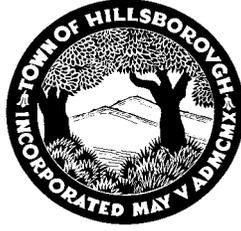


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board Minutes

April 16, 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 – Lisa Costa Sanders, Gina Tynan and John Mullins

Others Present – Councilman/Commissioner John Fannon, Mayor Mullooly

APPROVAL OF MINUTES

A motion (Jewett/Heine) to approve the minutes of March 5, 2007 passed 5-0 as submitted.

WRITTEN/ORAL COMMUNICATIONS

Chair Werbe introduced Bruce Herman, new ADRB Alternate Boardmember attending the meeting as a member of the public.

PUBLIC HEARING ITEMS

Consent Items:

A motion (Heyman/Heine) to approve consent items #1 and #3 passed 5-0.

Landscape Plans/Tree Removals

1. **20 Farmhill Court-** Clemens/Seen (Ransohoff, Blanchfield, Jones, Inc.)
Landscape plan including tree removal and fencing
Recommendation: Approve subject to Standard Conditions.

2. **720 Brewer Drive-**Donald/Curti (Michael Callan Landscape Architect)
Tree replacement plan associated with removal of six pine trees
Recommendation: Approve subject to standard conditions

Michael Callan agreed to address the neighbor request with replacement planting of Sycamore trees along Brewer Drive.

A motion (Heyman/Heine) to approve consent item #2 passed 5-0.

Additions/Remodels

- 3. 38 Falkirk Lane**-Wong/Chang (Earl Wong)
Ground-floor addition of approximately 308 sq. ft.
Recommendation: Approve as submitted

Discussion Items:

Additions/Remodels

- 4. 1036 Lancaster Road** – Brown (Audrey Tse)
Rear ground-floor addition of approximately 354 sq. ft. and interior remodel

Audrey Tse, Architect, and the property owners were present. Ms. Tse stated that the project objective was to improve the master bedroom and lower level playroom layouts. She added that there was an earlier addition at this property and this proposal would help to correct design flaws. She stated that the proposal improved the overall design of the home.

Sara Greer, 1035 Vista, expressed concern with the privacy impact and long term landscape maintenance.

Robert Gotcher, 1035 Vista, added that the house at 1036 Lancaster has views into his bedroom windows. He expressed support for landscape screening.

Jonathon Harris, 1017 Black Mountain, stated that his property is located on the downhill side of the subject property. He expressed concern that the proposed addition would loom over his yard and that his pool would be visible from the bedroom addition. He expressed support for landscape screening.

Boardmember Barnett indicated he had conducted a site inspection and understood the neighbors' concerns. He stated that the proposal met the setback requirements and was a minor addition. He added that the proposed addition was compatible with the neighborhood but suggested that the neighbors work together on landscape screening.

Boardmember Heyman stated that the proposal was a small addition and there was no increase in the building footprint. He noted the existing and unique tall solid screening on the site.

Boardmember Jewett stated that the new design was more consistent with the rest of the house. He added that he understood the neighbors' concerns and suggested scaling back the window in the office as well as requiring a landscape plan that was acceptable to the neighbors.

Boardmember Heine indicated that the rear landscape screening was adequate. He suggested mitigating the impact of the large office window at the rear but added that the proposed addition is an improvement.

Chair Werbe suggested a smaller window in the office and added that the current landscape screening was adequate.

The property owner indicated that contact had been made with the neighbors and the proposal would include future tree planting.

The architect added that proposed size of the office windows are similar to the size of other windows in the home.

A motion (Barnett/Heyman) to approve the project passed 5-0 on the condition that a landscape plan to provide screening along the side yard is submitted for Administrative Review subject to approval by Staff.

5. 1444 Carlton Road – Baxter (Gumbinger Avram Architects)

Exterior remodel including new second story of approximately 1,346 sq. ft. and ground floor additions of approximately 177 sq. ft. (24.9% FAR)

Noemi Avram, architect for the project (accompanied by the property owner) summarized the project and stated her appreciation for comments from the ADRB and Staff.

Boardmember Heine stated that the design had improved since the March 5, 2007 ADRB review of the proposal. He supported the trim and the new entry element, which better matched the existing residence.

Boardmember Jewett indicated that the design was updated. He supported the new materials which agreed more with an updated ranch home.

Boardmember Heyman supported the changes and stated his preference for a shake roof.

Boardmember Barnett agreed the design was improved. He indicated the need for a high quality design and product due to the high FAR. He suggested removing the vertical trim element around the windows, matching all of the windows, the addition of a cedar or shake roof, and the incorporation of natural materials.

The architect responded that that due to fire concerns along with possible water and insect problems, a slate roof material would be preferable.

