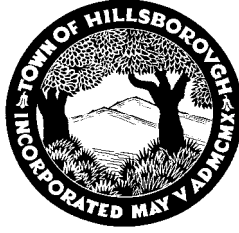


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

APPROVED
**Architecture and Design Review Board
Minutes**

January 22, 2007 at 4:00 p.m.
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 p.m.

Boardmembers Present – Jennifer Werbe, Chair; Walter Heyman, Charlie Barnett, Mark Heine and George Jewett

Staff Present – Liz Cullinan, Gina Tynan and John Mullins

Others Present – Councilman/Commissioner John Fannon, Mayor Mullolly

APPROVAL OF MINUTES

A motion (Heine/Jewett) to approve the minutes of December 4, 2006 passed 5-0.

WRITTEN/ORAL COMMUNICATIONS - None

PUBLIC HEARING ITEMS

Consent Calendar:

Additions/Remodels

1. **2401 Oakdale Road** – Smith (Coast to Coast Development, Inc.)
Remodel including second story addition of approximately 512 sq. ft. (12.6% FAR)
Recommendation: Approve subject to Standard Conditions
2. **55 Roberts Way** – Pak (John C. Lee Architects)
Remodel and ground floor additions of approximately 1,236 sq. ft. (16.3% FAR)
Recommendation: Continue to March 5, 2007, as requested by applicant

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

Discussion Items:

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 and gates (13.2% FAR).

Matt Hollis, project architect, summarized the project and outlined how the project now responded to previous ADRB comments on December 4, 2006.

Jeff Ostrow, 20 Woodgate, noted that he supported the proposed landscaping enhancements and confirmed his interest in having the property line fence be placed in the correct location.

John Reher, 2835 Summit Drive, expressed appreciation for the responsive approach of the applicant. He expressed support for the proposed landscape plan and confirmed his interest in maintenance of the Oleander hedge as indicated on the plans.

Boardmember Barnett acknowledged the proposal's substantial improvements. He expressed concern with the use of brass for the house numbers, and the redundancy of the driveway and wall/entry gate construction materials. He suggested that the applicant utilize stucco similar to the residence for the wall and entry gate and that the brass house numbers be replaced with a black or darker color. Boardmember Heine agreed and noted an inconsistency on the cut sheet regarding the material of the house numbers. He expressed preference for a "rusted brown" or more subdued color/finish for the house numbers and mail box.

Chair Werbe expressed agreement with Boardmembers Barnett's and Heine's comments on the use of a material other than brass for the house numbers and mail box.

A motion (Jewett/Heyman) to approve the project passed 5-0 on the condition that the landscape plans are revised to address the Town Consulting Landscape Architect's comments and revisions to the colors/materials for house numbers and mailbox from brass to something darker/more subdued are addressed via Administrative Review by staff.

4. 323 Barbara Way – Weitzman (TRG Associates)

Exterior remodel and ground-floor additions of approximately 500 sq. ft. (20.5% FAR)

TRG Architects presented details of the project.

Boardmember Heine expressed support for the project and improvements. He noted specific appreciation of the entry and other architectural features, and noted that the residence is not highly visible.

Boardmember Jewett stated that the project was inventive and well done. He confirmed that the gutters are consistent with the roofing materials.

Boardmember Heyman acknowledged the project as a stunning and innovative transformation, and expressed specific appreciation for the entry design. He expressed interest in the roofing and a requirement for future landscaping plans to enhance the house design.

Boardmember Barnett acknowledged the successful ranch house transformation, and expressed interest in final approval of a revised roofing material and/or finish by staff.

Chair Werbe agreed with other ADRB member comments and expressed that the project was stunning.

A motion (Jewett/Heine) to approve the project passed 5-0 on the condition that a landscape plan be reviewed, approved and installed prior to final of the house remodel and that final selection of the roof materials/finish is subject to approval by staff.

New Houses

5. 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)

David Marlatt, project architect, summarized the project and outlined how the project now responded to previous ADRB comments in relation to story poles, solar collectors, construction materials/colors and architectural features.

Chair Werbe confirmed with the applicant that the Town Consulting Landscape Architect's comments had been incorporated into the present plans.

Boardmember Heyman noted that although the project design was innovative, it was not appropriate to the site or consistent with the Town's Design Guidelines. He also acknowledged the challenging nature of the project due to site conditions.

Boardmember Barnett thanked the applicant for installing story poles, and expressed that the project does not appear to present a significant visual impact to neighbors. He further noted that the tree canopy would screen the solar panels, that the house design suits the steep site, and that the design and construction materials are aesthetically pleasing. Boardmember Heine agreed and added that although outside of the purview of the ADRB, he remains concerned with drainage, sudden oak death, and construction management issues related to this project.

Boardmember Jewett expressed support for the project, noting the design interest of the project. He further acknowledged the challenging nature of the project's construction due to site conditions.

Chair Werbe expressed support for the project and acknowledged that it demonstrated compliance with Design Guidelines for hillside lots. Due to the site conditions, she strongly encouraged the applicant to be respectful of neighbors on a daily basis during construction.

