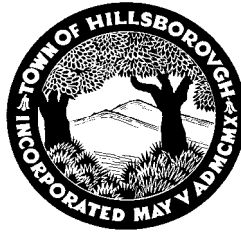


TOWN OF HILLSBOROUGH  
SAN MATEO COUNTY

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1600 Floribunda Avenue  
Hillsborough  
California 94010

**Architecture and Design Review Board (ADRB)  
Minutes**

July 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, George Jewett, and Bruce Herman as Alternate Boardmember,  
**Staff Present** –Liz Cullinan, Gina Tynan and John Mullins

**APPROVAL OF MINUTES** —April 16, 2007 (quorum vote required); June 4, 2007

A motion (Jewett/Heine) to approve the April 16, 2007 (Bruce Herman abstaining) passed 5:0.

A motion (Jewett/Heine) to approve the June 4, 2007 minutes as submitted passed 4:0 (with Charlie Barnett abstaining).

**WRITTEN/ORAL COMMUNICATIONS** - None

**PUBLIC HEARING ITEMS**

**Consent Items:**

**1a. 220 Mirasol Court** – Popli/Hemrajani (Mariemay Carlson Residential Design & Drafting)  
Request for one-year extension of ADRB approval of ground floor and second floor additions  
*Recommendation: Extend ADRB approval to July 16, 2008, as requested by applicant.*

**1b. 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)  
*Recommendation: Continue to August 20, 2007, as requested by applicant*

A motion (Heyman/Jewett) to approve the consent items passed 5:0.

**Discussion Items:**

*Landscape Plans*

**2. 560 Pullman Road – Taheri (Schuette & Associates)**

ADRB-required revisions to landscape plan associated with an approved new house

*Continued from June 4, 2007*

Representing project landscape architect Jackie Schuette, Paula Blanchfield spoke to changes required by the ADRB with the one exception that had already been changed.

There was no public comment on the project.

Boardmember Heine asked if the side yard fence issues had been addressed. The representative for the applicant responded that the applicant was prepared to respond to the issue.

Boardmember Heine stated that the project could be conditioned on neighbor agreement.

Boardmember Jewett stated that the changes appeared reasonable.

Boardmember Heyman noted that the previous ADRB comments had been addressed but that the Town Consulting Landscape Architect's comments also needed to be addressed.

Boardmember Barnett noted that progress had been made but that the Town Consulting Landscape Architect's comments still needed to be addressed. He expressed support for the project.

Chair Werbe agreed that the Town Consulting Landscape Architect's comments should be addressed.

A motion (Heyman/Heine) to approve the project subject to meeting the conditions of the Town Consulting Landscape Architect passed 5:0.

**3. 720 Brewer Drive – Donald/Curti (James Neubert Architect/Michael Callan Landscape Architect)**

Landscape plan including new driveway location and new fencing/gates along the street associated with partial demolition and remodel of existing detached garage

*Continued from June 4, 2007*

Warren Donald, property owner, and Michael Callan, landscape architect, were available for questions.

There was no public comment for the project.

Alternate Boardmember Herman expressed support for the project and stated it was a quality restoration.

Boardmember Barnett noted that the Town Consulting Landscape Architect's comments should be addressed. He added there were minimal visual or negative impacts.

Boardmember Jewett stated that the changes were logical and expressed support for the landscaping.

Boardmember Heine added that the back door and retaining wall issue could be addressed by the Town Consulting Landscape Architect.

Chair Werbe added that the Town Consulting Landscape Architect's comments could be addressed administratively.

A motion (Barnett/Heine) to approve the project with the condition that the project meet the conditions of the Town Consulting Landscape Architect passed 5:0.

**4. 1005 Vista Road – McAvoy (Bernard Trainor + Associates)**  
Landscape plan including tree removal/replacement

The landscape architect and property owner were present for questions.

Patricia Gasparini, 1025 Vista Road, questioned the removal of the fence and asked if a new one would be constructed, and asked how long the concrete wall would be.

The property owner replied that a new fence could be installed and would work with the neighbor to extend the fence to the property line. The owner added that stucco was proposed, not concrete.

Boardmember Jewett expressed support for the planting plan.

Boardmember Heyman acknowledged that the Town Consulting Landscape Architect's comments could be addressed.

Boardmember Barnett expressed support for the plan and asked whether the fence could be extended to the property line. Gina Tynan, Associate Planner, responded in the affirmative.

Alternate Boardmember Herman expressed support for the plan and supported working with the neighbor.

Chair Werbe expressed support for the plan.

