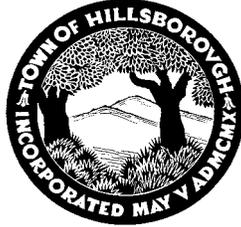


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
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**Architecture and Design Review Board (ADRB)
Approved Minutes**

March 3, 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, Carl Goldstone, alternate

Boardmembers Absent—None

Staff Present—Elizabeth Cullinan, John Mullins, Leslie Hopper

Others—Mayor Mullooly, Councilmember Fannon

APPROVAL OF MINUTES — February 4, 2008

A motion (Jewett/Heine) to approve the February 4, 2008 minutes passed 4:0 (Herman not yet present).

WRITTEN/ORAL COMMUNICATIONS—None

AGENDA ITEMS

Consent Items:

- 1. 5 Encina Court**— Callinan (Lisa Keyston, Landscape Architect)
Landscape plan with driveway gate and lights.
Recommendation: Approve the proposed landscape plan subject to TCLA's comments.
- 2. 331 Barbara Way**—Shannon (Mark Percy, Architect)
Ground-floor addition of 779 s.f. (17.2% FAR)
Recommendation: Approve the proposed addition.

A motion to approve consent items #1 and #2 (Jewett/Heine) passed 4:0.

Regular Items:

Landscape plans

- 3. 190 Eucalyptus (Continued)**—Koo (Bob Cleaver, Landscape Architect)
Landscape plan for new house, perimeter fencing, and entry gates/columns.
Continued from February 4, 2008

Boardmember Herman recused himself from the discussion.

Bob Cleaver, landscape architect, summarized the changes that had been made in response to the Board's comments.

There were no comments from the public.

Boardmember Heine questioned the use of manufactured stone for the retaining wall and said that although he preferred natural stone, in this case it might not be a problem because it would not be visible from the street.

Boardmember Barnett thanked the landscape architect for providing a more complete set of drawings, and added that he did not support the use of manufactured stone.

Chairman Werbe agreed that real stone is better.

A motion (Barnett/Heine) passed 4:0 (Herman recused) to approve the project subject to the comments of the Town Consulting Landscape Architect and a requirement to replace the cultured stone with

4. 10 Woodgate Court—Abuyaghi (Small Brown Landscape Architects)

Landscape plan for rear yard including two arbors, outdoor kitchen, spa, stucco walls and perimeter fencing.

Ruth Brown, landscape architect, explained that the project had been administratively approved but the neighbors on one side were reluctant to sign off on it. The plans submitted for ADRB review were basically the same, with the addition of a few notes to address the neighbors' concerns.

Steve Preonas, Esq., representing the owners, explained that the neighbors' concerns about grading and drainage would be addressed during the building plan check process.

Mark Haesloop, Esq., representing the adjacent property owners at 2835 Summit, said that he had submitted two letters expressing their concerns about grading and drainage. In addition, his clients were hopeful that the project would be built according to the approved plans and completed by next winter.

Chairman Werbe explained that grading and drainage issues are not within the purview of the ADRB and would be addressed during the building plan check process.

Boardmember Herman was concerned about the redwood tree pictured in Mr. Haesloop's letters, and wanted to be sure it was adequately protected by fencing during construction.

Boardmember Goldstone expressed concern about the retaining wall, stating that it might need to extend further to the left due to a swale that runs further than shown on the plans.

Boardmember Barnett reiterated that grading was not within the Board's purview, and said he was satisfied with the application.

Boardmember Jewett said that aesthetically, the landscape plan is fine.

Boardmember Heine agreed, saying that his main concerns were tree protection and protection of the neighbors, which would be addressed during the building permit process.

Chairman Werbe agreed that tree protection is vital.

A motion (Barnett/Heine) passed 5:0 to approve the project subject to tree protection requirements.

Additions/Remodels

5. 540 Darrell Road—Yeo (Mak Studio)

Remodel and ground-floor addition of 1,382 s.f. (19% FAR)

Kelly Melendez, project architect, presented the project as a modernized ranch-style remodel.

There were no comments from the public.

