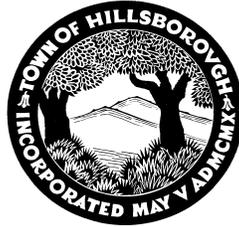


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

Planning Office
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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Approved Minutes**

May 05, 2008 at 4:00 p.m.
Town Hall, 1600 Floribunda Avenue – Community Room

Applicants: Your extra plans will not be returned at the meeting; they will be available in the Planning Office for one week after the meeting.

CALL TO ORDER – 4:00 pm

Boardmembers Present - Jennifer Werbe, Chair; Mark Heine, Charlie Barnett, George Jewett

Boardmembers Absent - Carl Goldstone (excused)

Staff Present - Elizabeth Cullinan, John Mullins, Serena Ponzo

Others - Councilmember Fannon

APPROVAL OF MINUTES — April 7, 2008

A motion (Jewett/Barnett) to approve the April 7, 2008 minutes passed 4:0.

WRITTEN/ORAL COMMUNICATIONS – None.

AGENDA ITEMS

Consent Items:

- 1. 2045 Forest View** – Partee (Chu Design & Eng., Inc./Michael Callan Landscape Architect)
Ground floor addition of 747 square feet & front yard landscape plan. (10.95% Floor Area Ratio)
Recommendation: Approve the proposed addition and landscaping plan
- 2. 433 El Arroyo Road** – Gates (Arterra Landscaping)
Removal of one 60-inch diameter Redwood tree located at the front of the property.
Recommendation: Approve the proposed tree removal.
- 3. 1910 Parkside Avenue** – Gray (Bluelines Design/Bradani Associates Landscape Architecture)
Construction of a new 3-car garage of 828 square feet and associated landscape plan including new plantings, new driveway location/configuration, parking strips and tree removal (16.8% Floor Area Ratio).
Recommendation: Approve the proposed new 3-car garage and associated landscaping.

SPECIAL ACCOMMODATIONS: If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in the ADRB meeting, or if you need an agenda in an alternate form, please contact the City Clerks Office at 375-7412 at least 24 hours before the scheduled ADRB meeting.

A motion to recommend approval of consent items number 2 and 3 (Jewett/Heine) passed 4:0.

Consent item #1 was pulled from the consent calendar to allow further discussion regarding the TCLA comments and the proposed landscaping. A motion to recommend approval of consent item number one (Barnett/Heine) with the condition that the increased planting area at the left side of the driveway shall not affect the location of the entrance gates passed 4:0.

Regular Items:

New Houses

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

Continued review of a teardown and new house of approximately 6,159 square feet and associated landscape plan including tree removal, fencing and gates along the street (24.9% Floor Area Ratio)
Continued from April 07, 2008.

Randy Grange, project architect, presented the project revisions, which included a reduced overall height of the residence similar to that of a single story residence with a 6:12 roof pitch, removal of the front gates, enhancement of the landscaping as well as revisions to window locations and finishes to address privacy concerns from neighbors. He then proceeded to explain how the project was designed for compliance with the Design Guidelines, specifically page 28, which addresses massing and suggests that transitions occur on the edges of neighborhoods. He noted 325 Pepper Drive as an example of a second story addition in a predominantly one story neighborhood which was approved.

Jim Yamas, representing his mother at 25 Geneva (immediately behind the proposed house), explained that the proposal at 930 Hillsborough is located in the heart of the Country Club Drive area and that the letters of opposition received attest to the projects incompatibility with the neighborhood. He further explained that the proposal is twice as big as the average house size and stated that the applicant is not willing to remove the deck area or reduce the number of horizontal windows included in the proposal. He concluded that the proposal is a nice residence in the wrong neighborhood.

Richard Sofos, 35 Geneva Road, explained that the Country Club area is a unique neighborhood with no utility poles, low traffic and flat terrain, and that in his opinion, items number 1 and 2 on page 28 of the Design Guidelines, which address neighborhood edges and one story neighborhoods, have not been met by the proposal. He then explained that although the height of the proposal is equivalent to that of a one story residence, second story windows pose privacy impacts. He expressed concern with the proposed deck and stated that the trees would not be a permanent solution for privacy screening. He concluded that he would like to see the existing character of the area maintained and opposed setting a precedent for two story homes in the neighborhood.

Ray Alexander, representing Attorney for owners Jack and Elisa Klein, cited California State Law, which does not regulate rights to light, air or views and noted that it is the Hillsborough Municipal Code that addresses these issues through zoning regulations. He then referenced the handout which explains the responsibilities of the ADRB and their purview for aesthetics and the four main goals of the Design Guidelines, emphasizing the fourth goal which is *“fostering creativity”*. He then noted that the proposal meets the Design Guidelines specifically outlined on pages 29 and 30 for ranch style homes and made specific reference to the positive comments received during the Preliminary Review

process. He concluded that it is human nature to resist change and that the opposition expressed is misplaced.

Steve Hanson, 5 Country Club Drive, expressed his opposition to the proposal due to the two-story nature of the project.

Randy Grange, project architect, stated that the second story deck at the rear of the residence could be removed if needed.

Michael Callan, landscape architect, explained the changes to the landscaping which included enhanced evergreen trees at the front elevation and inclusion of strawberry trees adjacent to 5 Country Club Drive, which are fast growing and evergreen to provide year round screening.

Katherine Ceremsak, 10 Country Club Drive, complemented the design and TRG Architects for their work, but expressed opposition to the project specifically due to its location. She requested that the Board consider that the Country Club Drive area is a small one story community within Hillsborough and the purpose she moved to the area. She expressed concern and opposition to the dramatic change the proposal would bring and requested that the 1960's historical context be preserved.

