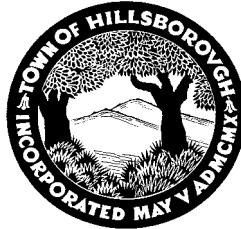


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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



1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board (ADRB)
Minutes

February 4, 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, Former ADRB Member Walter Heyman

APPROVAL OF MINUTES — January 22, 2008

Boardmember Herman offered a correction to the draft minutes on page 4, adding the words “and staff.”
A motion Herman/Barnett to approve the January 22, 2008 minutes as corrected passed 5:0.

WRITTEN/ORAL COMMUNICATIONS—None

AGENDA ITEMS

Consent Items:

1. **1840 Black Mountain Road** – Alfaro (Stewart Associates/Michael Callan, Landscape Architect)
Request for one-year extension of ADRB approval of a new house and landscape plan
Recommendation: Extend ADRB approval to February 4, 2009, as requested by applicant.

Item #2 was pulled from the consent calendar for discussion.
A motion (Barnett/Heine) passed 5:0 to approve Item #1.

Regular Items:

2. **5 Encina Court** – Callinan (Lisa Keyston, Landscape Architect)
Perimeter landscaping to include new parking strip and sixty 24” box English Laurel trees along the perimeter of the property.
Recommendation: Approve the proposed perimeter landscaping and parking strip.

Ken Colvin, 20 Encina Court, spoke with concerns about limited lighting in the project area.

After a discussion of a neighbor's concerns about lighting, a motion (Jewett/Heine) passed 5:0 to approve the project subject to Standard Conditions.

3. 190 Eucalyptus – Koo (Dan Phipps/Bob Cleaver, Landscape Architect)

First and second floor additions and remodel totaling 1,300 square feet (18% FAR), associated landscaping, perimeter fencing, and entry gates/columns.

Dan Phipps, project architect, and Bob Cleaver, landscape architect, presented a summary of the project.

Boardmember Heine complemented the application packet and presentation and noted that although the project reaches the floor area maximum, the massing was appropriate. He noted that he didn't support the vents or entry grillwork, but supported the project overall. He also confirmed with the landscape architect that two cherry trees would be removed due to poor health.

Boardmember Jewett complemented the application package, supported the vents and massing, and questioned how the pool equipment would be addressed.

Boardmember Barnett completed the plans and the effort to remodel versus reconstruct. He noted that the entry was not consistent with the proposed architectural style, that the landscape plan should be enhanced consistent with the scale of the project and street and entry gate elevations shall be included for a future review by the ADRB.

Chair Werbe complemented the plans and project, but expressed concern with the proposed vents. She recommended that the landscape plans be continued for future review by the ADRB.

A motion (Jewett/Heine) was passed 3:1 (Barnett opposing) approving the addition subject to the Standard Conditions and the condition that the vents be reworked; in addition, that the landscape plan be continued to the March 3, 2008 agenda in order to address the TCLA comments and provide more complete information.

4. 20 Margo Lane – Custodio (James Chu/Michael Callan, Landscape Architect)

Second floor addition of approximately 1,320 sq. ft. (24% FAR) and front yard landscaping.

James Chu, project architect, and Michael Callan, landscape architect, presented a summary of the project and noted that the driveway would be replaced.

Boardmember Herman noted significant improvement to the project since the last review and complemented the remodel versus reconstruction efforts. He noted that the decks were too contemporary for the proposed overall style.

Boardmember Barnett acknowledged that the project represented a successful transformation of the existing residence, recommended the use of real stone and simplification of the wall to the left of the front door.

Boardmember Jewett complemented the project but recommended the use of real stone and simplification of the wall to the left of the front door.

Boardmember Heine concurred with other Boardmembers, expressed concern with the style of the decking, supported the proposed driveway change, and recommended the use of real stone.

Chair Werbe complemented the project, recommended the use of real stone, simplification of the wall to the left of the front door, and noted an inconsistency between the garage door detail and plans.

A motion (Harmon/Heine) passed 5:0 approving the application subject to the Standard Conditions and specific conditions that the project use real stone and the decks and walls be reworked to be more consistent with the architectural style.

5. 250 Darrell Road – Collins (Kevin Weinmann, Architect)

First floor addition of 1,140 sq. ft. and a second floor addition of 1,601 sq. ft (24.9% FAR), changing the existing flat roof to a sloped roof, and updating the exterior of home to a Tudor style.

Kevin Weinmann, project architect, presented a summary of the project.

Tracy Farella, 245 Darrell Road, expressed concern with the massing of the project, an interest in retaining existing trees and adding larger evergreen trees, and revising the project to be sensitive to the slope of the property.

Dennis Kelly, 301 Darrell Road, noted that the project was not consistent with the neighborhood context, does not demonstrate conformance to the natural contours of the land, is not consistent with the Town's Design Guidelines, and presents shadow impacts. He noted that the story pole netting was blown down in the storm.

Dennis Livingston noted that although he was willing to work with the applicants, the proposal was out of context with the neighborhood.

Robert Lelo, 275 Darrell Road, spoke in opposition to the project and presented a letter with his concerns.

John Sasano, 225 Darrell Road, spoke in opposition to the project and noted that he received late notification of the public hearing.

Boardmember Jewett noted that the plans were inadequate, the scale was difficult to read, the proposal was out of context with the neighborhood, the rear elevation needs improvement, natural materials should be used, landscaping should be proposed that is in scale to that required of a new home, and neighborhood outreach should be enhanced.

Boardmember Heine noted that the plans needed improvement, public outreach needed to be enhanced, the residence is out of context with the neighboring properties, the proposal should utilize natural materials and that the proposal should meet the standards for a new residence.

Boardmember Herman concurred with other Boardmembers, noting that the scale of the project (in particular the second story) should be reduced for neighborhood consistency and that natural quality materials should be used.

Boardmember Barnett concurred with other Boardmembers noting the plans were incomplete, the architecture was not historically accurate, the neighborhood context was inappropriate, and referred the applicant to pages 24 and 28 of the Town's Design Guidelines.

Chair Werbe concurred with other Boardmembers and noted that a Tudor Style may not be appropriate on a small lot, that the architecture and construction materials should be authentic, that the second story should be designed with sensitivity to neighborhood context, and that the landscape plans were a vital part of the project.

A motion (Jewett/Heine) passed 5:0 to continue the application to the April 7 agenda. It was requested that a landscape plan be included with the application.

OTHER ITEMS

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

6. 930 Hillsborough Boulevard (tear down and new home)

DISCUSSION ITEM

Matt Greening of Mid Peninsula Roofing and John Mullins, Building Official, presented a summary of commonly used roofing materials and addressed Board questions.

ADJOURNMENT

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