

TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
APPROVED MINUTES**

December 3, 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; Mark Heine, Walter Heyman, Charlie Barnett; Bruce Herman

Boardmembers Absent – George Jewett

Staff Present – Elizabeth Cullinan, Cynthia Richardson, John Mullins

APPROVAL OF MINUTES – October 15, 2007

A motion (Barnett/Heine) to approve the October 15, 2007 minutes passed 4-0 with Boardmember Heine abstaining.

WRITTEN/ORAL COMMUNICATIONS - None

PUBLIC HEARING ITEMS

Consent Items:

Additions / Remodel

- 1. 200 W. Santa Inez Avenue**– Coller (TRG Architects)
Ground floor and basement additions of approximately 826 sq. ft. (16.8% FAR)

A motion (Heine/Barnett) passed to approve the consent calendar 5:0

Discussion Items:

Revisions to Approved Plans

- 2. 179 Tobin Clark Drive** – Wang (John L. Wong Landscape Architects)
Revisions to landscape plan associated with an approved new house to including new walls and revised planting and gates.

Leon Yell, Architect, the property owner and Landscape Architect introduced themselves to the ADRB.

Boardmember Barnett stated that the applicant should follow the Town Consulting Landscape Architect (TCLA) recommendations and resubmit the plans.

The Board agreed that the application should be resubmitted.

Boardmember Heine noted that iron balustrade detail should be added, retaining wall details should be clarified, retaining walls should be better screened, and a closer view of the gate/entry area should be added to the plans. He noted that planting in the entry area was critical.

Chair Werbe expressed concern with the insufficiency of plant sizes and numbers and discrepancies between the notes and drawings on the plans. She encouraged the applicant's landscape architect to meet with Staff to review the size and number of plants. She noted that the item could be continued to the next ADRB meeting on the consent calendar if all recommendations of the Board and TCLA were incorporated into revised plans.

A motion (Barnett/Herman) to continue the item to the next ADRB meeting passed 5:0.

3. 15 Downey Way – Sarver (inSite Design)

Revisions to previously approved plans for substantial teardown and new house of approximately 5,562 sq. ft. including modifications to exterior materials including new roofing (24.9% FAR)

Boardmember Barnett recused himself and left the room.

The project architect and applicant presented the item, noting that minor revisions had been made to the project including changes to window sizes and refinement of architectural details consistent with the craftsman style of architecture. The project architect noted that the originally proposed shake roof would be changed to slate and that other materials and colors had changed as a result. He emphasized the environmental sensitivity of the project.

There was no public comment for this project.

Boardmember Heine supported most of the changes but did not support the "El-Dorado" stone (preferred natural stone) or the slate roof.

Boardmember Herman expressed concern with the consistency of the slate roofing material with the craftsman style of architecture. He expressed support for the overall look of the house and expressed appreciation for the environmental sensitivity of the project.

Boardmember Heyman expressed agreement with Boardmember Heine and Boardmember Herman. He noted an inconsistency on the plans in terms of the photovoltaics. He would like to see a sample or brochure of the photovoltaics. He questioned whether the roofing material was natural slate. He further stated that slate did not seem compatible with the Craftsman style of the house, and expressed general concern with the changes that were made.

Chair Werbe acknowledged meeting with the Staff on the project. She expressed concern with the proposed slate roof, stating it was not appropriate for a Craftsman style house. She further expressed concern with the proposed cultured stone.

Boardmember Heine noted that the fire-retardant chemicals on a shake roof dissipate within one year.

John Mullins, Building Official, outlined the fire-rating requirements of the Town and confirmed that slate has a greater longevity than shake roofing.

The applicant noted that the proposed slate roofing material was a blend of real slate and plastic.

A motion (Heine/Heyman) to recommend approval of the project on the condition that the roofing material and stone be revised to the satisfaction of Planning Staff passed 5:0.

Remodel/ Additions

- 4. 1383 Southdown Road** – Kotseroglou (SSS Designs, LLC/ Michael Callan Landscape Architect)
Remodel and additions of approximately 1,029 sq. ft. and associated landscape plan including tree removal, new driveway location and new fencing, walls and gate along the street (12.9% FAR)

The project designer and property owner presented the project and made themselves available for questions.

Michael Callan responded to the TCLA recommendations.

Dale Meyer, 1365 Southdown, stated there had concerns regarding the location of the property line and fence.

Boardmember Heyman noted that the fencing and driveway location issues would be under the authority of the City Engineer, and that property line disputes are a civil/private matter. He further expressed support for the proposal with the exception of the roofing material.

