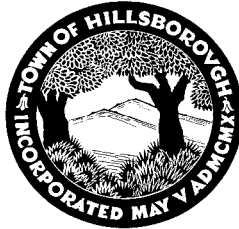


TOWN OF HILLSBOROUGH  
SAN MATEO COUNTY

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1600 Floribunda Avenue  
Hillsborough  
California 94010

**Architecture and Design Review Board  
Minutes**

September 17, 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 Board Member)

**Staff Present** – Elizabeth Cullinan, Gina Tynan and John Mullins

**Others Present** – Councilman/Commissioner John Fannon, Mayor Mullooly

**APPROVAL OF MINUTES** – August 20, 2007

A motion (Heyman/Jewett) to approve the August 20, 2007 minutes (as amended to correct administrative error submitted) passed 5-0.

**WRITTEN/ORAL COMMUNICATIONS** – None

**PUBLIC HEARING ITEMS**

**Discussion Items:**

*Landscape Plans*

1. **100 Bella Vista Drive** – Delagardelle (Blue Sky Designs, Inc.)  
*Front yard landscape plan including new retaining walls along the street and new plantings*

Bruce Atkinson, Blue Sky Designs was available for questions and comments.

There was no public comment for this project.

Alternate Boardmember Herman expressed support for the widening of the parking strip to eight feet.

Boardmember Barnett expressed support for the widening of the parking strip as well as the design.

Boardmember Heyman expressed support for the plans and parking strip. He recommended alternate material in place of the asphalt to be more pervious.

Boardmember Heine stated that the trees provided a good buffer in front of the wall and expressed support for alternate parking strip material.

Boardmember Jewett expressed support for the project as well as alternate material in the parking strip.

Boardmember Heyman expressed support for the use of concrete brick.

Chair Werbe expressed support for the project and alternate materials in the parking strip.

A motion (Heyman/Heine) to approve the proposal passed 5-0.

#### *Additions/Remodels*

- 2. 35 Joyce Road** – Pertsch (Chu Design & Engineering/Michael Callan Landscape Architect)  
*Remodel including ground-floor additions of approximately 148 sq. ft. and second story addition of approximately 726 sq. ft. with associated landscape plan including tree removal and fencing/gates along the street (20.8% FAR)*

James Chu, Chu Design stated the addition was modest and added it was an improvement to the existing façade. He also presented the plans.

Michael Callan, Landscape Architect addressed the comments of the Town Consulting Landscape Architect regarding the birch trees and added that he would work toward maintaining them.

There was no public comment for this project.

Boardmember Barnett stated that the project represented a positive neighborhood transformation. He added that the roofing materials on the front façade did not appear to be consistent with the Italian Renaissance style and received conformation that the roof was two piece clay tile.

Boardmember Heyman expressed support for the project; however, he stated that the front entry was overly ornate and expressed support for a more subtle design. He further stated that a tile sample of the roof should be submitted to Staff. He added that the Town Consulting Landscape Architect's comments were addressed.

Boardmember Jewett expressed support for the project and noted there were mixed styles within the front façade.

Boardmember Heine stated the design details were good but expressed the need to see the roof tile. He expressed support for the entry and project but preferred to see some color changes and blending.

Alternate Boardmember Herman expressed support for the plan and enhancements and noted that it was compatible with the neighborhood. He expressed support for the entry and added that the frontage fit in well with the lot width. He stated that he would like true-divided light windows incorporated into the project design.

Chair Werbe noted the excellent quality of the drawings but stated that the entry was too ornate. She agreed that Staff should review the roof tile sample. She stated that the columns were over-scaled and should be subtle in terms of the overall façade.

A motion (Heine/Jewett) passed to approve the project 5:0 subject to the following conditions:

1. Roof tile shall be approved by Staff.
2. The color of the proposal shall reflect the colors as proposed in the rendering and not in the color board.
3. The birch trees shall be preserved to the maximum extent possible.
4. The proposal shall utilize true divided light windows.

**3. 1455 Marlborough Road – Riggs (Carlile Coatsworth Architects/Thomas Klope Associates)**  
Remodel including ground-floor additions of approximately 580 sq. ft. and associated landscape plan including tree removal/replacement and fencing along the street (21.4% FAR)

Jason Bell, Project Architect made himself available for questions.

There was no public comment on this project.

Boardmember Heyman stated that the raised roof of the front entry seemed out of place and the window did not match the other windows. He expressed support for the Town Consulting Landscape Architect's Comments.

Boardmember Jewett expressed concern with the front entry and suggested a reduction in scale.

Boardmember Heine expressed concern with the front entry (windows, gable details, etc.). He noted the style variations of the three chimneys and expressed concern with the angular decks and the interfacing with the retaining wall.

Alternate Boardmember Herman expressed concern with the many different materials and styles. He noted that a colored elevation would be helpful.