Boardmember Heine recommended that the future tree protection/mitigation plan be reviewed by the Town's Consulting Landscape Architect as part of the permit process.

A motion (Barnett/Jewett) to approve the project passed 4-1 with Boardmember Heyman voting against the project on the condition that the landscape plan is revised to address the Town Consulting Landscape Architect's comments and that the applicant work closely with Town staff and neighbors to address construction management, site drainage and tree protection and mitigation issues.

6. 1766 Forest View Avenue – Miller (TRG Associates/Michael Callan Landscape Architect)
Teardown and new house of approximately 4,742 sq. ft. and associated landscape plan (24.9% FAR)

Randy Grange of TRG Architects summarized the project and outlined how the project now responded to previous ADRB comments in relation to sweeping gables, stained wood walls, and windows and trim. He noted that the master bedroom deck at the rear elevation was in the center of the lot and should not present a privacy impact to the neighbors.

Michael Callan, project landscape architect, noted that the applicant would be pleased to maintain the Acacia trees so long as they do not present a hazard. He noted that the applicant had met with the neighbors at 1750 Forest View Avenue and that the applicant would support enhanced landscaping along the shared property line.

Kathleen Boyse, 1750 Forest View Avenue, expressed concern with privacy impacts associated with master bedroom deck at the rear elevation. Ms. Boyse stated that she had circulated a petition and secured 35 signatures from Town residents expressing agreement that second floor decks impact privacy and are not consistent with Hillsborough interests. Ms. Boyse concluded that landscaping will not address the privacy concerns and asked that the ADRB not approve the deck.

Brad Boyse, 1750 Forest View Avenue, reiterated comments from Kathleen Boyse.

Ida Shamash, 1770 Forest View Avenue, expressed concern with privacy impacts associated with the master bedroom deck at the rear elevation.

TRG Architects noted that due to the size and location of the deck off the master bedroom, it is unlikely to be used for outdoor recreation.

Boardmember Jewett expressed support for the project, the landscaping, and the design of the house. He further noted that the deck at the master bedroom would likely not be used regularly and that windows would be more intrusive than the proposed deck in that location.

Boardmember Heyman expressed support for the design of the residence, specifically noting the significant improvement to existing conditions. He further noted that the deck appears to be an integral part of the residential design and that removal would accordingly detract. He noted that the 40-foot distance of the proposed deck from the property line combined with recommended landscaping could mitigate substantial privacy impacts.

Boardmember Barnett expressed agreement with prior Board Member comments, noting specifically that the proposed construction materials are superior. He recommended that the applicant work closely with the neighbors to further reduce privacy impacts.

Boardmember Heine noted that the privacy impacts did not appear to be significant and that enhanced landscaping to screen the specific view area more quickly would be effective.

Chair Werbe noted that the deck detail was an essential part of the design and recommended that the applicant work with the neighbors to maximize privacy screening opportunities. In response to a question from Mr. Boyse, Chair Werbe noted that deck reconfiguration as well as landscaping could be negotiated between the applicant and neighbors.

A motion (Barnett/Heine) to approve the project passed 5-0 on the condition that the plans be revised to address the Town Consulting Landscape Architect's comments and that the applicant work with the neighbors at 1750 Forest View Avenue to develop revised plans including measures to reduce privacy impacts related to the proposed balcony at the second floor master bedroom/rear elevation through landscaping and/or balcony reconfiguration. These revisions are subject to Administrative Review by staff.

7. 171 Tobin Clark Drive – Hook (Stewart Associates /Michael Callan Landscape Architect)

New house of approximately 7,515 sq. ft. and detached Second Unit of approximately 1,200 sq. ft. with associated landscape plan including fencing and gates along the street (13.4% FAR)

John Stewart, Stewart Associates summarized the project and outlined how the project now responded to previous ADRB comments in relation to additional windows, construction material of columns and through the addition of other architectural details.

Michael Callan noted that the spa and pool equipment would be outside of the setback area.

Bart Evans, 185 Tobin Clark Drive, noted that the second dwelling unit is visually imposing from the street façade.

Andrea Evans, 185 Tobin Clark Drive, noted that the second dwelling unit is visually imposing from the street façade and should be setback further from the front property line.

Rosa Ruiz, 165 Tobin Clark Drive, noted that the second dwelling unit is visually imposing from the street façade and breaks the existing pattern and continuity of homes along the streetscape.

Boardmember Heine noted support for changes to the proposal since Preliminary Review, with the exception of the roof tile. He specifically expressed support for the side elevation of the second unit and fountain, the siting of the project, and the landscaping. He further noted an interest in additional shutter detail and contextual renderings.

Boardmember Jewett expressed support for the design, siting and detailing of the project, but expressed interest in revised roofing materials and increased setbacks for the second unit.

Boardmember Barnett expressed support of comments of other ADRB members, as well as an interest in changing the window above the front door of the second unit.

