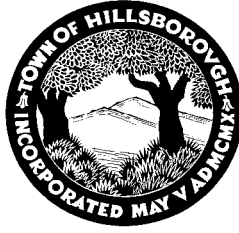


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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



1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board Minutes

(as amended on October 15, 2007)

March 5, 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/Heyman) to approve the minutes of February 5, 2007 passed 5-0.

WRITTEN/ORAL COMMUNICATIONS - None

PUBLIC HEARING ITEMS

Consent Calendar:

Landscape Plan

1. 500 Remillard Drive – Dilly (Jessy Berg)

Landscape plan including new retaining walls along the street and tree removal

Recommendation: Approve subject to Standard Conditions

Addition/Remodel

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 off calendar

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

Discussion Items:

Additions/Remodels

3. 2240 Oakdale Road – Chan (MAK Studio Architects)

Exterior remodel including ground floor and second floor additions totaling approximately 289 sq. ft. (20% FAR)

Kelly Melendez, MAK Studio, summarized the project and stated that there was general neighbor support of the project, with the exception of one neighbor who was concerned about privacy impacts.

Peter Hansen, 2244 Oakdale (neighbor to the south of the subject property) objected to the proposal due to the siting of the house. He stated that the proposed addition would loom over his outdoor recreation area and, therefore, diminish his privacy and light as well as impact the north facing rooms. He stated that ADRB guidelines intend for early outreach; however, that was not done in this case. He recommended a continuance to realign the addition to be more sensitive to his concerns. Additionally, Mr. Hansen recommended consideration of replacement landscape screening and window changes to resolve privacy issues.

Boardmember Heine noted that the front elevation was architecturally interesting and attractive. He asked whether wood shingle or other roofing material alternatives would be appropriate and whether landscaping issues could be resolved.

Boardmember Jewett stated that the revisions from the prior ADRB review were excellent, particularly with respect to front façade improvements. He added that he would like to see alternative roofing materials and window revisions to address neighbor concerns.

Boardmember Heyman acknowledged that while the proposal is a minor addition, it incorporates major improvements. He indicated he would like to see alternative roofing materials as well as a landscape plan.

Boardmember Barnett stated that this is a wonderful proposal, but also indicated his preference for a shingled roof and wood versus simulated shutters. He recommended that the applicant remove the sconce from above the front door in favor of a hanging light fixture and submit a landscape plan. He acknowledged there were limited alternatives for an addition to this house. He stated that the house deserves southern light and believes that screening would be the best solution for this proposal as opposed to redesign.

Chair Werbe stated she would like the light removed from over the front door, and expressed concern with the quality of materials being proposed. She suggested a requirement for wood shutters and a shake roof as conditions of approval. She agreed with Boardmember Barnett regarding landscape screening versus redesign. She noted the Town's interests and efforts in public outreach, and recommended that the landscape plan be reviewed at an administrative level.

A motion (Barnett/Jewett) to approve the project passed 5-0 on the conditions that the face-mounted light fixture be removed from above the front door, the roof be upgraded to real wood shake, the shutters be composed of real wood, the gutters be copper, and that the applicant work with the property owners at 2244 Oakdale Road to develop a landscape screening plan subject to Administrative Review by Staff.

4. 1444 Carlton Road – Baxter (Gumbinger Avram Architects)

New second story of approximately 1,346 sq. ft. And ground floor additions of approximately 177 sq. ft. (24.9% FAR)

Ms. Noemi Avram, AIA; Gumbinger Avram Architects, presented the project. The owners were also present.

Dean Wong, 1420 Carlton Road, objected to the second story addition due to the associated reductions in lighting, property value, and privacy of his property.

Jordan Goodman, 1425 Carlton Road, supported the application.

Poriya Dokhanchi, 1425 Carlton Road, questioned whether there were view rights in Hillsborough.

Boardmember Barnett noted that the highest quality of materials is required when a proposal approaches the maximum Floor Area Ratio (FAR) limitation. He noted there was no detail on the chimney cap, stained garage doors were proposed, and that the front porch lacked detail.

