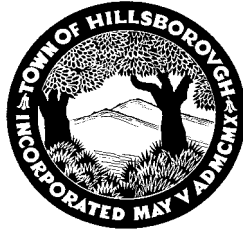


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

Planning Office
(650) 375-7411
Fax (650) 375-7415



1600 Floribunda Avenue
Hillsborough
California 94010

APPROVED
Architecture and Design Review Board
Minutes

October 15, 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, George Jewett, Bruce Herman

Boardmembers Absent – Mark Heine

Staff Present – Elizabeth Cullinan, Gina Tynan, John Mullins

Others Present – Mayor Muloolly

APPROVAL OF MINUTES –

A motion (Jewett/Heyman) to approve the March 5, 2007 and September 17, 2007 minutes passed 5-0.

WRITTEN/ORAL COMMUNICATIONS - None

PUBLIC HEARING ITEMS

Discussion Items:

Additions / Remodel

1. 20 Brooke Court– Pau (Ko Architects, Inc.)

ADRB- required revisions to plans for ground-floor additions of approximately 2,379 sq. ft. including an attached pool house of approximately 1,785 sq. ft. (18.3% FAR)

Continued from August 20, 2007

Peter Ko, Architect, introduced revisions to the design, addressing the ADRB's comments from the August 20, 2007 meeting.

There was no public comment on this project.

Boardmember Barnett recognized the difficulty of integrating the addition of a pool house with the main house. He expressed concern about the approval stating that the project, if it were part a new home would not likely receive his support, but stated it was acceptable as an addition.

Boardmember Heyman recommended the use of slate tile roofing on the addition and revisions to the windows in order to make revised plans more compatible with the existing residence.

Boardmember Jewett agreed with the other Boardmembers. He stated that the applicant had addressed the requested revisions, but expressed concern for the rear doors and recommended further evaluation.

Boardmember Herman expressed concern with the one-story addition stating it was off balance with the existing two-story house and stated he would like to see better balance with the existing house.

Chair Werbe expressed concern with the integration of the proposal with the existing design. She suggested the possibility of a higher roof, rather than the dormers in order to make the pool house addition fit better with the existing home.

A motion (Jewett/Heyman) to approve the project passed 5:0, with a recommendation to the applicant to study how light can be maximized at the addition and to consider a higher roofline for improved integration with the main house.

2. **1455 Marlborough Road** – Riggs (Carlie 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)
Continued from September 17, 2007

Grant Riggs, owner, introduced himself to the committee.

Jason Bell, Architect, introduced revisions to the plans addressing the ADRB's comments from the meeting of September 17, 2007.

There was no public comment on this project.

Boardmember Herman acknowledged that revised plans were improved and clearer and stated that the previous renderings of the materials had felt too busy.

Boardmember Jewett expressed concern with the Floor Area Ratio calculations and areas of the wall to be removed as noted on the plans. He asked the architect for clarification of the roof at the entry porch. Mr. Bell explained that the entry roof would be a gable roof. Boardmember Jewett stated he would like to see this expressed more clearly.

Boardmember Heyman expressed concern that the entry gable was challenging. The architect clarified that the gable at the entry was designed to match the gables at the rear of the home.

Boardmember Barnett expressed appreciation for the revisions. He stated he would like to see the ridge as high or lower than the existing ridge at the new entry front.

Chair Werbe stated that this was a very nice project; however, the roof at entry porch needs additional attention to match the context and design of the architectural style of the project. She

directed to architect to continue to work with Staff to refine the way the entry porch fits with the rest of the project.

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

1. The height of the entry porch roof shall be reduced to align with the existing roof beyond.
2. The proposed project shall incorporate historically accurate craftsman style and construction materials.
3. The plans shall incorporate all recommendations of the Town Consulting Landscape Architect.

3. 2186 Parkside Avenue – Kordestani (Winges Architects/ Brandanini & Associates)

Revisions to garage, entry gates and landscape plan associated with a previously- approved remodel including additions, new second story and conversion of an existing detached pool house to a Second Unit (20.3% FAR)

Jerry Winges, Project Architect, provided an overview of the project and passed materials to the Board to show the color contrast at windows.

Jim Bradanini, Landscape Architect, noted that changes were made to the garage orientation and improvements to the landscape plans addressed how the project is viewed from the street. He noted that they will address comments from the Town Consulting Landscape Architect.

There was no public comment on this project.

Boardmember Heyman expressed support for the changes made in response to the Board's comments.

Boardmember Barnett expressed support for the reorientation of the pedestrian entry and motor court. He expressed concern with the intended location of copper fixtures at the pergola. The Project Architect responded that either stone or copper could be used, whichever the Board recommended.

Boardmember Jewett stated that the landscape plan was a great enhancement to the project. He expressed further support for the use of stone at the parapet, noting that Staff could process a respective change.

Boardmember Herman agreed with the other Boardmembers.

Chair Werbe stated this set of plans had very well thought out details. She expressed support for the applicant addressing the material at the parapet.

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

1. The project shall address comments made by the Town Consulting Landscape Architect.

New Homes

4. 75 Tamarack Drive – Crisci (Trademark Architecture + Interiors/ Michael Callan Landscape Architect)

Teardown and new two-story house of approximately 6,250 sq. ft. and associated landscape plan including tree removal and new walls/ gates along the street (24.9% FAR)

Preliminary Review: April 16, 2007

Kenny Goodman, Project Designer, addressed the revisions since Preliminary Review on April 16, 2007.

There was no public comment on this project.