Boardmember Jewett said he appreciated the proposed remodel but had reservations regarding the garage door.

Boardmember Heine liked the project, although he questioned the “patch and match” approach to the roofing.

Boardmember Barnett thought that overall, the project represented a nice update to the architectural style of the house. He was concerned with the lack of natural materials and suggested that the entire roof be replaced with wood shingles. He also thought it was important to provide a landscape plan.

Boardmembers Herman and Goldstone agreed that the entire roof should be replaced.

Boardmember Goldstone questioned the pop-up element over the front entry.

Chairman Werbe said the project was not quite there, and needed a little more work to take it all the way.

A motion (Heine/Jewett) passed 5:0 to continue the project to April 7, 2008 in order to address the Board’s request to rework the massing over the front entry; provide samples or illustrations of the roofing material, garage door and windows; and include a landscape plan for the front yard.

6. 1540 Black Mountain Road—Minaidis (Dinar & Associates)

Ground-floor addition 849 s.f. (21% FAR)

The project architect, Mr. Dinar, presented the concept, explaining that the addition was at the back of the house and the front remodel was traditional approach.

There were no comments from the public.

Boardmember Herman said the project was in keeping with neighborhood, and he liked the proposed changes. He questioned the roofing materials, however, and noted that the colors wouldn't match if the roof was going to be patched.

Boardmember Goldstone said he was fine with the project.

Boardmember Heine said the front needed a little more attention, especially regarding the window details and the front entry, which doesn't seem to fit in.

Boardmember Jewett agreed with Mr. Heine's comments and said the front entry was underscaled and needed a bigger canopy. The garage door also needed attention.

Boardmember Barnett noted that the street elevation is key because it's all that can be seen from the street. He suggested that a front landscape plan was necessary and noted that the remodel didn't really have an architectural style. The garage door and front entry needed reconsideration, and the roof needed to be entirely redone.

Chairman Werbe agreed that the addition at the back was fine but the front remodel needed work.

A motion (Barnett/Heine) passed 4:1 (Jewett) to continue the project off-calendar to allow preparation of a more complete project including a front landscape plan and a materials board; in addition, the front elevation should be reworked with more attention to the scale of the entry and the use of quality materials for the windows and garage door.

7. 865 Black Mountain Road—Roche (Robert Medan, Architect)
Second-story addition of 277 s.f. (24.9% FAR)

There were no comments from the public.

Boardmember Jewett said he believed the small addition fits in with the existing house in a reasonable manner, and the proposed roofing would be adequate.

Boardmember Heine said the roof would inevitably be damaged during construction and it probably makes sense to replace the entire roof because of its age.

Boardmember Barnett agreed with Mr. Jewett, saying that it truly was a small, isolated addition and it would be fine to leave the existing roofing as is.

Boardmembers Herman and Goldstone agreed that the project was fine as proposed.

Chairman Werbe considered the addition to be nicely blended with the existing house.

A motion (Herman/Heine) passed 5:0 to approve the addition subject to the Standard Conditions of Approval.

8. 224 Ridgeway Road—Dupont (Thomas Rex Hardy AIA)
Second-story addition of 1,164 s.f. (17.5% FAR)

The project architect, Thomas Hardy, explained that in designing the addition, he had tried to respect the character and language of the existing house.

There were no comments from the public.

Boardmember Goldstone said he wasn't able to get access to the back of the house, but he did not think it was consistent with the existing style.

Boardmember Herman said it was a beautiful colonial house, and the bay windows at the back did not look like the rest of the house. He did not support the proposal to patch the roof.

Boardmember Barnett complimented the architect on presenting a complete package of drawings. The quality of materials is good. However, the massing of the bay windows at the back is a little awkward, and they need to be more in keeping with the existing style.

Boardmember Jewett said the rear elevation is fine, especially since the back of the house will not be visible to anyone else.

Boardmember Heine said the roof was the main problem, and the entire roof needed to be redone in the same material. He thought divided lights would be a better choice for the bay windows.

Chairman Werbe thought it was a nice package. She had no problem with the massing, and thought the architect could work with staff to improve the bay windows.

