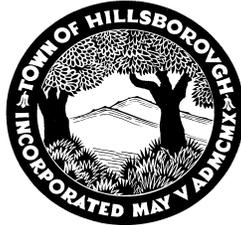


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board (ADRB)
Approved Minutes**

April 7, 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, Serena Ponzio, Leslie Hopper

Others—Mayor Mullooly, Councilmember Fannon

APPROVAL OF MINUTES — March 7, 2008

A motion (Jewett/Heine) to approve the March 3, 2008 minutes passed 5:0.

WRITTEN/ORAL COMMUNICATIONS—None

AGENDA ITEMS

Consent Items:

- 1. 624 Hillsborough Blvd.**—Emerick (Stewart, Architect)
Second-story addition of 320 square feet (12% FAR)
Recommendation: Recommend approval of the proposed addition subject to Standard Conditions.
- 2. 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.
Recommendation: Recommend continuation of the proposed remodel off calendar.
- 3. 414 Pinehill Road**—Duffy (Dale Meyer Associates/MacDonald)
Teardown and new house of approximately 8,350 sq. ft. including basement and 662-sq.-ft. second unit, and associated landscape plan including tree removal, fencing, new driveway location, pavilion, pools, spas, and unlighted tennis court (10.2% FAR)
Preliminary review: April 16, 2007.
Recommendation: Recommend continuation of the proposal to the May 5, 2008 ADRB meeting.

A motion to approve consent items #1, 2 and 3 (Barnett/Jewett) passed 5:0.

Regular Items:

New Houses

4. 930 Hillsborough Blvd.—Klein (TRG Architects/Callan)

Teardown and new house of approximately 6,159 sq. ft. and associated landscape plan including tree removal, fencing and gates along the street (24.9% FAR)

Preliminary review: February 4, 2008.

Boardmember Herman recused himself and stepped down from the dias.

Randy Grange, project architect, gave a powerpoint presentation on the proposed new residence, showing how the project complied with the Town's design guidelines with regard to consistency of architectural style and the use of high quality materials and craftsmanship. He explained that the proposed residence was designed with a low profile and horizontal lines in order to be harmonious with the surrounding single-story ranch-style residences. He also noted that the second story is located in the middle of the site so that it is set back from the property lines as much as possible. Finally, he mentioned that the project would incorporate green building practices such as energy efficiency and the reuse/recycling of demolition materials.

Michael Callan, landscape architect, described the landscape plan, noting that 52 new trees would be planted on the property to provide screening from the street and adjacent residences.

The public hearing was opened for comment.

Steve Hanson, adjacent neighbor at 5 Country Club Drive, said the proposed house was too big and would loom over his residence. He thought the proposed two-story structure did not fit with the neighborhood context and should be redesigned to improve its compatibility.

Dennis Mangano, owner of both 20 Geneva and 30 Geneva, said he moved to that neighborhood because he liked the single-story houses. Approval of the project will open the door to other two-story houses and will dramatically change the neighborhood.

Jim Yamas, representing his mother at 25 Geneva (immediately behind the proposed house), said there was no guarantee that landscaping would adequately screen the project and would continue to be maintained. He questioned the water collection system and said it would likely drain onto his property. He considered the house to be too big for the lot and said there was no precedent for a two-story house in the neighborhood.

Chris Ward, 965 Hillsborough Blvd., said she believed it would be discriminatory to prohibit two-story homes in the neighborhood. She said the homes in that area were dated and old-fashioned, and that property owners should be allowed to do as they wish as long as they comply with the Design Guidelines.

Mike Amaroli, 80 Country Club Drive, thanked the Board for reading their letters and driving around the neighborhood to see the existing homes. He said the proposed house is in the middle of a neighborhood of one-story homes, and the area has had a low architectural and landscaping profile since the 1950's.

Robert Miller, 4 Country Club Drive, spoke in support of the project, stating that the neighborhood is ready for the project. The existing homes are all about 50-60 years old and need to be updated.

