained that Board's opinions could change during the final application review. He stated that the preliminary was just that – a preliminary review often done without a site visit, without story poles, and without hearing concerns of the neighbors.

OTHER

Preliminary Review:

New Houses: 1766 Forest View Avenue (Teardown)
 1050 Merner Road (Teardown)
 1840 Black Mountain Road (Teardown)

ADRB Discussion:

The ADRB supported the work that Associate Planner Gina Tynan had done on the neighbor notice as part of the preliminary review procedures.

Chairman Heyman suggested that the preliminary review reflect the fact that often Board's comments can change from the preliminary review to the final review of project.

The ADRB reviewed the packet delivery schedule with Associate Planner Gina Tynan and said that they would like to try one packet delivery per agenda unless there are more than eight (8) items on the agenda.

ADJOURNMENT

Maureen Morton, AICP
City Planner

adrbdecember4,2006