Boardmember Barnett noted the uniqueness of a ranch to craftsman style transformation. He expressed support for the materials, but stated that a two-story entry is not appropriate. He stated that the garage door should be simpler and expressed concern for the mix of architectural styles. He added that the chimneys should be consistent and asked for detail on the brackets.

Boardmember Heine asked if there was an elevation of the arbor. The architect replied in the negative.

Boardmember Heyman agreed that the entry did not match the style of the house.

Chair Werbe expressed concern with the pop-up above the entry and added that it was not well integrated. She expressed further concern with the eave detail, pointed decks and the garage door. She expressed support for the style represented in the garage brochure but not the renderings.

A motion (Barnett/Heyman) passed 5:0 to continue the project to October 15, 2007 with the following guidance and changes:

1. The project should create greater design consistency, with particular attention to overall proportions, the roofline, the entry door, and the window and siding at the front entry porch.
2. The proposal should include details on the eaves and entry and clarify the garage door, arbor and deck details.

**4. 2186 Parkside Avenue – Kordestani (Winges Architects)**

*Remodel including ground-floor additions of approximately 1,710 sq. ft., new partial second story of approximately 1,128 sq. ft., conversion of detached pool house to a Second Unit of approximately 479 sq. ft., and associated landscape plan including gate along the street (20% FAR)*

Jerry Winges, Architect, presented the design. He outlined the existing conditions and proposed improvements utilizing the one-story concept.

Public Comment:

The property owner at 2935 Ralston stated that she shared a sewer outclaim with the applicant and asked if the new project would impact their property, landscaping or privacy.

The property owner at 2125 Ralston expressed concern with privacy and noted that the new survey demonstrated a large oak on the project site but that a prior survey showed the tree on the property line.

Chair Werbe noted that the ADRB's reviewing authority was limited to design.

Boardmember Jewett expressed support for the project and noted the interesting approach to integrating the improvements with the existing structure. He stated the project was well screened with a low profile and expressed support for the high quality materials and craftsmanship.

Boardmember Heine expressed support for the project and noted that the presentation assisted in his understanding. He stated he would prefer more contrast between the trim and base. He noted that the Town Consulting Landscape Architect's comments needed to be addressed.

Boardmember Barnett noted that the project was a nice transformation. He expressed support for the combination of materials but expressed concern with the view of the back door of the garage and the amount of cement. He stated that the project needed an enhanced landscape plan and an arborist report regarding the trees.

Boardmember Heyman noted that the colored rendering was superior to the plan elevations. He expressed concern with the landscape plan, noting that it needed to be enhanced and resubmitted.

Chair Werbe expressed concern with the color palette but expressed support for the rendering colors. She added that a landscape plan that addressed the neighbor's issues needed to be reviewed. She expressed support for the design.

A motion (Barnett/Heyman) to approve the project passed 5:0 with the following conditions:

1. The exterior wood trim shall be a dark stained mahogany.
2. The project shall include copper trim features that will age over time to a natural patina.
3. A landscape plan addressing neighbor issues and an arborist report shall be submitted and reviewed by the ADRB at a future meeting.
4. The exterior color palette of the proposed remodel project be adjusted to provide greater contrast between the window stain and stucco body color of the house.

*Revisions to Approved Plans*

- 5. 1600 Marlborough Road** – Silk (Flury Bryant Design Group/Michael Callan Landscape Architect)  
*Revisions to previously-approved plans for additions and landscape plan including new basement of approximately 1,314 sq. ft. and associated hardscape revisions (21.4% FAR)*

Mike Tinsley, Project Architect, and Michael Callan, Landscape Architect, were available for questions.

There was no public comment on this project.

Boardmember Heine expressed support for the project.

Boardmember Jewett expressed concern with the palladium and arched windows.

Boardmember Heyman expressed support for the project.

Boardmember Barnett noted that since the revision is underground there would be no design impacts.

Alternate Boardmember Herman and Chair Werbe agreed that the proposed revision resulted in nominal design impacts.

A motion (Walter/Heine) to recommend the project to City Council passed 5:0.

*New Houses*

- 6. 28 Mountain Wood Lane** – Tsia (Stewart Associates/Michael Callan Landscape Architect)  
*New house of approximately 6,848 sq. ft. including a Second Unit and associated landscape plan including tree removal (23.4% FAR)*  
*Continued from July 16, 2007*

Chair Werbe noted that she had met with the applicant.

John Stewart presented the project and summarized the changes.

There was no public comment for this project.

Alternate Boardmember Herman expressed support for the project. He expressed concern on the shuttering and diagonal wood trim.

Boardmember Barnett thanked the applicant for great progress. He added that the proposal was now much more appropriate to the Stonebridge Subdivision Mission Statement and the neighborhood. He expressed concern with the two wood bays on the dining room side noting they were not consistent with Tuscan style architecture. He confirmed the incorporation of high quality natural materials into the project.