A motion (Heyman/Barnett) to approve the project subject to the Town Consulting Landscape Architect's comments passed 5:0.

*Revisions to Previously-Approved Plans*

**5. 1 Mountain Wood Lane** – Herbert (Hunt Hale Jones Architects/Michael Callan Landscape Architect)

Modifications to exterior materials/finishes of an approved new house, new pool cabana of approximately 342 sq. ft., and associated revisions to the approved landscape plan (13.1% FAR)

Adam Gardner, project architect, and the property owner were available for questions. Mr. Gardner made a presentation and summarized the changes since the last ADRB review.

Michael Callan, Landscape Architect, was also available for questions.

There was no public comment for the project.

Boardmember Barnett expressed support for the project with changes and noted that the cabana was nominally visible. He expressed concern with the color and added the color should be more in keeping with the setting.

Boardmember Heyman also expressed concern with the color and stated that the project could be recommended to City Council.

Boardmember Jewett stated he did not have concerns with the changes but added that the color could be softened. He expressed concern with the detailing changes and added that the original details were better.

Boardmember Heine agreed with Boardmember Jewett's comments. He expressed support for the iron railing over the balustrade but expressed concern with the lentils and the color.

Alternate Boardmember Herman expressed support for the project with the exception of the color. He recommended removing the iron work details.

Boardmember Werbe stated that she was originally concerned with a Mediterranean style in this neighborhood. She stated that the balustrades were not compatible and that the color was too bright.

A motion (Barnett/Jewett) to approve the project with the following changes: 1) elimination of the wood lintels and pre-cast stone balustrades and 2) and a change in exterior stucco color more in keeping with a wooded setting.

**6. 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)

*Continued from May 21, 2007*

Architect John Stewart summarized the changes per the submitted letter, demonstrated the impact of mature landscaping in combination with the project, and stated he was available for questions.

Michael Callan, Landscape Architect summarized the landscaping and added there was a lot of landscaping along the street and building perimeter.

There was no public comment for this project.

Boardmember Heyman noted the need for consistency with the original Stonebridge Subdivision Mission Statement and Design Guidelines. He added that the rotation of the house on the site helps to mitigate the visual impact, but expressed concern that the style had not changed since the last ADRB review. He added that the details were refined but stated that the choice of style in this setting was a concern. He expressed support for the landscaping plan.

Boardmember Barnett expressed appreciation for the responsiveness of the applicant and added his primary concern was the style in that particular hillside setting.

Alternate Boardmember Herman expressed support for the style within the setting but added that the roof tile was important since the landscaping will not cover it until it is more mature. He expressed support for architectural diversity the project presented within the subdivision and the Italian style.

Boardmember Heine agreed with Alternate Boardmember Herman. He expressed support for the plan but expressed concern with the window over the entry and the one on the right elevation. He stated that he would prefer alternative roof tile and expressed concern with the painted wood color.

Boardmember Jewett echoed Alternate Boardmember Herman and Heine's comments. He expressed support for an "old Hillsborough style" of architecture. He stated that the proposal should have superior and/or recycled material.

Chair Werbe stated the style was appropriate for larger lots with deeper setbacks.

Boardmember Heyman stated the proposal was not compatible with the neighborhood.

John Stewart stated he had no information on the Stonebridge Subdivision Mission Statement.

The property owner stated that the project was compatible with the neighborhood.

Boardmember Heyman recommended that Staff refer to the City Council minutes for the original subdivision.

Alternate Boardmember Herman asked whether the massing would be different with a different style.

An ADRB discussion ensued with various procedural and architectural options.

Chair Werbe expressed concern with the lack of architectural diversity the project presented to the neighborhood.

A motion (Heyman/Barnett) to continue consideration of the item to the September 17, 2007 meeting passed 3:2.

Greg Luke Stewart, 3 Mountain Wood Lane, stated that the proposed home is more compatible with the neighborhood than the previous alternatives presented.

- 7. 910 Link Road** – Thorenfeldt (Stewart Associates/Michael Callan Landscape Architect)  
Teardown and new house of approximately 7,355 sq. ft. and associated landscape plan including tree removal (21.9% FAR)  
*Preliminary Review: June 4, 2007*

John Stewart presented the application and presented a response to previous neighbor concerns.

Mike Callan expressed agreement with the Town Consulting Landscaping Architect's comments.

There was no public comment for this project.

Boardmember Heine expressed support for the project design.

Boardmember Jewett expressed support for the design, the roof and the arched dormers.

Boardmember Heyman expressed support for the design and stated that the style may not fit into the neighborhood as it sits well below the street level. He confirmed the choice of natural slate. He stated the Town Consulting Landscaping Architect's comments needed to be addressed.