Boardmember Heyman replied that there are fire resistive roofing materials as well as imitation shake and suggested a material with color variation, texture and deep shadow line.

Chair Werbe supported consistent quality material due to the high FAR.

A motion (Heyman/Jewett) to approve the project passed 5-0 with the specification that roof materials be shake or shake-like (indistinguishable from shake) to the satisfaction of Staff.

6. 30 Lydia Court– Mark (Coast to Coast Development, Inc./Lillian M. Wu Landscape Architect)

Exterior remodel with ground floor addition of approximately 800 sq. ft., second floor addition of approximately 484 sq. ft. and associated landscape plan (17.5% FAR)

Lillian Wu, Landscape Architect, presented her response to the Town's Consulting Landscape Architect comment that the front yard landscape needs more attention. She added that these changes had not been reviewed by the Town's Landscape Architect. She indicated that two evergreen decorative trees had been added to the landscape plan.

No public comment was presented for this item.

Boardmember Barnett asked the applicant to clarify the finish on the windows. The applicant replied that the windows were proposed as modern wood with stucco trim, and indicated that the stucco for the primary residence will be an integral color with fine sand finish.

Boardmember Barnett stated he would like to see the house without an "S" tile roof.

Boardmember Heyman stated the remodel was well balanced. He indicated that landscape revisions needed to be submitted to Staff.

Boardmember Jewett stated the proposal was a positive transformation to a dated Mission style home. He suggested use of a higher quality, "C" tile roofing material.

Boardmember Heine agreed that the project should incorporate higher quality roofing material.

Chair Werbe expressed appreciation for the responsiveness of the landscape plan to prior ADRB comments. She supported higher quality roofing materials.

A motion (Heyman/Jewett) to approve the project passed 5-0 with the conditions that the recommendations of the Town's Consulting Landscape Architect be implemented and that the roof specifications be changed to the satisfaction of Staff.

7. 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)

Ellis Schoichet, Architect, and Susan Cabrera, the property owner, were present. The project had originally been approved in 2004.

Boardmember Heyman indicated that the criteria had changed since the house was originally approved. He stated that the plans were inadequate because the existing elevations were missing, they were drawn on a small scale and there was a lack of detail. He indicated the need for a landscape plan for the front yard.

Boardmember Jewett indicated the need for the detail of the tile around the turret at the front of the house. He supported improved integration of the solar panels into the design. He stated that the design had some quality elements; however, it needed to be improved and submitted with better, more complete information.

Boardmember Heine believed the design was interesting and had merit. He supported the turret design but agreed that the plans were too small and difficult to read and that existing elevations needed to be submitted for comparison. He noted that there are two trees at the front of the house and requested a front yard landscaping plan as well as a determination of the life expectancy of the two trees. He noted that the plan needed to be fine-tuned.

Boardmember Barnett noted the elevations were difficult to read and that the project was not ready for Board consideration.

Chair Werbe noted that the plans were approved prior to implementation of the Design Guidelines. She expressed concern with the color palette and tile roof. She stated the color was too bright and suggested the Architect review the Design Guidelines and resubmit to the Board.

The Architect asked whether the ADRB received the detail sheets as part of the application and was informed that they had.

A motion (Barnett/Heine) passed 5-0 to continue this item to the ADRB meeting on May 21, 2007. The applicant was informed that revised plans need to be submitted by May 11, 2007 to be included on the next meeting agenda.

New Houses

- 8. 1700 Floribunda Avenue** – McGovern (Stewart Associates/ Michael Callan Landscape Architect)
Substantial teardown and new house of approximately 4,323 sq. ft. and associated landscape plan including gates along the street (22.5% FAR)

Architect John Stewart, Landscape Architect Michael Callan and the property owner were present. They presented a photo sample of the home and noted a change to the entry since Preliminary Review by the ADRB.

Boardmember Heine expressed support for the project.

Boardmember Jewett also expressed support for the project.

Boardmember Heyman expressed support for the farm house style. He noted that the chimney located on the right side was wide and supported the roof material matching the photograph. He expressed support for the landscape plan.

Boardmember Barnett supported the project. He suggested a box window rather than a horizontal window at the front elevation as well as one type of roofing material throughout rather than two. He further suggested that the trellis be more substantial in size.

The Architect indicated the front two windows will match.

Chair Werbe supported the design.

A motion (Heyman/Heine) to approve the project as proposed passed 5-0.

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

New Houses:
25 Jewell Place (Teardown)
75 Tamarack Drive (Teardown)
414 Pinehill Road (Teardown)
3645 Ralston Avenue (Teardown)

ADJOURNMENT

Lisa Costa Sanders
Contract Planner