Boardmember Heyman agreed that the proposal lacked a distinct architectural style and that the roofing materials are not of good quality. He noted that the proposed second story and entry were well integrated into the existing residence; however, the proposal does not represent exceptional construction materials or design as required by the Town's Design Guidelines when a proposed residence approaches the maximum Floor Area Ratio (FAR) limitation. He suggested that a landscape plan be required.

Ms. Avram, project architect, responded that she had attempted to preserve the horizontal lines of the existing ranch style home, and outlined the proposal's compliance with the Town's Design Guidelines.

Boardmember Jewett stated that the massing of the proposal was sufficient and the integration of design components reasonable. He agreed that because the proposal is near the maximum FAR, an increase in the quality of materials is needed. He added that the chimney, existing garage doors remaining and roof materials are not an asset to the overall design proposal. He suggested that a revised version of the proposal come back for review by the ADRB

Boardmember Heine concurred with the other Boardmembers. He supported the massing and second story integration as well as the horizontal wood siding. He suggested detailing on the chimney cap, the upgrading and matching of the windows, revised roofing and gutter materials, and added that the entry and garage doors need additional architectural detail.

Chair Werbe stated that while she was not concerned with the massing and second story, she did not support the utilitarian style of the remodel. She recommended that the item be continued for further ADRB review, rather than Administrative Review, of a revised proposal incorporating improved style features.

Boardmember Heyman noted that the recommended revisions would constitute major style changes which should not be minor or solely cosmetic and should, therefore, be reviewed by the ADRB.

Carol Hee, 1500 Marlborough Road, stated support for the project.

A motion (Barnett/Heine) to continue the project passed 5-0 with direction to the applicant to revise the proposal to include improvements to architectural style and construction materials as outlined in the Town's Residential Design Guidelines for proposals approaching the maximum Floor Area Ratio limitation.

5. 1045 Woodland Drive – Williams (LYC Building Design)

Ground-floor and second floor additions totaling approximately 810 sq. ft. (24% FAR)

Lawrence Chen, LYC Building Design, presented the history of the project, indicating that the property owners needed more living space.

No public comment was presented for this item.

Boardmember Jewett stated that he would have preferred to have existing elevations included with the application. He supported the project because the proposal is consistent with the existing house, although integration of the second story with the existing residence could be improved.

Boardmember Heine supported the addition and supported the upgrading of the roofing materials.

Boardmember Heyman stated the proposal was a well integrated, logical addition.

Boardmember Barnett stated that the massing was appropriate. He added that the existing roofing was appropriate because the proposed addition is small and added that colonial houses have shingle roofs.

Chair Werbe agreed that a roof change would be nice and noted that the drawings were not of the standard quality.

A motion (Jewett/Barnett) to approve the project passed 5-0.

New Houses

6. 3645 Ralston Avenue – Sirhed (Chu Design & Engineering/Michael Callan, Landscape Architect)

Teardown and new two-story house of approximately 5,367 sq. ft. and landscape plan including tree removal, new circular driveway and fencing/gates along the street (24.8% FAR)

Mr. James Chu, Chu Design & Engineering, Inc., presented the project. He stated that he had met with the neighbors, two of whom had concern. The neighbors across the street and to the left are in support of the project. Mr. Chu spoke regarding code enforcement issues, and indicated that the design of the house had been changed since the last ADRB review. He specifically noted that the house had been moved forward and to the side, and indicated that his research found that the proposed circular driveway was a safer alternative than a standard driveway for this site.

Michael Callan, landscape architect, indicated that he could reduce the hardscape and the driveway width, and had upgraded the landscaping since the January 22, 2007 Preliminary Review.

George Youngling, 3650 Ralston Avenue, stated that the proposed French château style is not consistent with ranch style homes in the neighborhood and that the proposal appears as a three story

home. He believed that the project would create a “tunnel effect” and was not in favor of the proposed change in siting.