Boardmember Heyman noted that the Tuscan style was appropriate for the subdivision.

Boardmember Jewett expressed support for the bay windows, and noted that they it added architectural interest. He asked how plant #15 would be implemented. He expressed support for the project as presented.

Boardmember Heine expressed support for the use of design and the stone.

Chair Werbe expressed support for the project as submitted and thanked the applicant for his patience and effort which resulted in a beautiful project.

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

- 7. 985 Parrott Drive** – Kleinheinz (Stewart Associates /Michael Callan Landscape Architect)  
Teardown and new two-story house of approximately 4,778 sq. ft. and associated front yard landscape plan (24.1% FAR)  
*Preliminary Review: July 16, 2007*

Chair Werbe noted she met with the applicants to discuss the project.

John Stewart noted that the project was completely redone. He added that he had received two letters from neighbors, one asking for some additional plantings and maintenance. He noted that the applicant was willing to maintain landscaping on the neighbor's property.

Bill Kleinheinz, Property Owner, spoke regarding his neighbor outreach efforts. He noted that he had reached agreement with his neighbors on the height of the trees to preserve the views.

Chris Ottenweller, 970 Tournament Lane, spoke of concerns regarding privacy and stated he would like a binding and enforceable agreement. He stated that absent this agreement, his concerns would remain.

Edward Komissrchik, 995 Parrot Drive, spoke regarding view concerns and stated he would like an enforceable agreement related to landscaping.

Chair Werbe noted that the ADRB cannot enforce neighbor to neighbor agreements.

Boardmember Heyman noted the project was attractive with interesting detail. He expressed support of the use of shutters and landscaping. However, he expressed concern with the width of the shutters and the style of the chimney pots and caps.

Boardmember Barnett expressed support for the project. He noted it was well sited. However he stated that the shutters should be narrower. He expressed support for the wood shingle roof, but did not support the oval window or the stone arches and two French doors at the front façade. He noted that the neighbor screening issue could be addressed with Staff, but that Staff could not require or enforce a private neighbor agreement.

Alternate Boardmember Herman expressed support for the project and noted that wood windows might be better. He concluded that the proposal represented a beautiful house.

Boardmember Heine thanked the applicant for his work and efforts. He expressed concern with the chimney top, and noted the oval windows appeared out of place, and that the shutters were too wide. He recommended no header stone above the windows and the front door on the front façade.

Boardmember Jewett recommended timbered headers over the stone arches.

Chair Werbe agreed with the other members' comments which could be addressed at Staff level and asked for a motion.

Ms. Tynan, Associate Planner, outlined the process for review of the landscape plans.

A motion (Heyman/Jewett) passed 5:0 with the following conditions:

1. The chimney pots and caps shall be redesigned to the satisfaction of Planning Staff.
2. The arches over the windows, doors and garage shall be eliminated.
3. The neighbors shall work together for a landscape plan to adequately address privacy and preserve views at 985 Parrott and 970 Tournament.

**8. 555 Craig Road – Sohn (TRG Architects/Michael Callan Landscape Architect)**

Teardown and new two-story house of approximately 5,416 sq. ft. and associated landscape plan including tree removal (23.3% FAR)

*Preliminary Review: July 16, 2007*

Randy Grange presented the project. Michael Callan responded to the Town Consulting Landscape Architects Comments. He noted that Tree "F" will be a 24" box tree and he will meet with the neighbors.

Mark Garibaldi, 565 Craig Road, outlined his concerns with vegetation removal and privacy impacts. He stated he would like maintenance of some existing trees or replacement.

Boardmember Heyman noted that while the removal of the eucalyptus and acacia is generally encouraged by the Town, the removal requirement is not required by the Code.

Mr. Callan noted that some trees could be preserved.

Boardmember Barnett expressed support for this project. He noted that the applicant had a good proposal in a transitional neighborhood. He noted that measured subtlety was achieved as required by the Design Guidelines.

Alternate Boardmember Herman expressed support for the project and how the applicant worked with the Carolands remains.

Boardmember Heyman expressed support for the project, the well-prepared plans and the good use of materials.

Boardmember Jewett expressed support for the project.

Boardmember Heine expressed support for the project.

Chair Werbe acknowledged the understated elegance and timeless design.

A motion (Heyman/ Barnett) to approve the project passed 5:0 subject to the following conditions:

1. The applicant shall address the issues presented by the Town Consulting Landscape Architect.
2. The selection of acacia trees can remain as requested by the neighbor.

## **OTHER ITEMS**

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

*New Houses:* 110 Redwood Drive (Teardown)

## **ADJOURNMENT**

The meeting adjourned at 5:55 p.m.

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