Boardmember Barnett added that mullions would be more consistent.

A motion (Barnett/Herman) passed 5:0 to approve the addition, subject to the Standard Conditions of Approval as well as reroofing the entire structure in one consistent material and working with staff to improve the bay windows at the back.

9. 1383 Southdown Road – Kotseroglou (JD & Associates)
Continued review of remodel and ground-floor addition of approximately 1,029 sq. ft. (14.5% FAR)
Continued from December 3, 2007

The project architect, Michael Kaindl, explained that he had been hired to redesign the project, which was in the Bay Area Craftsman style.

There were no comments from the public.

Boardmember Barnett asked about the windows (wood) and said he liked the new direction. However, he questioned the level of opulence and suggested that the design be simplified to be appropriate to its scale.

Boardmember Jewett said he thought landscaping would soften the design so that it would be fine.

Boardmember Heine said the project was terrific, especially the front and right side; the rear is not quite as well done but it won't be visible.

Boardmember Herman said he had no problem with the proposal.

Boardmember Goldstone questioned the roofline to the left of the entry and noted that several oak trees at the rear will be removed.

Chairman Werbe said it was a really nice job, even though the entry was a little overdone. She thanked the applicant for coming back with such a good project.

A motion (Herman/Jewett) passed 5:0 to approve the project subject to the Standard Conditions of Approval and the requirement that a landscape plan be submitted for the project.

New Houses

10. 108 Essex Lane—Diercks (SUJO Design, Inc./Small Brown Landscape Architects)

Continued review of a teardown and new house of approximately 5,110 sq. ft. and associated landscape plan including tree removal, new driveway location and fencing/gates along the street (23.4% FAR)

Preliminary Review: July 16, 2007 and January 22, 2008; Public hearing review on December 3, 2007.

The owner explained that in response to the Board's comments, the second story had been scaled back.

Boardmember Jewett said he appreciated the efforts that had been made.

Boardmember Heine agreed that the revisions had been well done.

Boardmembers Barnett and Werbe agreed, and congratulated the applicants on an outstanding job.

A motion (Heine/Barnett) was passed 5:0 to approve the application subject to the Standard Conditions of Approval and the TCLA's comments.

11. 5 Downey Way (Continued) – Laugesen (TRG Architects/Michael Callan Landscape Architect)

Continued review of a 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 (24.9% FAR)

Preliminary Review: October 15, 2007; continued from December 3, 2007 and January 22, 2008.

Boardmember Barnett recused himself due to proximity to the subject property.

The project architect, Randy Grange, explained that there had been a major redesign of the house. The floorplan had been flipped and the driveway had been moved to Downey Way. In addition, there had been a significant drop in ridge height.

Candace Savoie of 2140 Oaks Drive said the new residence will look down into her yard, and she hoped the big cedar trees will remain.

Donald Perry of 10 Marialinda Court said that judging from the story poles, the house was still tall and imposing. He was glad the driveway had been relocated.

Suzanne Boutin of 35 Downey Way said she appreciated that the house had been scaled back, but since the lot is on the corner, on a hill, the size would be accentuated.

Boardmember Herman thanked the applicants for relocating the driveway. He liked all three designs but thought they were a bit big for that corner.

Boardmember Goldstone noted that at the corner there was an eight-foot rise from the street and, as a result, the 27-ft. high structure would effectively be 35 ft. in height. However, the second-story portion of the house is pushed back from the corner.

Boardmember Jewett said he considered this design to be a big improvement. The roof is the lowest pitch possible, and landscaping will obscure much of the second story.

Boardmember Heine also felt this design was much better, and the applicants had done a good job of addressing all the concerns.

Chairman Werbe said it was a beautiful project and she asked the applicants to be sensitive to the neighbors in a proactive manner during construction.

A motion (Jewett/Heine) passed 3:1 (Herman) to approve the application subject to the Standard Conditions of Approval and the TCLA's comments.

Preliminary Review: (Not public hearing items; Board comments only)
950 Macadamia—new house

Adjournment

The meeting was adjourned at 6:35 p.m.

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