Paul Schwartz, 545 Craig Road, stated that the proposed residence is imposing due to its size and lot characteristics. Specifically, he noted that the proposed home is 30 feet tall on a flat lot, surrounded by downward sloping lots. He suggested a lowering of the roofline. He supported reducing the visual and privacy impacts and added that the proposed footprint is more appropriate for a larger lot. He noted that the project represents architectural duplicity and does not contribute to architectural diversity within the neighborhood and Town.

Duane Spence, 3665 Ralston Avenue, opposed the project and asked if the home would be owner-occupied. He stated the proposal was not compatible with the neighborhood. He pointed out that the original homes in the neighborhood have a 15% Floor Area Ratio (FAR), and surrounding houses are below street level. He stated that the neighborhood consists predominantly of single-story, ranch homes.

Linda Hwang, 45 Warmwood Way, indicated there are past and existing code enforcement issues on the property. She added there are direct views between properties.

Joyce Spence, 3665 Ralston Avenue, indicated that there was a lack of public outreach. She added that the neighboring lots are downsloped and wooded. She stated that the proposed house is too large, imposing, and incompatible with the neighborhood. She asked how the neighbors view on the project can be acknowledged.

Chair Werbe replied that the ADRB gives significant consideration to public input.

Boardmember Heyman stated that although the house itself may not be too large for Hillsborough, the project is designed and sited in an imposing way. He agreed that the style is not compatible with the neighborhood. He believed that a two-story house could be appropriate for the neighborhood, but that the French château style is too imposing. He added that the house was nicely designed and that the design responded outstandingly to the comments from the last ADRB meeting; however, the design appears duplicative to other designs and does not contribute to a diversity of architectural style within the community. He expressed concern with the two large leaded glass windows on the front elevation, the multitude of dormers, garage doors, circular driveway, and landscape plan. With respect to the landscape plan, he emphasized that the plan does not appear to provide adequate screening from neighboring properties, that there is too much hardscape associated with the project, and that the plan did not incorporate the Town Landscape Architect's recommendations.

Boardmember Barnett stated that the project incorporates quality design but is not appropriate for the location. He further noted that the design needs to be more sensitive to the fact that it represents a transition in the neighborhood.

Boardmember Heine agreed that the architecture and design were impressive. However, he expressed concern that the proposal appears duplicative to other designs and does not contribute to a diversity of architectural style within the community. He noted the need for a different way to approach the design with specific respect to the neighborhood and lot. He suggested a screening overlay on the colored elevation, and expressed concern with the circular drive.

Boardmember Jewett stated that the neighbors have brought forward compelling arguments regarding the site and location of the proposed residence. He noted that while a second story home may be

appropriate for the neighborhood, a greater front yard setback and a narrower driveway could improve the project. He added that the house appears to be greater than a 25% FAR when considering all habitable space.

Chair Werbe stated that the proposal was more appropriate for a larger lot, and inappropriate to the context of the neighborhood. She added that the massing was overwhelming, and that the design was in need of major revisions. She reiterated the need to address the transitional aspect of the project within the neighborhood as outlined in the Design Guidelines.

Bassem R. Sirhed, property owner of 3645 Ralston Avenue, stated that he had attempted to accommodate the neighbors, and has had personal experience in designing award winning homes.

Mr. James Chu, Chu Design & Engineering, Inc. questioned the ADRB's position on the circular driveway.

Chair Werbe explained that the primary goals for the project should be to develop a house that fits within the neighborhood within a wooded setting.

Boardmember Heine stated that the front yard landscape/hardscape plan should be simplified.

Boardmember Barnett advised the applicant to see page 28 of the Design Guidelines regarding one-story neighborhoods and neighborhoods in transition.

Mr. James Chu, Chu Design & Engineering, Inc. responded that the applicant may not move forward with the project if he cannot have a circular driveway.

The applicant expressed interest in keeping the circular driveway.

Chair Werbe expressed an interest in determining the number of circular driveways within the neighborhood and Town.

