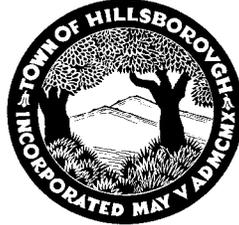


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board Minutes

May 21, 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 (Arrival at 4:06), Bruce Herman. (Boardmember Heine was excused from the meeting).

Chair Werbe introduced new Alternate ADRB member Bruce Herman, and indicated that Boardmember Herman would serve as a voting member for the meeting since Boardmember Heine was excused.

Staff Present – Liz Cullinan, Gina Tynan and John Mullins

Others Present – Mayor Mullolly

APPROVAL OF MINUTES — April 16, 2007

A motion (Heyman/Werbe) to approve the April 16, 2007 minutes as submitted passed 3-0. (Boardmember Barnett had not yet arrived)

WRITTEN/ORAL COMMUNICATIONS - None

PUBLIC HEARING ITEMS

Discussion Items:

Landscape Plan

1. 103 Bella Vista Drive – Williams (M. Bolak + Partners LLP.)

ADRB-required landscape plan associated with remodel to include a new driveway location and new fencing/gates along the street.

Steve Williams, property owner, Mathew Bolak, project architect, and Rich Tyler, project landscape designer were present. The architect summarized the changes to the project from prior ADRB review.

There was no public comment on the project.

Boardmember Heyman expressed support for the landscape plan, but expressed concern that the applicant had not addressed the Town Consulting Landscape Architect's (TCLA) comments.

Boardmember Barnett expressed support for the plant material, adding it was appropriate to the architecture. He agreed that the applicant needed to address the comments of the TCLA.

Chair Werbe expressed support for the landscape plan and also noted the need to incorporate the TCLA comments into the plan.

The project architect addressed the TCLA's comments and indicated that the applicant is working with the City Engineer on right-of-way improvements.

A motion (Heyman/Barnett) to approve the project passed 4:0 on the condition that the applicant's plans address the TCLA's comments to the satisfaction of Planning Staff. If no agreement is reached, the proposal should be referred to the ADRB.

Additions/Remodels

2. 611 Fairway Circle – Cabrera (EASA Architecture)

Exterior remodel including new second story of approximately 1,116 sq. ft. and ground floor additions of approximately 232 sq. ft. (24.9% FAR)

Continued from April 16, 2007

Ellis Schoichet, project architect, Steve Kikuchi, landscape architect, and Susan Cabrera, property owner presented the project and outlined the changes to the original drawings to address prior ADRB comments. In addition, Steve Kikuchi presented a conceptual landscape plan and detailed how all existing large trees would remain with the exception of a dying Hawthorne Tree.

There was no public comment on the project.

Boardmember Barnett thanked the applicant for presenting plans with a greater level of detail than the prior review. He added that the project was tasteful and in keeping with the original style of the residence. He expressed concern with the remnants of the original windows on the south/left elevation and suggested they be reconsidered. He further presented questions on the color palate and expressed concern with the dark green trim color and rustic roof tile. He suggested toning down the colors.

Boardmember Herman also expressed concern with maintaining the ranch style windows on the left elevation.

Boardmember Heyman complimented the quality and responsiveness of the drawings. He added that the design was interesting and well balanced. He expressed concern with the roof tile color, stating it presented too much of a contrast to the rest of the project. He expressed strong support for the project and added that the landscaping should be approved administratively.

Chair Werbe expressed strong support for the design and complimented the quality of the windows. She also expressed concern with the color palate, stating it was too heavy and orange. She strongly recommended that the applicant explore alternative colors.

Boardmember Jewett acknowledged the improvements to the project since the last ADRB review and expressed support for maintenance of as much existing landscaping as possible.

A motion (Barnett/Heyman) to approve the project passed 4-0 with the following conditions: the windows on the front/south elevation shall be revised to be more in keeping more with the Mediterranean style of the proposed residence, the color palate shall be revised, and a landscape plan shall be required per the Municipal Code requirements for completion and subject to approval by staff via Administrative Review.

3. 2110 Geri Lane – Haussler (Pamela Haussler Residential Design)

Exterior remodel, ground-floor additions of approximately 610 sq. ft. and a new second floor of approximately 1,311 sq. ft. (19.2 % FAR)

Homeowner and designer Pamela Haussler and her husband presented the project and colored elevations.

There was no public comment on the project.

Boardmember Herman expressed support for the project and the transition from a ranch to English style residence.

Boardmember Heyman complimented the style of the project and stated that it was very attractive, as well as functional, and fit in well with the neighborhood. He questioned whether the applicants were proposing stone veneer and if the downspouts would be made of copper. The applicants responded in the affirmative to both questions.

Boardmember Barnett agreed with the comments of the other Boardmembers. He added that the proposed project fit in well with the neighborhood while presenting appropriate neighborhood diversity.

Chair Werbe complimented the project and echoed the comments of the other Boardmembers.

A motion (Heyman/Barnett) to approve the project passed 4-0.