Richard Gold, 70 Country Club Drive, said at least 75% of the existing residents want the neighborhood to stay the way it is, with predominantly single-story homes.

Gerry Preiner, 935 Hillsborough Blvd., said the proposed house was a nice design but didn't fit with the character of the neighborhood. Since he lives across the street, he'd have to look at it every time he pulled out of his driveway.

The public hearing was closed and the Board began its discussion.

Boardmember Jewett stated that he had read all of the letters on the project, and he pointed out that there is no requirement for the area to remain a single-story neighborhood. During preliminary review, the Board had complimented the design, which was of extremely high quality. The height of the building is 9 feet below the maximum allowed, and the second floor would have minimal impact because it is centered over the house and stepped back from the perimeter.

Alternate Boardmember Goldstone explained that as a new member of the ADRB, he focused on the Design Guidelines, which say the edges of neighborhoods are more conducive to new construction that proposes a change in the generally established massing pattern. The proposed house is in the middle of such a neighborhood rather than on the edge. From that perspective, he does not support the proposal.

Boardmember Barnett said it was a difficult project to judge. It was a beautiful design with outstanding materials, but based on page 28 of the Design Guidelines, the appropriateness of neighborhood context is imperative. In that sense, the proposed two-story contemporary design in the midst of the Country Club neighborhood would not meet the Design Guidelines. He also questioned the landscape plan and pointed out that there are very few driveway gates in the neighborhood, and openness is part of the neighborhood's character and context. He recommended that the item be continued for changes to the massing of the project.

Boardmember Heine congratulated the architect on a very nice presentation. He said he agreed with Boardmember Barnett, that the design is good but the neighborhood context is problematic. An important factor is the location, which is right in the middle of the neighborhood rather than on the edge. He agreed that gates are not common in the area. He noted that he favored continuing the project for further study.

Chair Werbe said the decision on this project is a struggle because the house is well designed and in fact is one of the most sensitive designs to neighborhood context they've seen. She wondered if a more traditional style of architecture would have been more acceptable to the neighbors.

A motion (Barnett/Heine) passed 4:1 (Jewett opposed) to recommend continuation of the project to May 5, 2008 with a recommendation to change the design of the proposed residence to reflect massing, landscaping and gates that are more conducive to the neighborhood .

5. 540 Darrell Road—Yeo (Mak Studio)

Continued review of remodel and ground-floor addition of 1,382 sq. ft. (19% FAR)

Continued from March 3, 2008

Kelly Melendez, project architect, summarized the changes that had been made in response to the Board's comments: the pop-up roof over the entry had been reduced to a dormer and the entire roof will be replaced with asphalt shingles, like most of the other homes in the neighborhood. As requested, additional detail regarding the windows and garage door was provided. Ms. Melendez explained that the landscape plan was primarily a matter of infilling with new plants to supplement the existing screening.

There were no comments from the public.

In discussion, Boardmember Heine said the design is fine and the comprehensive upgrade to the roofing material is an improvement to the "patch and match" approach originally proposed. His main concern was that the addition be well integrated with the existing house.

Boardmember Herman thanked the applicants for their responsiveness and said he agreed that the asphalt shingles would be more contemporary in appearance than wood shingles.

Alternate Boardmember Goldstone agreed with the previous Boardmember comments.

Boardmember Barnett said the entry was much improved. Overall, the design would do a wonderful job of transforming the existing house, but he was concerned about the lack of natural materials. Since the project is under 20% FAR, however, the proposed materials would be acceptable.

Boardmember Jewett said he thought more color contrast between the windows and walls was needed.

Boardmember Werbe concurred with Boardmember Jewett, saying that she also would like to see more color contrast. She also voiced concern about the tufts of grass (Mondo Grass) proposed in the landscape plan, and said proper maintenance was key; the Mondo Grass would not look good if it was not well maintained.

A motion (Jewett/Heine) passed 5:0 to recommend approval of the project subject to the Standard Conditions and the requirement to work with staff to improve the color scheme for the window frames.

