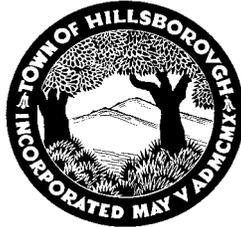


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Approved Minutes**

January 22, 2008 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, Charlie Barnett, George Jewett, Bruce Herman

Boardmembers Absent—None

Staff Present—Elizabeth Cullinan, John Mullins, Leslie Hopper

Others – Mayor Mullooly, Councilmember Fannon

APPROVAL OF MINUTES—December 3, 2007

A motion (Heine/Barnett) to approve the December 3, 2007 minutes passed 4:0 with Boardmember Jewett abstaining.

WRITTEN/ORAL COMMUNICATIONS—None

AGENDA ITEMS

Consent Items:

1. **16 Oak Tree Place** – Cheng (David Marlatt, AIA/Small Brown Landscape Architects)
Request for one-year extension of ADRB approval of a New House and Landscape Plan
2. **1383 Southdown Road** – Kotseroglou (Michael Kaindl/Michael Callan Landscape Architect)
Request for additional continuance of ADRB review of 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)
3. **950 W. Santa Inez Avenue** – Cooper (K.R. Ledford Architect)
Second floor addition of approximately 568 sq. ft. (11% FAR)
4. **2755 Ralston Avenue** – 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), including minor revisions to a previously approved landscape plan enhancing perimeter screening including tree removal and fencing/gates along the street

Item 1 (16 Oak Tree Place) was pulled from the consent calendar for discussion.

A motion (Jewett/Barnett) passed 5:0 to approve Items 2-4.

Discussion Items:

- 1. 16 Oak Tree Place** – Cheng (David Marlatt, AIA/Small Brown Landscape Architects)
Request for one-year extension of ADRB approval of a New House and Landscape Plan

Michael Graser, 10 Oaktree Place, stated that he has experienced drainage problems that might be impacted by the project, and he requested that drainage be considered when the ADRB reviews the landscape plan.

Mai Graser, 10 Oaktree Place, noted that heavy rains sometimes caused flooding on their property.

Chair Werbe explained that drainage is not within the purview of the ADRB but would be considered when the plans are being reviewed by the Building Department.

A motion (Barnett/Jewett) passed 5:0 to approve the one-year extension.

- 5. 179 Tobin Clark Drive** – Wang (John L. Wong Landscape Architect)
Continued review of proposed revisions to landscape plan associated with an approved new house including new walls and revised plantings and gates
Continued from December 3, 2007

Leon Yao, the applicant's representative, explained that more detailed requirements from the Town's Consulting Landscape Architect (TCLA) had been received, and the applicant agreed to comply with those requirements.

Boardmember Jewett expressed concern about the concrete balustrades and wanted to make sure that they were adequately screened.

Boardmember Barnett stated that he had made a site visit earlier in the day, and he noted that the revised plans were much improved. He asked whether some of the work had already been done and the applicant answered affirmatively. He agreed that the main concern was adequate screening in front of the concrete balustrades.

Boardmember Herman and Chair Werbe agreed that the balustrades required additional screening.

A motion (Jewett/Barnett) passed 5:0 to approve the project, subject to meeting the conditions of the TCLA and adding additional screening in front of the concrete balustrades. The revised plans may be submitted for administrative review and approval.

- 6. 1545 Bellevue Avenue** – Crisp (JD & Associates/Jennifer Bloch, Landscape Architect)
Continued review of a proposed teardown/new house of approximately 5,610 sq. ft., new detached Second Unit of approximately 950 sq. ft. and associated landscape plan including tree removal, new driveway location and fencing/gates along the street (24.9% FAR)

Continued from December 3, 2007

Michael Kaindl, Project Architect, presented a sample of slate roofing material as an alternative to the proposed composition shingle. Jennifer Bloch, Project Landscape Architect, described the proposed mix of evergreens and deciduous plants.

Boardmember Herman said he'd always liked the proposed residence, and the slate roof would improve its appearance. He questioned the appearance of the garage wall, which seemed a little bare, and suggested that a window be added.

Boardmember Barnett thanked the Project Architect for adding the detail sheet. He pointed out that the project was at the maximum square footage and height and thus would be held to the highest design standards. He questioned the roofing around the dormer windows and said the residence should have copper gutters, downspouts and dormer roofing. In addition, the roofing should be slate and the exterior walls should be integral stucco. Since the proposed residence was 30 feet high, landscape screening was extremely important.

Boardmember Jewett agreed, saying that materials and landscape screening are major concerns.

Boardmember Heine agreed that copper gutters, downspouts, chimney caps and dormer roofing would be expected.

Chair Werbe concurred with other Boardmember comments and suggested that the revisions be reviewed and approved by staff rather than coming back to the ADRB.

A motion (Barnett/Herman) to approve the project passed 5:0 subject to meeting the conditions of the TCLA and the following conditions:

1. The roof shall be real rather than simulated slate.
 2. The gutters, downspouts, roof flashing, vents, chimney caps and other items indicated on the plans as copper shall be real copper.
 3. The stucco shall be an integral color.
 4. All window trim and casing visible from the public right-of-way and neighboring properties shall be real wood.
 5. The applicant shall revise the plans to include more appropriate architectural fenestration at the rear elevation and add a minimum of five 36" box additional evergreen trees to the front yard landscaping.
 6. Revised plans shall be submitted for administrative approval to the Planning Department.
7. **5 Downey Way** – Laugesen (TRG Architects/Michael Callan Landscape Architect)
Continued review of a proposed 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)
Continued from December 3, 2007

Boardmember Barnett recused himself and stepped down from the dais.