4. 1600 Marlborough Road – Silk (Flury Bryant Design Group/ Michael Callan Landscape Architect)

Ground-floor addition of approximately 1,468 sq. ft. and second-floor addition of approximately 1,231 sq. ft. at the main house, detached green house of approximately 128 sq. ft., new detached Second Unit of approximately 869 sq. ft. and associated landscape plan including tree removal (19.9% FAR)

Bob Flury, project designer, Michael Callan, landscape architect, and Naomi Silk, property owner were present.

There was no public comment on the project.

Boardmember Heyman expressed support for the project, but expressed concern with the six small windows located above the garage. He also expressed concern with a ½ dormer on the front elevation and stated that it looked awkward. He added that the entry hall had not been opened up and that this major remodel presented an opportunity to do so. Boardmember Heyman expressed concern with the

wood columns at the rear of the balcony and stated that they looked too heavy. He added that the TCLA's comments should be incorporated into the plans.

Boardmember Herman stated the house is nominally visible. He noted that the addition matched the existing home well and stated that the Oak trees should be protected and maintained for continued screening.

Boardmember Barnett stated that the existing residence would not meet current Design Guidelines. He also added that there were further improvement opportunities associated with the proposal.

Chair Werbe expressed agreement with the other Boardmembers' comments.

A motion (Barnett/Heyman) to recommend approval to the City Council passed 4-0 on the condition that modifications to the design and pattern of six small windows at the proposed garage, the scale and window pattern of new dormers, and the rear balcony detail are made to enhance the overall appearance and authenticity of the existing architectural style to the satisfaction of staff.

Revisions to Previously-Approved Plans

5. 1388 Hayne Road – Chan (ER Design)

Revisions to ADRB-approved plans for remodel to include modifications to exterior materials/finishes, increased ground-floor additions to approximately 1,682 sq. ft., and increased size of new second floor to approximately 1,600 sq. ft. (21.2% FAR)

The original project designer, Elizabeth Riegle, project architect and Ada Chan, property owner were present. They stated that the original front entry door could be changed as directed by the ADRB.

There was no public comment on the project.

Boardmember Barnett expressed concern with the application. He stated that the original proposal was very tasteful and that the site was beautiful. He expressed opposition to the application.

Boardmember Heyman encouraged the addition of an entry hall. He expressed concern with the elimination of quality materials, the proposal for a flat roof above the family room, and changes to the window details above the library. He further expressed concern with the rear elevation and stated that it needed improvement and added that the second floor was no longer balanced. He expressed opposition to the proposed changes.

Boardmember Herman noted that work had already been completed without approval. He indicated his preference for more natural construction materials. He expressed concern with the colors and the guest house protruding above the primary residence. He indicated that the guest house should blend in with the lot and environment. He stated that changes would need to be made in order for him to support the application.

Boardmember Heyman asked the applicant why significant changes were proposed.

The project architect replied that the new owner did not believe that the changes were very substantial. The property owner added that the old foundation would not support stone and she would prefer tile.

Chair Werbe also expressed disappointment with the changes. She added that the previous plans had worked well with the site, but the details were now gone. She expressed opposition to the proposal.

The Board agreed that the changes were substantial.

A motion (Heyman/Herman) passed 4-0 to continue the project to the July 16, 2007 ADRB meeting to allow the applicant an opportunity to revise the project with respect to the quality and use of exterior materials, colors and finishes as well as architectural style and detailing, to enhance the project's consistency with the character of this wooded hillside lot and neighborhood and the Town's Design Guidelines.

6. 839 Seabury Road – Rubenstein (TRG Architects/Michael Callan Landscape Architect)

Revisions to ADRB-approved plans for a new house with modifications to exterior materials and entry and ADRB-required revisions to the associated landscape plan and fencing/gates along the street (13.7% FAR)

Randy Grange, TRG Architects and Michael Callan, Landscape Architect were present. Randy Grange summarized the changes and stated that a different wood species is being proposed and that the original entrance was changed to a smaller one. He added that he would like to use lime plaster instead of limestone from Portugal. Michael Callan stated that the gates and columns complement the existing house and landscaping. He added that the fence was proposed around the trees and proposed using green materials and natural colors.

Shauna Stark, 671 Brewer Drive, recommended that the five trees which provide substantial screening and privacy remain.

Boardmember Herman expressed support for the project and complimented the use of quality materials. He expressed support for fencing to be continued around the property.

Boardmember Heyman stated that he previously did not support the project, as the contemporary design did not fit in with the exiting traditional neighborhood. He expressed opposition to the current proposal.

Boardmember Barnett complimented the project as well as the quality materials and design. He expressed support for a six foot fence around the property and the maintenance of trees as recommended by Ms. Stark.

Chair Werbe stated that she had strongly supported the original project and continued to support the new proposal. She expressed support for continuation of the six foot fence and tree retainment.

The Landscape Architect responded that he felt the trees could be retained and that the fence expansion could be accommodated.

A motion (Barnett/Herman) to approve the project passed 3-0 with the following conditions: The landscape plan shall be revised to retain the five existing trees along the property line adjacent to 671 Brewer Drive, and the existing wire perimeter fencing be replaced with a 6-foot wood fencing to match other approved fencing as part of the project. The required revisions to the landscape plan are subject to Administrative Review. Boardmember Heyman abstained.

