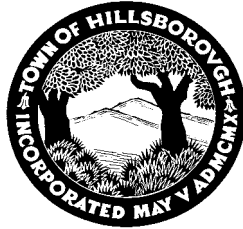


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

APPROVED
Architecture and Design Review Board
Minutes

June 4, 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, Bruce Herman (served as voting member), Mark Heine, George Jewett

Staff Present – Liz Cullinan, Gina Tynan and John Mullins

Others Present – Mayor Mullooly, Councilmember Kasten

APPROVAL OF MINUTES — May 21, 2007

A motion (Heyman/Herman) to approve the May 21, 2007 minutes as submitted passed 5-0.

WRITTEN/ORAL COMMUNICATIONS - None

PUBLIC HEARING ITEMS

Discussion Items:

Landscape Plan

1. 720 Brewer Drive – Donald/Curti (James Neubert Architect/ Michael Callan Landscape Architect)
Partial demolition and remodel of existing detached garage and associated landscape plan including new driveway location and new fencing/gates along the street.

Recommendation: Continue to July 16, 2007, as requested by staff

A motion (Heine/Jewett) to approve the consent calendar.

Discussion Items:

Landscape Plan

2. 560 Pullman Road Circle – Taheri (Schuette & Associates)
ADRB-required revisions to landscape plan associated with an approved new house.

Jacqueline Schuette, landscape architect, presented the project and noted its consistency with the Town. She offered to work with Staff to address the Town Consulting Landscape Architect's comments.

Public Comment:

Dr. Pearl G. Wu, M.D., 570 Pullman Road expressed full support of the design, and specific support for removal of the old and diseased Monterey Pines due to possible hazard issues.

Boardmember Heine concurred with the Town Consulting Landscape Architect's comments and expressed support for removal of the Monterey Pines. He added that the plans needed further dimensioning and refinement of plant choices.

Boardmember Jewett concurred with Boardmember Heine's comments and added that the plans should be re-reviewed by the Town Consulting Landscape Architect once they are refined.

Boardmember Heyman expressed concern with the extent of the Town Consulting Architect's comments and questioned whether the applicant could address the comments.

Ms. Schuette replied that she would be able to meet all recommendations of the Town Consulting Landscape Architect.

Boardmember Herman stated that administrative review would be acceptable if the Town Consulting Landscape Architect's comments were addressed.

Chair Werbe expressed support for the overall landscape design, but expressed concern with the extent of the comments. She expressed support for removal of the Monterey Pines and further stated the proposal should return to the ADRB.

A motion (Heyman/Heine) passed 5-0 to continue the item to the July 16, 2007 ADRB meeting with plans to be submitted by July 2, 2007.

Additions/Remodels

- 3. 2120 Parkside Avenue** – Johnson (Robert Frear Architects, Suzman & Cole Design Associates)
Ground-floor addition of approximately 283 sq. ft., detached two-story garage with Second Unit of approximately 928 sq. ft., detached pool house of approximately 986 sq. ft. and associated landscape plan including tree removal and fencing/gates along the street (16.2% FAR)

The project architect and landscape architect presented the project and renderings.

There was no public comment on the project.

Boardmember Jewett expressed support for the project, stating it was a small addition that fit in well with the rest of the site. He added that the applicant would need to address the Town Consulting Landscape Architect's comments.

The project landscape architect presented the landscape plan and highlighted the existing and proposed landscaping.

Boardmember Heyman complimented the plans, renderings, and proposal. He stated the proposal was consistent with the style of the existing home and materials. He noted that some of the Town Consulting Landscape Architect's comments had already been addressed. He added that screening should be addressed not only for the pool house but around the remainder of the project as well.

Boardmember Herman expressed support for the project, noting the consistency of the garage with the primary residence. He asked whether the one-story pool house would appear consistent with the remainder of the improvements and whether the doors could be replaced to create greater design consistency.

The architect replied that the owner preferred the proposed doors.

Boardmember Heine complimented the plans. He questioned the maintenance of the existing roof, noting that the materials were not consistent.

The architect replied that the roofing material will be replaced in the future for consistency and added that the house design was not driven by the roof material.

Chair Werbe complimented the project and plans and noted that the project may be forwarded to the City Council and would be reviewed by the City Engineer.

A motion (Heyman/Heine) passed 5-0 to recommend that the City Council approve the project subject to the conditions that the landscape plan be revised to include additional trees and other landscape plantings to screen/soften the appearance of the new pool house from Hillsborough Boulevard and the appearance of the new detached second unit from Hillsborough Boulevard and Parkside Avenue.

New Houses

- 4. 3645 Ralston Avenue** – Sirhed (Chu Design & Engineering/Michael Callan Landscape Architect)
Teardown and new one-story house of approximately 5,739 sq. ft. and associated landscape plan including tree removal, circular driveway and fencing/gates along the street (23.1% FAR)

James Chu presented the revised proposal, noting that the new design was more consistent with the neighborhood than the prior proposal submitted on April 16, 2007.

Michael Callan, landscape architect, stated that he attempted to reduce the hardscape and added the possibility of reducing this even further. He added that he could incorporate the Town Consulting Landscape Architect's comments into the final plans.