6. 726 Jacaranda Circle—Prophet (Ron Herman, Landscape Architect)

Landscape plan for rear yard including new swimming pool and spa, wood decks, stairs and trellis.

John Stevinson, project landscape architect, explained that the Board had previously approved a landscape plan in 2000 for the site, and that the previous plan had much more extensive retaining walls. The new plan features a swimming pool and deck in the rear yard with the pool equipment under the deck and landscaping to screen it from view.

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

Tony Prophet, new owner of the residence, explained that there were no flat areas on the property where his children could play. He believed that nearly every lot in the surrounding neighborhood has a pool except his. He was willing to make any reasonable change requested in order to address the concerns of his neighbors.

Ronald Wu, 95 Orange Court, said that his house is lower than 726 Jacaranda, and as outlined in his letter, his concerns include aesthetics, noise, privacy, safety, and erosion. He said that six years ago, in December 2001, he and his wife had been victims of a mudslide caused by drainage problems. As a result, they were very concerned about the safety of the proposed swimming pool on the steep lot above them.

Lydia Wu, 95 Orange Court, asked whether this was an appropriate site for a swimming pool. It will affect the visual character of the slope behind them, which is currently a serene, idyllic landscape.

Ilse Grauf, 90 Orange Court, said she was opposed to the pool because of the increased noise it would bring to the neighborhood. She says she already hears the noise from Burlingame Country Club.

Colin Morf, 85 Orange Court, said he was very concerned about the noise impacts of the project.

George Milionis, an attorney with Gordon & Rees, 275 Battery Street, San Francisco, said he was representing Mr. and Mrs. Wu. He referred to the letter he had submitted and requested additional time to research litigation that had occurred in 2001 involving 726 Jacaranda. He questioned whether the project was consistent with the Land Use Element and Noise Element of the Hillsborough General Plan. The pool equipment would be immediately facing the Wu residence and they would be impacted by the noise.

Patrick Shires, a geotechnical engineer with Cotton, Shires Associates in Los Gatos, said he was representing Mr. and Mrs. Wu at 95 Orange Court. He said he had reviewed the project and found that the pool did not appear to be safely designed for the steep site.

Elizabeth Cullinan, Director of Building and Planning, explained that under the Hillsborough Municipal Code, swimming pools technically are exempt from design review. During the building plan check process, the grading and drainage plan would receive geotechnical review.

In discussion, Boardmember Barnett said he understands the neighbors' concerns. However, there is nothing in the Design Guidelines that would prohibit the project. He believed the project should go forward with requirements that the landscaping be upsized per the comments of the Town Consulting Landscape Architect and the pool equipment should be relocated or placed in a sound-proof enclosure to minimize potential noise impacts.

Alternate Boardmember Goldstone said he agreed with Boardmember Barnett. He thought it was especially important to screen the underside of the deck with additional plantings or a trellis.

Boardmember Herman agreed with the previous comments, and noted that the Wu residence is in kind of a bowl and noise could indeed be a problem. It is very important to enclose the pool equipment.

Boardmember Jewett said he supports the project. The pool equipment should be vented vertically rather than straight out in order to minimize potential noise impacts.

Boardmember Heine said that there are several issues to be addressed by the Building Department such as access to the site and protection of existing vegetation. Everyone should be allowed to have a pool in his or her backyard. Lighting should be kept to a minimum and pool equipment noise should be minimized.

Chairman Werbe said the applicant should be allowed to go forward with what she believed was a fairly sensitive design. Lattice should be required to screen the underside of the deck and the pool equipment should be enclosed.

A motion (Barnett/Heine) passed 5:0 to recommend approval of the project with the Standard Conditions and the requirement to revise the plans to address the TCLA recommendation to upsize the plants, screen the area below the deck, enclose/relocate the pool equipment, and to ensure that the trees are adequately protected during construction.

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

New Houses

7. 125 Fallen Leaf
8. 3000, 3030 and 3050 Ralston Avenue
9. 520 Barbara Way

The Board reviewed the three items scheduled for preliminary review.

Adjournment

The meeting was adjourned at 6:15 p.m.

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