Boardmember Heyman expressed support for the design of the main residence, with the exception of the family room French doors which do not harmonize with the main entry, inconsistency of window details and the single window at the rear elevation. He noted that the second unit should remain two-story for consistency with the main residence, but that it should be relocated.

Chair Werbe noted that window details needed further work and that the second unit should be relocated.

A motion (Heine/Jewett) to continue the item to the March 5, 2007 ADRB meeting to relocate the second unit to reduce visual impacts from the street, with direction to revise shutter and windows details, and

clarification on the proposed roofing material. The ADRB acknowledged that modifications to the landscape plan to address relocation of the second unit would be required.

8. 15 Jewell Place – Liang (Stewart Associates /Michael Callan Landscape Architect)

Teardown and new house of approximately 6,513 sq. ft. and associated landscape plan including tree removal and fencing and gates along the street (20.2% FAR)

John Stewart, Stewart Associates summarized the project and noted that he had changed the configuration of the master bedroom to the front of the residence and would be pleased to revise the proposed roofing to a darker color.

Michael Callan, project landscape architect, acknowledged agreement with the comments in the Town Consulting Landscape Architect's report.

Judith Salinsky, 1395 San Raymundo Road, expressed support for the renderings, and expressed interest in maintaining and enhancing landscape screening at the front yard to maximize privacy.

Dorothy Palmisea, 5 Jewell Place, expressed interest in landscape screening and insuring that the proposed fence would be located appropriately along the property line.

Kathy Maruyama, 25 Jewell Place, expressed concern with grading and privacy impacts. Project architect, John Stewart, clarified that proposed grading would be minimal and should not present a privacy issue for the residents of 25 Jewell Place.

Boardmember Heyman expressed support for the proposed landscape plan, as conditioned by the Town's Consulting Landscape Architect, and noted that the bays and bay windows above the entry need further revisions to enhance design consistency. He concluded that fencing issues are private/civil matters between property owners.

Boardmember Barnett expressed support for the project, agreement with ADRB Member Heyman's comments on the bays and bay windows above the entry, and interest in having larger trees incorporated into the landscape plan.

Boardmember Heine also expressed interest in changes to the bays and windows above the entry as well as to the lower portion of the bay window located above the garage. He expressed support for the window styles overall and interest in replacing the Italian Cypress with an alternative tree type, as recommended by the Town's Consulting Landscape Architect.

Boardmember Jewett expressed support for the design of the project, with the exception of the window above the front entry.

Chair Werbe expressed concern with the asymmetrical design of the front façade, and recommended further improvements to the windows and/or to the second-floor bays at the front elevation.

A motion (Heyman/Jewett) to approve the project passed 5-0 on the conditions that the plans be revised to address the Town Consulting Landscape Architect's comments and modifications to the window above the entry and two upper story bays, or both, on front facade. These revisions are subject to Administrative Review by staff.

- 9. 1840 Black Mountain Road – Alfaro (Stewart Associates /Michael Callan Landscape Architect)**
Teardown and new house of approximately 5,243 sq. ft. including a Second Unit and associated landscape plan including tree removal and fencing and gates along the street (23.4% FAR)

John Stewart, Stewart Associates presented a summary and background of the project.

Boardmember Jewett expressed support for the design, noting that the rear elevation windows could be more appropriately placed and questioning the proportionality of the eaves.

Boardmember Heyman expressed concern with the extensive stone veneer and questioned the consistency of the proposed slate roofing material with the stone veneer and residential style. In response to a question on the necessity of the granite fines pathway to the second unit, Michael Callan, project landscape architect, noted that they were proposed to reduce hardscape.

Boardmember Barnett expressed support for the project with the exception of the proposed slate roofing material. He further questioned the consistency of architectural details and whether the mailbox would be painted. The applicant responded that the mailbox would not be painted.

Boardmember Heine expressed interest in continuing the landscape review due to the extent of the Town Consulting Landscape Architect's comments. He also expressed interest in a revision of the roofing material to natural wood shake.

ADRB Chair Werbe expressed support for the design, with an interest in revising the roofing materials and garage door. She also recommended that the ADRB review the landscape plan.

A motion (Heyman/Barnett) to approve the proposal passed 5-0 on the conditions that the plans be modified to incorporate a natural wood shake roof and modification of construction materials (stucco) at the second story to be more harmonious in design with the remainder of the residence subject to Administrative Review by staff, and the landscape plan be revised to address the comments of the Town's Consulting Landscape Architect subject to review by the ADRB at a future meeting.

Preliminary Review:

New Houses: 1700 Floribunda Avenue (Teardown)
 555 Barbara Way (Teardown)
 3645 Ralston Avenue (Teardown)
 632 Fairway Circle (Teardown)

ADRB Discussion:

Design Guidelines Revisions

The ADRB reviewed proposed revisions to page 8 of the Residential Design Guidelines and provided direction to Associate Planner Gina Tynan to modify the language.

ADJOURNMENT - 7:10 p.m.

Elizabeth S.R. Cullinan, AICP
Acting City Planner