Boardmember Barnett supported massing and size. However he felt that the proposal did not fully embody a Mediterranean style (windows and turret for example) and that a detail sheet was missing. He did not support the roofing materials, and recommended that the residence be more consistent with the natural setting. He referred to the Town's Design Guidelines which call for improvements to reflect a singular true architectural style rather than a combination of styles.

Boardmember Herman felt the proposal was a good start, but lacked character. He felt the windows reflected a ranch versus Mediterranean style and recommended the use of true divided light windows. He also expressed concern with the visual impact of the roof skylight.

Boardmember Heine expressed concern with windows and roofing material; he also felt details were missing. He concluded that the project was good but needed enhancements.

Chair Werbe liked the massing of the project, but felt that the project needed another level of enhancements. She expressed concern with the roof tile, and noted that enhancements and detail do not mean ornamentation but rather integral architectural details consistent with the base architectural style.

Ms. Say reiterated that the style is a "Contemporary clean lined Mediterranean".

Boardmember Barnett stated the need to follow the Design Guidelines by selecting either a Contemporary or Mediterranean style rather than a combination.

Boardmember Barnett moved to continue item to the next ARDB meeting and further recommended that the architect continue to work with Staff to be true to the style of the home. He added that the landscaping needed to be more compatible with a wooded setting and the roofing should be a more natural material.

A motion (Barnett/ Heine) to continue the item to the next ARDB meeting motion passed 5:0, with the recommendation that that architect continue to work with Staff to create a more historically accurate architectural style, revised/natural roofing materials, and a landscaping plan that is more compatible with a wooded setting.

5. 881 Vista Road - Sasaki (Shimamoto Architects)

New second-story addition of approximately 972 sq. ft. and associated front yard landscape plan (13.5% FAR)

The owner and Project Architect were both present at the meeting.

Olivia Malek-Youan, 25 Via Delizia Court, rear yard neighbor, expressed concern with the trees that have been removed. She expressed concern that the proposal would obstruct views and reduce privacy.

Christina Diercks, 108 Essex Lane, expressed support for the proposed project.

Boardmember Barnett noted that the project lacks sufficient architectural detail and that the project needed comprehensive upgrading. He specifically noted that the rear façade has a negative visual impact and front and rear yard landscaping would be important for this project. He expressed concurrence with the neighbor's concerns on the project.

Boardmember Heyman expressed concern with the quality of the plans and the lack of architectural detail. He also expressed concurrence with the neighbor's concerns. He further noted that the front yard landscape screening was inadequate. He expressed support for enhanced neighborhood outreach.

Boardmember Heine expressed concern with the proposal noting that the project appeared monochromatic and that there was not much change since the last ADRB review. He further stated he would like to see an upgrade to the project and could not support the project as submitted.

Boardmember Herman agreed with the other Boardmembers. He further expressed concern with the balance of the house and questioned the specific style of the second story component of the proposed residence.

Chair Werbe stated that although she supported the proposed stepped back second story, she would like to see the second level centered, overall improvement with the design, and incorporation of the TCLA recommendations.

A motion (Heyman/Herman) to continue the item to the next ARDB meeting for a redesign consistent with the Hillsborough Design Guidelines passed 5:0.

New Houses

- 6. 1545 Bellevue**—Crisp (JD & Associates/ Jennifer Bloch, Landscape Architect)
Consideration of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) regarding the proposed teardown/ new house of approximately 5,610 sq ft. (Phase I) and new detached Second Unit of approximately 950 sq. ft (Phase II) and design review of the new fencing/ gates along the street (24.9% FAR)
Preliminary Review: August 20, 2007

Boardmember Heyman served as ADRB Chair for this item.

Elizabeth Cullinan, Director of Building and Planning, presented a summary of the parameters of the ADRB discussion, noting that the proposed second unit was not under consideration by the ADRB and that the project was currently under public review for a Draft Mitigated Negative Declaration. She stated that the draft environmental documents indicated there would be no significant environmental impact associated with the project with the adoption of mitigation measures and conditions.

Michael Kaindl, project architect, presented the item.

Randi Murray of 1604 Chapin Avenue in Burlingame noted that although she did not have concerns with the primary residence, she did have concerns with the location of the second unit and its impact on her views and privacy.

Gordon Murray of 1604 Chapin Avenue noted that he was previously assured that no construction could occur on the south side of the creek and was concerned with emergency access to the second unit.

