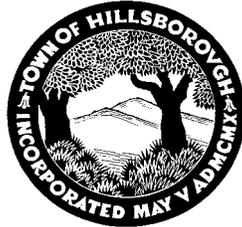


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes**

August 20, 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, Bruce Herman (*Alternate ADRB Member*)

Staff Present – Liz Cullinan, Gina Tynan

Others Present – Mayor Mullooly

APPROVAL OF MINUTES — July 16, 2007

A motion (Barnett/Heyman) to approve the July 16, 2007 minutes as submitted passed (5-0).

WRITTEN/ORAL COMMUNICATIONS - None

PUBLIC HEARING ITEMS

Consent Items:

One Year Extension

1. 2145 Geri Lane – Lager (Suarez-Kuehne Architecture)

Request for one-year extension of ADRB approval of remodel including increased roof height and ground floor additions of approximately 997 sq. ft. (24.9% FAR)

Recommendation: Extend ADRB approval to August 20, 2008, as requested by applicant

Landscape Plan

2. 320 Sierra Drive – Carnot (Beth Beach Landscape Design)

Landscape plan including a new driveway cut and new fencing/gates along the street

Recommendation: Approve subject to Standard Conditions

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

Discussion Items:

Additions/Remodels

3. 20 Brooke Court – Pau (Ko Architects, Inc.)

Ground-floor additions of approximately 2,379 sq. ft. including an attached pool house of approximately 1,785 sq. ft. (18.3% FAR)

Peter Ko, Project Architect, made himself available for questions.

There was no public comment on this project.

Boardmember Heine expressed concern for the metal shed roof composition and the length of the building layout.

Boardmember Jewett confirmed that the property owners were present. He expressed concern with the visual impacts. He added that the style was inconsistent with the primary vocabulary of the existing architectural style. He recommended greater consistency between the existing and proposed structures, and did not support the application.

Boardmember Heyman expressed concern that the proposal was a significant deviation from the existing Tudor Revival style. He stated that there was nominal attempt to harmonize with the existing style or materials. He expressed support for the amount of screening, but added that the Design Guidelines require consistency of style and materials.

Boardmember Barnett agreed with the other Boardmembers; he also acknowledged the challenge of meeting project goals. He stated he could not support the project and that the proposal needed a stronger relationship to the existing residence.

Alternate Boardmember Herman asked whether the residents of the Mediterranean style residence to the left of the project site could see the proposed structure and emphasized the importance of sensitivity to the neighbors.

Chair Werbe stated the proposal conflicted with the Design Guidelines since it was not consistent with the style or materials of the existing home.

Peter Ko responded that he had wanted to separate the structures for an overall distinct design and stated he could further integrate the proposal with the existing residence.

A motion (Jewett/Charlie) to continue the proposal to the October 15, 2007 meeting passed (5-0).

4. 700 Pullman Road – Karn (Thornton Weiler, AIA/Ryan Meyers, Landscape Designer)

Demolition of existing carport and ground-floor additions of approximately 851 sq. ft. including a new attached garage and associated landscape plan including a new driveway cut, tree removal and retaining walls along the street (16.6% FAR)

Sean O'Connor, property owner, as well as the landscape designers, were available to answer questions and presented the five-year landscape plan.

Public Comment:

Sharon Carr, 620 Darrell Road, noted that the plan was agreeable but expressed concern that her retaining wall was marked on the plans. She further expressed concern with the removal of large trees and the resulting impact to the stability to the retaining wall.

The Landscape Architect noted that the Town Consulting Landscape Architect (TCLA) had recommended removal of certain trees. It was further noted that the soils engineer would determine the stability of the retaining wall.

Chair Werbe noted that the Board review is limited to aesthetics, but that the issue of structural retaining wall stability could be referred to the City Engineer.

Boardmember Jewett stated that the proposal was reasonable.

Boardmember Heyman expressed support for the proposal and the tree removal but emphasized that the applicant needs to comply with the TCLA's recommendations.

Boardmember Barnett requested clarification on the window replacement, skylights, and roofing. He expressed support for enhancement as opposed to teardown. The property owner clarified the issues and confirmed that the project involved a cedar shingle roof.

Alternate Boardmember Herman expressed support for the enhancements and carport removal. He recommended working with the neighbor on the retaining wall.

Boardmember Heine noted the TCLA's comments. He complemented the proposal but expressed concern with the entry trellis.

Chair Werbe stated the remodel was successful and added that the TCLA comments needed to be addressed.

A motion (Heyman/Heine) to approve the project with the condition that the roof be cedar and that the recommendations of the TCLA be addressed, passed (5-0).

5. 1388 Hayne Road – Chan (ER Design)

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

Continued from July 16, 2007

Chair Werbe stated that she had met with the homeowner and Staff to address prior design issues.

The property owner thanked that Committee and Staff for feedback and presented neighborhood letters of support.

The project architect presented the plans.

Boardmember Barnett noted the improvements since the last review. He stated the proposal was acceptable, but was still missing natural materials compatible with the setting.

Boardmember Heyman thanked the applicant for the clear elevations. He expressed support for the project and added that the modifications are an improvement.

Boardmember Jewett stated the changes were reasonable.