Boardmember Herman commended the balancing of wood divided light windows and leaded windows. He stated the color renderings demonstrate an improvement since the Preliminary Review on April 16, 2007. Boardmember Herman suggested that the horizontal windows as depicted on the front elevation be improved to better fit with the pattern of the home.

Boardmember Jewett expressed support for the project. He commended the proportions of the project; however, suggested 4 x 6 knee braces could be larger and more solid.

Boardmember Heyman commended the project designer on his preparation and presentation of the plans. He noted the landscape plan received minor comments from Town Consulting Landscape Architect.

Boardmember Barnett expressed concern that the project was not 100% authentic to a Tudor style; however, commended the designer on the plan. He further stated that the horizontal windows at the front and right should be given further study for better context with the Tudor style and leaded glass should be incorporated both above and below. He further expressed support of the wood headers on the brick façade, noting that although they were not typical of the style, they would be acceptable if painted a dark color. He further stated that the cast stone should match the body color of the house.

Chair Werbe agreed that the horizontal windows need further evaluation. She also stated she would like to see greater color contrast.

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

1. The horizontal windows at the front elevation shall be eliminated.
2. Leaded glass shall be more consistently applied.
3. The color of cast stone shall be in same tone as the body color of house.
4. The project shall address the Town Consulting Landscape Architect's comments.

5. 2755 Ralston Road- Bennett (Stewart Associates/ Michael Callan Landscape Architect)

Teardown and new house of approximately 11,013 sq. ft. including a new detached pool house of approximately 402 sq. ft. and associated landscape plan including tree removal and fencing/ gates along the street (14.9% FAR)

Preliminary Review: August 20, 2007

John Stewart, Architect, introduced the project. He stated that although the Landscape Architect could not be present at the meeting, he had received the Town Consulting Landscape Architect's comments and is willing to address them.

Allan Sebanc, 2805 Ralston, the rear yard neighbor, expressed concern of the current building height as proposed. He stated the house appeared very visible from his lot as well as from the street. He questioned whether this new construction would encroach into the setbacks. Associate Planner Gina Tynan responded that all new structures were proposed on the plans to be at least 20 feet from side and rear property lines. He raised further questions about the tree removal. John Stewart, Project Architect, clarified that no Redwood trees would be removed that are adjacent to his property at 2805 Ralston. Mr. Sebanc expressed further concern with size, height and a compromise of his privacy associated with the project.

Nancy Kaiser, 2835 Ralston Avenue, expressed concern with potential relocation or removal of the property line fence along Ralston Avenue. Mr. Stewart responded that the Public Works Department would have the final say, but the plans show the fence remaining in the same location.

Bailey Meyer, 2855 Ralston Avenue, agreed that the fence should remain in its current location for privacy enhancement reasons.

Allan Sebanc, 2805 Ralston Avenue, agreed that the fence should be retained in its current location along Ralston to address privacy concerns.

Boardmember Bennett agreed that the proposed house was large; however, stated the plans demonstrate a quality Tudor house with beautiful detailing. He further noted that the design fits a large lot. He expressed support for the proposed Privet hedge and noted that if the fence were retained the project would not be very visible in the future. He expressed support of the color palette; however, he expressed concern with the proposed multi color slate roof. He further expressed concern with the visibility of the skylights from the street. Boardmember Bennett expressed support for the proposed building height and stated that new trees will aid in mitigating privacy concerns.

Boardmember Heyman agreed that the house was large; however, noted that the lot size could accommodate the size of the proposed project. He commended the landscaping plan. He stated he visited the site and viewed it from the neighbor's house at 2805 Ralston. He expressed support for the proposed landscape screening, noting it would be adequate for privacy. He further expressed concern with the cumulative construction impacts due to traffic with this project and the other underway on Ralston Avenue. Boardmember Heyman provided his notes to be added to the minutes regarding this issue which read as follows:

2755 Ralston- Discussion

While it is not within the purview of this Board I do want to point out again, as I did at the Preliminary Review, that allowing construction at this site to go forward before completion of construction at the Crocker Woods Subdivision would be irresponsible. Ralston Avenue at that location is a narrow winding road. Construction traffic for an 11,000 square foot house would cause severe congestion for residents in the area. I would strongly suggest that the Building Department and City Council consider this when granting permission to initiate construction.

Boardmember Jewett expressed support for the project, noting it was appropriate to the site. He stated the landscape plan demonstrated satisfactory new screening. He expressed concern with project staging with the adjacent projects.

Boardmember Herman questioned whether the construction parking could be accommodated on site. John Stewart, Project Architect, responded in the affirmative. Boardmember Herman further commended the proposed project as an improvement from the existing house and noted it would fit with the neighborhood. He agreed the fence along Ralston Avenue should remain, if possible.

Chair Werbe clarified that the Town does not regulate views and privacy by ordinance. She further stated the house fits nicely on the lot and the project would address privacy and view issues through the landscape plan. Chair Werbe commended the architect on the design.

A motion (Heyman/Jewett) to recommend forwarding the project to City Council for final design approval passed 5:0 on the following conditions:

1. The multi-colored slate shall be changed to a more moderate blend.
2. A recommendation that construction be coordinated with the projects at the Crocker Woods Subdivision and all construction vehicles and traffic associated with this project can be accommodated on the building site.

OTHER ITEMS

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

New Houses: 425 Barbara Way (Teardown)
 5 Downey Way (Teardown)

ADJOURNMENT

The meeting adjourned 5:15 p.m.

Gina Tynan, AICP
Associate Planner