Boardmember Heine expressed concern with the roofing material (with a preference towards natural slate), noted that the massing and architectural details are good, and acknowledged improvements since preliminary review. He questioned whether any alternatives to the second unit location had been considered and expressed interest in viewing enhanced front door details. He also emphasized the importance of long-term mitigation measures.

Elizabeth Cullinan, Director of Building and Planning noted that mitigation measures could be incorporated into a Final Mitigated Negative Declaration to address long-term issues.

Mr. Kaindl noted that alternatives had been studied but that the proposal had the least impact on the creek and redwood trees.

Boardmember Herman expressed support for the proposed improvements and the overall house. However, he expressed concern with the proposed roofing material and the right elevation. He stated that the solar panels should be matched to a real slate material. He questioned whether the proposed cantilever over the creek of the second unit would impact the environment, and how mitigation measures would be implemented. He further questioned how the issue of potentially changing environmental conditions in light of the phased second unit would be addressed.

Ms. Cullinan noted that the proposed cantilever could potentially impact riparian habitat and bank stability, but that the proposed mitigation measures appeared to mitigate these potential impacts. She also informed the Board that if the Mitigated Negative Declaration were adopted a Mitigation Monitoring and Reporting Plan is required and would be developed outlining a specific implementation plan. She concluded that environmental documents are generally valid for approximately five years.

Chair Werbe stated that she would prefer an authentic slate roof and a more prominent front entry. She had no comments on the draft environmental documents.

Boardmember Barnett expressed concern with the size of the home as it would be the largest in the neighborhood, the roofing material, the lack of a complete detail sheet, lack of landscaping in front of stucco walls, lack of a roofing sample, and details on the dormers. He expressed support for the 2nd unit and would like to see screening between the two properties.

Acting Chair Heyman expressed concern with the roofing material and prominence of the roof. He further requested clarification on landscaping.

Jennifer Bloch, Landscape Architect, expressed concern with item #7 of the TCLA report. She feels that this item was addressed with the added evergreen mix.

The project architect responded to concerns regarding the roofing material, stating a change to real slate creates structural and cost increases.

Chair Werbe recommended that Staff forward the comments of the project landscape architect to the TCLA for resolution.

A motion (Barnett/Werbe) to continue the item to the January 22, 2008 meeting to provide the applicant an opportunity to revise the proposed roofing materials and to prepare a complete architectural detail sheet passed 3:2 (Boardmember Herman and Boardmember Heine voting against the motion).

- 7. 108 Essex Lane-** Diercks (SUJO Design, Inc./ Small Brown Landscape Architects)
Teardown and new house of approximately 5,421 sq. ft. and associated landscape plan including tree removal, new driveway location and fencing/ gates along the street. (24.8% FAR)
Preliminary Review: July 16, 2007

Boardmember Herman recused himself from consideration of this item and left the room.

Paul and Christina Diercks, property owners, presented a summary of the project. Mrs. Diercks stated she had met with neighboring property owners prior to the meeting and they did not have concerns over the project until the meeting.

Sara Small, Landscape Architect, noted she had reviewed the TCLA recommendations and was supportive of the recommendations. However, she did note that she would like to maintain one of the large pine trees.

Sharon Safrin, 107 Essex Lane, expressed concern with the proposed project and noted that the project did not incorporate changes recommended by neighbors. She further stated that eleven families have sent letters opposing the project.

Nancy McFarland, 105 Essex Lane, expressed concern with the proposed project to the owners in the past and noted that there have been no compromises made.

Lin Ho, 860 Vista Road, expressed concern with the height and massiveness of the proposed project. She further noted that the site is visibly prominent from surrounding areas.

Maria Franz, 870 Vista Road, expressed concern with the privacy impacts of the proposed project. She further noted that neighbors have offered to plant trees to mitigate the impacts of the proposal. She expressed support for lowering the height of the proposed residence and windows on the second level.

Boardmember Barnett recognized the project challenges and acknowledged that the project meets the Hillsborough Municipal Code and was an attractive project. However, he noted that the house is out of context with the neighborhood and, therefore, does not meet the Town's Design Guidelines.

Boardmember Heyman commended the architect on the quality of the plans. He further stated that the proposed home is very prominent on the lot and within the neighborhood and does not fit in with the existing neighborhood.

Boardmember Heine agreed with the other Boardmembers. He also commended the architect on the project design but felt it was not appropriate for the lot. He noted that the neighbors' concerns were very compelling and felt the project was too prominent for the street.

Chair Werbe agreed with the other Boardmembers and further stated the proposed house was not appropriate for the neighborhood.