A motion (Heyman/Barnett) to continue the project for Preliminary Review at the April 16, 2007 ADRB meeting passed 5-0. The applicant was directed to prepare new conceptual drawings that represent significant changes to the architectural style, massing, height and detailing of the project to substantially enhance site and neighborhood context consistent with the Town's Residential Design Guidelines.

7. 632 Fairway Circle – Lu (Chu Design/Michael Callan Landscape Architect)

Teardown and new two-story house of approximately 4,328 sq. ft. and landscape plan including tree removal and new posts/gates along the street (24.9% FAR)

Mr. James Chu, Chu Design & Engineering, Inc., presented details of the proposed residence and Michael Callan presented the landscape summary.

Brigitte Koegler, 608 Fairway Circle, supported the design and stated that the proposed home fits in with the neighborhood well.

Boardmember Heine expressed support for the detailing, shake roof, and the shed element of the front left side, although he noted some duplicity between the proposal and Town-wide architectural styles. He

added that the house is nicely appointed and includes appropriate setbacks. He suggested that the existing taller vegetation be preserved.

Boardmember Jewett supported the project. He indicated the first floor plate height had been lowered, noting the prior ADRB comments were well-addressed. He added the floor plate height could be further reduced. He noted that the setback was well into the property and supported the informal architectural detailing. He felt this was a reasonable proposal for the site.

Boardmember Heyman expressed support for the style and detail, but expressed concern with a cedar shake roof on a French country house. He suggested natural slate or replica with color variation and deep texture. He supported the Town Landscape Architect's comments as conditions of approval.

Boardmember Barnett supported the design and shake roofing material. He suggested maintaining as much existing landscape as possible, including the liquid amber.

Chair Werbe stated that the story poles demonstrated good siting and that the mass of the proposal is well broken-up. She added that she did not want architectural duplicity within Fairway Circle. She recommended the use of real versus cultured stone for the entry detail of the house.

After further discussion, the ADRB concluded that the use of shake roofing was appropriate.

A motion (Jewett, Heyman) to approve the project passed 5-0 on the conditions that the applicant incorporate the Town Landscape Architect's comments into the landscaping plan and that real stone veneer be used at the entry detail of the house, rather than the Owens Corning product identified on the materials board. Additionally, the ADRB strongly recommended that the applicant preserve the maximum amount of existing landscaping.

8. 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 (13.9% FAR)

John Stewart, Stewart Associates, addressed the changes from the January 22, 2007 ADRB meeting and presented an enclosed garage, integrated with the main house and guest house details. He indicated the property owner would like to keep the shutters as they are. He added that they are now proposing natural roof tile.

Bart Evans, 185 Tobin Clark Drive, stated that he remained officially opposed to the project. He stated, that the proposal should involve the use of real story poles versus stakes, the landscaping should be reviewed by the ADRB, and that the view corridor should be preserved. He added that he appreciated the architectural details of the second unit.

Boardmember Barnett stated that this is a nice project and appreciated the applicant working with the neighbors and moving the guest house back. He suggested that the ADRB review the final landscape plan.

Boardmember Heyman agreed with Boardmember Barnett's comments and added that he supported the revised tile and supported the project.

Boardmember Jewett agreed with the other Boardmembers and added that the large house was well-sited and supported the project.

Boardmember Heine agreed with the other Boardmembers and added that the reduced height of the home addressed previous concerns.

A motion (Heyman/Heine) to approve the proposal passed 5-0 on the condition that the roof tile be a two-piece recycled tile with an antique finish.

Preliminary Review: (Not public hearing items; Board comments only)

New Houses: 28 Mountain Wood Lane
 101 Bella Vista Drive (Teardown)

ADRB Discussion:

Design Guidelines Checklist- The Board provided direction to staff regarding the revised Design Guidelines Checklist, prepared as part of recommendations by the Zoning Study Committee.

ADJOURNMENT

Gina M. Tynan, AICP
Associate Planner