Boardmember Barnett expressed concern with the neighborhood context and style of the proposal and indicated that many important details were missing.

Alternate Boardmember Herman stated that the entry appeared top heavy but expressed support for the overall project.

Chair Werbe expressed support for the design but stated it was within the wrong setting. She expressed the need for greater sensitivity to the neighborhood setting.

A motion Heine/Heyman to approve the project passed 3:2 (Barnett and Werbe opposed).

**8. 615 Devon Drive – Laugesen (TRG Architects/Michael Callan Landscape Architect)**  
Teardown and new house of approximately 4,718 sq. ft. and associated landscape plan including posts/columns along the street (24.8% FAR)  
*Preliminary Review: May 21, 2007*

Randy Grange, project architect, presented the project and responded to prior ADRB comments. Michael Callan, Landscape Architect, responded to the Town Consulting Landscape Architect's comments.

Jon Joseph, 605 Hillsborough, stated he did not have concerns with the design but with the drainage and construction management issues. He also expressed concern with height and privacy impacts. He expressed interest in a cooperative landscaping plan.

Gina Tynan, Associate Planner, addressed the construction management issues.

Alternate Boardmember Herman asked if the roofing material was painted. Mr. Grange responded that it was not and that the material was composed of aged shingle (cedar).

Alternate Boardmember Herman asked if the gutters were copper. Mr. Grange stated that the owner was receptive to using copper gutters but that he believed painted metal would better visually integrate with the overall design.

Boardmember Barnett expressed support for the project and added that it was historically accurate and composed of high quality materials.

Boardmember Heyman stated the project was a good example of high quality architecture associated with reaching the maximum Floor Area Ratio limitations, and that the proposal fit in well with the neighborhood.

Boardmember Jewett expressed support for the project and the painted gutters.

Chair Werbe expressed support for the project and stated that it was well sited.

A motion Heyman/Barnett to approve the project passed 5:0.

**9. 2960 Churchill Drive – Steil (TRG Architects/Michael Callan Landscape Architect)**  
New house of approximately 5,562 sq. ft. and associated landscape plan (24.9% FAR)  
*Preliminary Review: May 21, 2007*

Randy Grange, project architect, presented the project and stated that it represented a true architectural style and was appropriate to the neighborhood.

Mike Callan, Landscape Architect, was available for questions.

Chris Lam, 2950 Churchill Drive, expressed support for the home but concern with the perimeter landscaping.

Boardmember Barnett expressed support for the project and the use of quality materials, adding that the project was appropriate for a flat site.

Boardmember Heyman expressed support for the project and clarified that there was a roof tile arch above the kitchen.

Boardmember Jewett expressed support for the project but stated there needed to be roof color variation.

Boardmember Heine expressed support for the recessed windows and the proposed darker roof.

Alternate Boardmember Herman expressed support for the project, but expressed concern with the back window at the rear and stated that the front elevations were too wide.

Chair Werbe expressed support for the design and found the side by side comparison of proposals helpful.

A motion (Barnett/Heine) to approve the application passed 5:0.

**10. 2975 Churchill Drive –Sinclair (TRG Architects/Michael Callan Landscape Architect)**  
New house of approximately 5,609 sq. ft. and associated landscape plan (24% FAR)  
*Preliminary Review: June 4, 2007*

Randy Grange presented the project and outlined the differences from 2960 Churchill Drive.

There was no public comment on this project.

Boardmember Heine stated that he would like to see a stone sample and expressed support for the project.



Boardmember Jewett suggested approval of the stone sample at staff level. He expressed support for the project.

Boardmember Heyman expressed support for the design. He added that the pre-cast column was awkward and that the roof tile should be clarified.

Boardmember Barnett stated the design could use more restraint and would like a more subtle color.

Chair Werbe expressed overall support for the project with the exception of the stained lintils. She stated that the stone was an important architectural feature and should be authentic. She also suggested that a sample of the roof tile be provided.

A motion (Walter/Barnett) to approve the project with the conditions that the stone façade be natural and the stained lintels be eliminated passed 5:0.

## **OTHER ITEMS**

### **Preliminary Review:**

*New Houses:*        555 Craig Road (Teardown)  
                             33 Farm Lane  
                             356 Darrell Road (Teardown)  
                             985 Parrott Drive (Teardown)  
                             1960 Parkside Avenue  
                             108 Essex Lane (Teardown)

## **ADJOURNMENT**

The meeting adjourned at 7:30 p.m.

Elizabeth S.R. Cullinan, AICP  
Director of Building and Planning