Randy Grange, Project Architect, presented the revised plans and explained that the project had been reconfigured to reduce the mass at the corner, leaving only one area of two-story façade.

Suzanne Boutin, 35 Downey Way, said she felt the project was out of character for the neighborhood and was too large for the lot.

Donald Perry, 10 Marialinda Court, said he felt the project was not compatible with the surrounding area which has mainly one-story homes and, since the residence would be located on a rise, it would dominate the neighborhood.

Robert Savoie, 2140 Oaks Drive, said the story poles are quite imposing when viewed from his property.

Charlie Barnett, 50 McCreery Drive, considered the project to be out of scale and should be revised as a one-story residence with the driveway on Downey Way.

Two other neighbors, Mr. Meiswinkel and Mr. Baldwin, said the proposed residence was too tall.

Boardmember Heine said he believed the project was generally well designed, with nice fenestration and architectural details. Since the driveway meets Town requirements, he could support the project.

Boardmember Jewett preferred the original design, which he believed was more cohesive.

Boardmember Herman disclosed that he had talked to the owner and Staff regarding the project. The problem is that the proposed residence sits up above the surrounding single-story homes and is too imposing. The driveway should be on Downey Way mitigate safety issues.

Chair Werbe believed the residence would have a massive appearance because it would sit up so high, and she strongly suggested that the driveway be relocated.

A motion (GJ/BH) passed 4:0 to continue the project to the March 3, 2008 agenda.

8. **1070 Parrott Drive** – Gimbel (Panko Architects/Michael Callan Landscape Architect)
Teardown and new house of approximately 5,994 sq. ft. and associated landscape plan including tree removal, new driveway and new fencing/gates along the street (10.7% FAR)
Preliminary Review: August 20, 2007

Rhonda Luongo, 1080 Parrott Drive, said she believes her neighbor has the right to build the proposed house.

Boardmember Jewett believed the proposed residence was fine and suggested that natural slate roofing would be an elegant touch. He also questioned the deck material at the rear of the house and noted that additional landscaping was needed to soften the appearance of the rear elevation.

Boardmember Heine pointed out an inconsistency in the plans and asked whether the roof would be green or black. The Project Architect confirmed that the roof would be black.

Boardmember Barnett noted that the natural cedar siding was a good choice and helped minimize the appearance of the large house. He appreciated the understated design and noted the need for additional rear yard landscape screening.

Boardmember Herman said it was a very large house and the expanse of shingled walls should be broken up as much as possible. He noted that he generally prefers natural wood frame windows.

Chair Werbe believed the architect had done a good job on a challenging remodel. She agreed that additional landscaping was needed to mitigate the broad appearance of the building from across the canyon.

A motion (Jewitt/Barnett) to approve the project passed 5:0 subject to meeting the conditions of the TCLA and adding increased landscape screening in the rear yard. Revised landscape plans shall be submitted for administrative approval.

9. **575 Laurent Road** – Tong (Chu Design & Engineering/Michael Callan Landscape Architect) Teardown and new house of approximately 7,810 sq. ft. and associated landscape plan including tree removal and new fencing/gates along the street (22.2% FAR)
Preliminary Review: December 3, 2007

James Chu, Project Architect, presented the project and clarified the base color of the home.

John Ellis, representing Shawn Taheri at 560 Pullman Drive, explained that Dr. Taheri's residence sits above and, as he would be looking at the roof of the proposed residence, it was important to have adequate landscape screening. He also requested that the roof color be more subdued and suggested an earthtone rather than the reddish-orange tile that was proposed.

Charles Meier, 581 Laurent Road, explained that Tree #24 is important for his privacy and he requested that it remain in place. He also requested that additional evergreens be planted for screening.

Boardmember Herman questioned the appearance of the arch and recessed door to the left of the front entrance, and asked whether it would be possible to allow Tree #24 to remain as requested. The Project Landscape Architect answered affirmatively.

Boardmember Barnett said it was a big house but he could support it because it would not be highly visible from across the valley and the architecture was historically accurate. His main concern was the view from the street, which presently has a woody, rural character. He suggested that the gates be moved further up the driveway and the driveway be reduced in width.

Boardmember Jewett stated that he had no specific objections. He noted that there were two variations in the proposed roof tiles (one was a solid color and the other had a distressed finish with a mottled appearance) and he suggested that the roof color would be fine if more of the distressed tiles were used.

Boardmember Heine said it was a beautiful residence that had been well designed, although he agreed that the roof color should be toned down.

Chair Werbe considered the driveway gate to be quite ornamental in design and agreed that it should be moved back from the street. As an alternative, a gate with a very simple design would be acceptable in the proposed location. She agreed that the tile color should be toned down and suggested a browner color.

A motion (Barnett/Jewett) to approve the project passed 5:0 subject to meeting the conditions of the TCLA and the following conditions:

1. Tree #24 shall remain and Tree #28 shall be replaced with a larger tree.
2. The proposed gate/fencing shall be moved back from the street.
3. The width of the driveway from the street to the gate shall be reduced.
4. The roofing material shall be revised to be more earth-toned while maintaining architectural historical accuracy with the style of the residence.
5. The revised roofing material and revised landscape plans shall be submitted to the Planning Department for administrative approval.

OTHER ITEMS

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

108 Essex (Teardown)

DISCUSSION ITEM

Discussion of ADRB review procedures.

The Board discussed the need to document findings and considered a suggested format or checklist to guide the decision-making process. The checklist includes package completeness and summarizes the principles established in the Residential Design Guidelines. The Boardmembers agreed that the checklist would be helpful and suggested that it be included with each set of plans in the packet.

ADJOURNMENT

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