There was no public comment for the project.

Boardmember Heyman expressed support for the design and choice of materials. He suggested simple stone veneer and confirmed that the slate is authentic and the downspouts were made of copper.

Boardmember Herman acknowledged the success of the revised plans in terms of neighborhood compatibility. He expressed interest in assuring that natural materials would be used.

Boardmember Heine expressed concern that natural materials be used and with window surrounds. He complimented the applicant on the revisions and responsiveness to earlier comments.

Boardmember Jewett expressed support for the project.

Chair Werbe commended the applicant for making substantial changes to the proposal and showing respect for the transitional neighborhood approach.

A motion (Jewett/Heine) passed 5-0 to approve the project with the conditions that the recommendations of the Town Consulting Landscape Architect be addressed and natural stone be used for the project.

5. 1050 Merner Road – Cabanero (JC Engineering/Ransohoff, Blanchard, Jones, Inc.)

Teardown and new house of approximately 4,385 sq. ft. and associated landscape plan (24.6% FAR)

Javier Cabanero, JC Engineering, presented the project and noted the changes from the February 9, 2007 ADRB review. He presented slides from the neighborhood demonstrating neighborhood compatibility and project impact to adjacent properties. The key points he presented included increased setbacks, improved driveway turnaround, improved public safety access and maintenance of privacy. He added that the design was in the French eclectic style.

Public Comment:

Alexander Eisner, 1038 Merner Road, expressed support for the construction of a new home. He added that the proposal would improve visual surroundings. However, he expressed concern with construction. He stated that Merner Road is a 20-foot private road with cars parked on the side. He indicated there is limited access for construction.

Chair Werbe noted that construction issues are not within the purview of the ADRB.

Gina Tynan, Associate Planner, noted the pre-construction requirements and indicated that Town staff would be happy to address any concerns.

Boardmember Heyman asked Mr. Eisner if he had any screening or aesthetic concerns.

Mr. Eisner replied that he had no respective concerns.

Boardmember Heyman expressed support for the design. He added that bulk and mass did not appear to be a significant issue. He added that the applicant can comply with the Town Consulting Landscape Architect's comments and that the mailbox issue could be addressed. He expressed support for the proposed materials.

Boardmember Herman complimented the presentation and expressed support for the style and design of the proposal. He questioned the number of supports for the gutters.

Boardmember Heine complimented the presentation and expressed support for the shape and design of the residence. He expressed concern with the shutters' dimensions and the rear elevation, stating that

the window interface was not effective and too close together. He expressed support for the stone and noted that the existing screening was very effective.

Boardmember Jewett concurred with Boardmember Heine's comments on the rear windows. He further expressed concern with the project's compliance with the Town's building height and envelope requirements.

The project architect confirmed compliance.

Chair Werbe expressed support for the proposal and concurred with the other Boardmembers' comments. She expressed concern for the shutters and added they should be a more integral part of the house.

A motion (Jewett/Heine) passed 5-0 to approve the project on the condition that the recommendations of the Town Consulting Landscape Architect be incorporated into the landscape plan.

6. 1300 Lakeview Drive – Ma(SDG Architects/Scholl Environmental Design)

New house of approximately 5,161 sq. ft. and associated landscape plan including tree removal and new fencing/gates along the street (23.7% FAR)

Steve Simpson, project architect, presented the project and noted the changes made since the last meeting. These changes included the elimination of the composition shingle roof, an upgraded construction material palette to include a slate roof, and a re-worked left side elevation.

There was no public comment on the project.

Boardmember Heine expressed support for the design. However, he expressed concern with the right and rear elevations and the roof in particular. He suggested that the right side be simplified, stating there were too many angles. He expressed support for the materials, colors, and window lay out.

Boardmember Jewett concurred with Boardmember Heine and expressed concern with the balcony to the left of the front door. However, he stated the project was acceptable.

Boardmember Heyman stated the plans were well prepared but that the landscape plan should be resubmitted with further clarity. He added that there was substantial improvement since the last meeting but that the proposal was not outstanding. He suggested more interest and excitement in the design.

Boardmember Herman added the proposal was an improvement to the neighborhood but expressed concern with the right side elevation and the impact of the roof.

Chair Werbe concurred on the right side roof issues but expressed overall support for the project and design with the exception of the pre-cast stone. She expressed support for the color palette.

A motion (Heyman/Heine) passed 5-0 to approve the proposal with a strong recommendation for the elimination of the balustrades and a requirement for incorporation of the Town Consulting Landscape Architect's recommendations into the landscape plan.

OTHER ITEMS

Preliminary Review:

New Houses: 910 Link Road (Teardown)
 108 Essex Lane (Teardown)
 2975 Churchill drive
 3480 Ralston Avenue (Teardown)

ADRB Discussion:

Proposed Changes to Parking Strip Requirements – The ADRB provided direction to staff regarding proposed changes to the Town's requirements for parking strip materials to reduce water quality impacts.

ADJOURNMENT

Elizabeth S.R. Cullinan, AICP
Acting City Planner