New Houses

- 7. 555 Barbara Way** – Lu (Chu Design & Engineering, Inc./Michael Callan Landscape Architect)
Teardown and new one-story house of approximately 4,486 sq. ft. and associated landscape plan including tree removal (20.5% FAR)
Preliminary Review: January 22, 2007

James Chu, project architect, Christy Wu, property owner, and Michael Callan, Landscape Architect were present.

James Chu outlined the changes and indicated that the proposal had been changed to a one-story residence. He indicated that he had worked with the neighbors and that there was no neighbor opposition to the project.

Michael Callan expressed agreement with the Town Consulting Arborist's comments.

There was no public comment on the project.

Boardmember Heyman expressed support for the design; however, he expressed concern with the entry detail which appeared off-balance. He added that the roof was very prominent, and expressed support for the landscape plan.

Boardmember Herman stated that the proposed plans were a significant improvement from what currently existed. He added that the one story home worked well within the neighborhood and added that the arched windows and other architectural features were appropriate to the Mediterranean style proposal.

Boardmember Barnett thanked the applicant and noted that there was neighborhood compatibility even with the larger-scale proposal. He expressed concern with the roof, and stated that there needed to be a higher quality/older looking roof tile, and that real stone should be used.

Chair Werbe expressed concern with the front elevation feature, and expressed support for the revised windows which appear consistent with the proposed Mediterranean style.

A motion (Heyman/Barnett) was passed 4-0 to approve the proposal on the condition that the TCLA's comments be incorporated into final plans. The Board also recommended that further consideration be given to refining the window design to improve the consistency and character of the details to enhance the proposed Tuscan architectural style.

- 8. 28 Mountain Wood Lane** – Tsia (Stewart Associates/Michael Callan Landscape Architect)
New house of approximately 7,143 sq. ft. including a Second Unit and associated landscape plan including tree removal (23.3% FAR)
Preliminary Review: March 5, 2007

John Stewart, project architect, presented the item and stated that the proposal had changed from Mediterranean to Old World style and added that the front façade was now symmetrical. He also noted that there was significant landscape screening on the Clydesdale Drive side of the property.

There was no public comment on the project.

Boardmember Barnett expressed concern with the project's lack of a distinctive style. He referred the architect to the Design Guidelines and indicated that this proposal was a very mixed style. He stated his appreciation for the responsive changes and landscaping.

Boardmember Heyman stated that he reviewed the prior ADRB comments and conditions. He noted that the project is at the entry of the Stonebridge Subdivision. He expressed concern with the structure stating it was a massive 3-story structure 30 feet above street level. He also expressed concern with a three-car garage that faced the street. He expressed support for the landscaping plan.

Boardmember Herman expressed support for the design and the diversity it presented to the neighborhood. He expressed concern with the massing.

Chair Werbe expressed concern with the project's conflict with the original design goals of the Stonebridge Subdivision. She expressed opposition to the project.

John Stewart stated that he had originally proposed the garage to be located under the house. He added that turning the garage impacted the grading and usable outdoor area. He expressed his belief that the house had distinctive style and quality materials and that the project addressed the topography of the site.

Boardmember Barnett indicated that the style was closest to Italian Renaissance. He stated that he would not be as concerned with the garage if it were screened.

Chair Werbe expressed support for a redesign. She indicated that the garage style was Tuscan while the Clydesdale elevation was rustic. She stated she would support an overall re-design of the project.

Boardmember Heyman expressed the need to respect the views from Clydesdale Drive.

A motion (Barnett/Heyman) passed 4-0 to continue the project to the July 16, 2007 meeting with instructions to the applicant to review the mission statement of the Stonebridge Subdivision and the Town's Design Guidelines.

- 9. 25 Jewell Place** – Maruyama(Stewart Associates/ Michael Callan Landscape Architect)
Teardown and new house of approximately 6,749 sq. ft. and associated landscape plan including tree removal (6.5% FAR)
Preliminary Review: April 16, 2007

John Stewart, project architect, was present and stated his availability to answer any questions.

There was no public comment for the project.

Boardmember Herman expressed support for the design and indicated there would be a nominal impact to neighbors.

Boardmember Heyman expressed support for the design, acknowledging the nominal impact to neighbors. He stated that a preferred location for the garage could be on the side of the residence, but

that the project was nominally visible. He stated that the landscaping was sparse, but that he supported the plan.

Boardmember Barnett indicated there was a long driveway and the project would be minimally visible to the neighbors. He supported the design due to the limited neighborhood visibility, but stated that the proposal did not appear to utilize a true architectural style.

Chair Werbe noted that the design was acceptable, adding that it would not be visible to neighbors.

A motion (Herman/Heyman) to approve the project passed 4-0.

OTHER ITEMS

Preliminary Review:

New Houses: 615 Devon Drive (Teardown)
 2960 Churchill Drive

ADJOURNMENT

The meeting adjourned at 5:30 p.m.

Elizabeth S.R. Cullinan, AICP
Acting City Planner