Mr. and Mrs. Diercks, owners, responded they could not move the home back on the lot without losing privacy and had concerns regarding reducing the height of the residence.

Boardmember Barnett noted that the massing continued to be a problem.

A motion (Heyman/Heine) to continue item for a redesign to address neighborhood compatibility passed 5:0.

- 8. 110 Redwood Drive-** Matar (Stewart Associates/ Michael Callan Landscape Architect)
Teardown and New house of approximately 4,919 sq. ft. including attached Second Unit and associated landscape plan with tree removal and new fencing/ gates along the street (24.9 % FAR)
Preliminary Review: September 17, 2007

The property owner made a presentation on the project.

Chair Werbe acknowledged that she and Boardmember Barnett had met with the applicants.

Boardmember Heine complemented the project and noted that the applicant had addressed prior concerns. He did have remaining concerns with the railing on the front elevation being out of place and with the right side elevation.

Boardmember Herman complemented the project and noted that it was appropriate for the neighborhood. He recommended maintaining the Elm tree on the landscape plan as recommended by Mike Callan.

Boardmember Heyman also recommended retaining the Elm tree and reconfiguring the outdoor barbeque area.

Boardmember Barnett commended the applicant on the changes from the preliminary review, noted the timelessness of the proposed design, the appropriateness of the neighborhood context, and the completeness of the plans. He expressed concern with running the cornice into corners and ornamentation at the front gates.

Chair Werbe acknowledged the applicant's responsiveness to the comments from the Preliminary Review. She expressed concern with the proposed gate style and recommended simplifying the gates.

A motion (Heyman/Herman) to approve the project on the conditions that the dormer windows and the gate be modified and that the Elm tree be retained to the satisfaction of Planning Staff passed 5:0.

- 9. 5 Downey Way-** Laugesen (TRG Architects/ Michael Callan Landscape Architect)
Teardown and new house of approximately 5,013 sq. ft. and associated landscape plan including tree removal, new driveway location and new columns along the street (24.8% FAR)

Boardmember Barnett recused himself from this item and left the room.

Randy Grange, project architect, and Michael Callan, landscape architect, presented the item.

Candice Savoie of 2140 Oaks Drive noted that the proposal appeared to be out of character with the neighborhood, too large in size, and that the columns were inappropriate.

Boardmember Herman complemented the project, but noted that he couldn't support the proposal as it was too large at this corner location. He also noted that the proposed driveway change was a concern.

Boardmember Heyman noted that the project was attractive, that the landscaping plan included good screening, and that the neighborhood can accommodate a two story home. He expressed support for the driveway location and that the crab-apple and cedar trees be retained.

Boardmember Heine expressed concurrence with Boardmember Heyman.

Chair Werbe noted that the project was too large for the location and neighborhood.

A motion (Heyman/Heine) to continue the item to the January 22, 2008 meeting for a redesign of the project to reduce the visual impact and enhance the neighborhood compatibility of the project passed 5:0.

- 10. 425 Barbara Way-** Johnston (Noel Cross Architects/ Michael Callan Landscape Architect)
Teardown and new one-story house of approximately 4,850 sq. ft. and associated landscape plan including tree removal, new driveway location and columns along the street (20.4% FAR)
Preliminary Review: October 15, 2007

The property owner presented the project highlighting changes since the preliminary review.

Michael Callan presented the landscape plan.

The project architect noted that the project was well under the FAR, height and coverage limitations.

Boardmember Barnett commended the significant changes since the Preliminary Review and acknowledged that the proposal was architecturally historically accurate and sensitive to the neighborhood context. He believed that the landscaping would address neighbor concerns. He recommended that the skylight not be visible from the street.

Boardmember Heyman supported the simplified and refined plans. In response to neighbor concerns, he noted that staying within the existing roofline would not allow for optimum design. He commended the landscaping plan and recommended that the pine trees be protected during construction.

Boardmember Heine expressed concern with the proposed garages, but support for the overall design.

Boardmember Herman expressed support for the design, but noted that the east and west elevations needed some design enhancements.

Chair Werbe noted that the proposal represents a positive contribution to a neighborhood in transition and high quality design.

A motion (Heine/Barnett) to approve the project on the condition that the pine trees are protected during construction passed 5:0.

OTHER ITEMS

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

New Houses: 1365 Hayne Road (Teardown)
 190 Eucalyptus Avenue (Teardown)
 11 Mountain Wood Lane
 575 Laurent (Teardown)

ADJOURNMENT

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