Boardmember Heine noted that the proposal was improved. He recommended searching for better quality material, but expressed support for the overall design.

Chair Werbe stated that the design improvements were notable but expressed disappointment that the original proposal was not going to be constructed. She expressed support for the project.

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

New Houses

6. 3480 Ralston Avenue – Goodman (Brayton Hughes Design Studios/Marta Fry Landscape Associates)

Teardown and new house of approximately 5,677 sq. ft. and associated landscape plan including tree removal and fencing/gates along the street (24.9% FAR)

Preliminary Review: June 4, 2007

The project architect presented the application noting the neighborhood outreach. She emphasized the sensitive siting of the residence and added that the building was stepped down toward the street.

The Landscape Architect made herself available for questions.

Public Comment:

David Wagonfeld, 500 Pullman Road, spoke in support of the project and the neighborhood outreach.

Craig Wold, 510 Pullman Road, noted concern with privacy and that the proposed trees are slow growing. He asked whether the copper gutter would be allowed to oxidize and if there would be a reflection.

The architect responded that painted metal could be used.

Ms. Wagonfeld, 500 Pullman Road, asked whether the neighbor comments would be addressed and was assured that they would.

Boardmember Barnett expressed support for the project, noting that it followed the Design Guidelines. He noted that modern design is held to a higher standard than traditional design, and appreciated that the applicant worked with the neighbors.

Boardmember Heyman stated the design was exciting and contemporary, and of excellent quality. He questioned whether the copper would be allowed to weather. He noted appreciation for the neighborhood outreach. He expressed concern with the accuracy of the story poles.

The Board agreed that the copper was better than painted metal.

The architect verified the accuracy of the story poles.

Boardmember Heyman expressed support for the landscape plan and stated that the TCLA's recommendations should be addressed.

Boardmember Jewett stated he would not support the painted metal and expressed support for the project.

Boardmember Heine also supported the use of copper. He indicated a preference for the Board to require faster growing trees in order to address the neighbors' comments.

Alternate Boardmember Herman expressed support for the project and materials.

Chair Werbe complimented the project, the preliminary drawings and neighbor outreach. She expressed support for an aged copper roof and recommended not changing materials.

The landscape architect indicated that tree #21 could be replaced.

A motion (Heyman/Heine) to approve the proposal subject to the following conditions passed (5-0):

1. Substitutions for three trees (including #21) with faster growing types or a larger size.
2. The applicant shall address all of the Town Consulting Landscape Architect's comments.

- 7. 33 Farm Lane – Whitman/Miller (TRG Architects/Michael Callan Landscape Architect)**
New house of approximately 9,592 sq. ft. and associated landscape plan including a new driveway cut, tree removal and fencing/gates along the street (19.9% FAR)
Preliminary Review: July 16, 2007

Randy Grange presented the renderings, noting the color board is more accurate than the elevations. He noted that although the proposed residence includes substantial square footage, portions of the floor area would not be visible.

Mike Callan, landscape architect, acknowledged the TCLA recommendations.

There was no public comment for this project.

Boardmember Heyman expressed strong support for this project, noting it was true to its architectural style, used quality materials, and fits well with the site.

Boardmember Barnett agreed with Boardmember Heyman and noted the project was compliant with the Design Guidelines.

Alternate Boardmember Herman expressed support for the project but recommended greater diversity with the arched doorways at the rear elevation.

Boardmember Jewett expressed support for the 20% FAR and expressed support for the project.

Boardmember Heine expressed support for the project.

Chair Werbe expressed support for the project.

A motion (Barnett/Jewett) to recommend the project to the City Council subject to addressing comments of the Town's Consulting Landscape Architect passed (5-0).

- 8. 1960 Parkside Avenue** – Mezhvinsky (Essalat Architects/Lisa B. Keyston Landscape Architect)
New house of approximately 8,308 sq. ft. including a Second Unit of approximately 473 sq. ft. and associated landscape plan including a new driveway cut, tree removal and fencing/gates along the street (19.4% FAR)
Preliminary Review: July 16, 2007

Farro Essalat along with the landscape architect referred to the project application letter and were available for questions.

There was not public comment for this project.

Boardmember Heine expressed support for the project. He acknowledged the use quality materials and design. He questioned whether the fence and gate were black. The applicant responded that they were. He also noted the Town Consulting Landscape Architect's comments.

Boardmember Jewett expressed support for the project.

Boardmember Heyman expressed support for the style, layout and attention to detail of the project. He noted it was a landmark project.

Boardmember Barnett expressed support for the enhancement of the traditional style.

Alternate Boardmember Herman noted the style fit well with the site even though it is unique and added diversity to the neighborhood.

Chair Werbe noted the proposal fit will with the neighborhood and expressed support.

A motion (Heyman/Jewett) to recommend the proposal to City Council subject to the Town Consulting Landscape Architect's comments passed (5-0).

OTHER ITEMS

Preliminary Review:

New Houses: 68 Mountain Wood Lane
 2755 Ralston Avenue (Teardown)
 1545 Bellevue Avenue (Teardown)
 1070 Parrot Drive (Teardown)

The Board reviewed and provided guidance on the preliminary applications.

ADJOURNMENT

The meeting adjourned at 6:00 p.m.

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