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

Boardmember Heine expressed support for the project and the changes incorporated. He complemented the design and supported the placement of the proposal in the area, but was concerned with the second story deck. He stated he could support the proposal so long as there was a change in the rear yard second story deck.

Boardmember Jewett stated that he was supportive during the Preliminary Review process and that there is no prohibition on incidental second story additions. He noted that the location could be considered part of the edge of the neighborhood, the middle portions of the proposed residence could be high ceilings or clerestory windows on a one-story residence, and that he didn't see the second story deck as an issue. He complemented the design and the landscape plan changes which are more in keeping with the neighborhood and stated he was in support of the project.

Boardmember Barnett noted that the context of the design is inappropriate for the area and inconsistent with page 28 of the Design Guidelines. He mentioned that there was a month of time in which design changes could have been made and only minimal changes were made. He expressed disappointment with the lack of changes to the project.

Chair Werbe concurred with Boardmember Barnett and expressed concern with the dramatic change, in terms of neighborhood context, the proposal would bring to the Country Club Drive area. Due to the existing conditions of the area, she felt that the proposal is not consistent with the Design Guidelines, specifically for transitional neighborhoods and therefore, she could not support the project.

A motion to recommend approval of the project was made (Heine/Jewett) and the motion failed 2:2.

Elizabeth Cullinan, Director of Planning and Building, presented a series of options to the Board which included continuation to the July 7th ADRB meeting with permission from the applicant.

Chair Werbe consulted with Randy Grange, project architect and Ray Alexander, Attorney of Jack and Elisa Klein, on the options presented.

Randy Grange, project architect, and Ray Alexander, Attorney, made a request for continuation to the July 7th ADRB meeting.

A motion to recommend continuance of the project to the July 7, 2008 ADRB meeting was made (Jewett/Heine) and passed 4:0.

5. 414 Pinehill Road—Duffy (Dale Meyer Associates/MacDonald)

Teardown and new house of approximately 8,350 square feet, second unit and associated landscape plan including tree removal, fencing, new driveway location, pavilion, and unlit tennis court (10.2% Floor Area Ratio)

Continued from April 07, 2008.

Dale Meyer, project architect, and Bruce McDonald, landscape architect presented the project to the Board.

No public comments were presented on the project.

Boardmember Jewett noted that although the revisions to the project demonstrated notable progress, the project did not appear to fully respect the topography of the lot. He also expressed concerns with the close spacing between the balustrades. He noted that he could support the project if the spacing between the balustrades was increased.

Boardmember Barnett referenced inconsistencies with the Design Guidelines on page 18 in relation to the natural contours of the site and sensitivity to the hillside and natural surroundings. He further noted that the use of balustrades was excessive, the project did not reflect the natural setting and that the neighboring homes were more appropriately tucked into the hillside. He concluded that the design and landscaping of the residence should be revised to be more respectful of the Design Guidelines, the wooded setting, the neighborhood context and the topography of the lot. He encouraged the applicant to study the neighborhood context and focus on a more understated design.

Boardmember Heine expressed concerns regarding the balustrades, the trellis at the lower left hand side, the garage door style, and the eave and rafter details, noting that these features should be more traditional. He complemented the landscape plan.

Chair Werbe agreed with other Boardmembers and expressed concern with the commercial appearance of the roof tile (encouraged the use of a more aged, authentic roof tile), the proposed retaining wall, the lentils and the lack of an architectural detail sheet. She complemented the use of stone at the entry and provided a residence on 10 Villa De Lizia as a positive design example for hillside development.

A motion (Barnett/Jewett) to recommend continuance of the item to the July 7th, 2008 ADRB meeting for redesign consistent with pages 18-21 of the Design Guidelines relating to massing and page 22 relating to neighborhood context passed 4:0.

Addition/Remodels

6. 280 Robin Road – Homan (EASA Architecture/Michael Callan Landscape Architect)
Remodel / ground floor addition of 590 square feet and a second-story addition of 1,202 square feet and associated landscape plan including tree removal, new driveway pavers and fencing/gates along the street (11.74% Floor Area Ratio).

Ellis Schoichet, project architect, and Michael Callan, landscape architect, presented the project. Michael Callan noted some difficulties in addressing condition number 3 of the TCLA comments and outlined an alternative proposal.

No public comments were presented on this item.

Boardmember Barnett complemented the transformation of the existing residence but expressed concern with the window choices and placement, lack of an architectural detail sheet, lack of visual representation on the proposed tennis court and the combination of redwood trees with olive trees.

Boardmember Heine noted that although the project showed promise, additional detail and refinement were needed. He expressed support for Michael Callan's proposal to address the Town Consulting Landscape Architect (TCLA) comments.

Boardmember Jewett complemented the transformation of the existing house but expressed concern with the chimney caps as well as the window selection and layout.

Boardmember Barnett requested that an actual sample of the roof tile be presented and expressed that fencing may be inappropriate for this particular neighborhood.

Chair Werbe expressed the need for enhanced architectural details and an improved roof tile choice.

A motion to recommend continuance (Jewett/Heine) of the item to the June 2, 2008 ADRB meeting for revisions to the design as indicated above passed 4:0.

7. 809 Irwin Court – Amara (Essalat Architects)
Ground floor addition of 1,410 square feet and a second-story addition of 1,226 square feet (16% Floor Area Ratio).

Farro Essalat, project architect, presented the project to the ADRB.

Boardmember Heine questioned what the roofing material would be.

Mr. Essalat noted that the proposed roofing material would match the existing.

Boardmember Jewett complemented the project.

Boardmember Barnett complemented the project noting that it blended well with the existing residence.

Chair Werbe complemented the project and recommended that the architect work with Staff on the roofing color and material.

A motion (Barnett/Jewett) to recommend approval of the project passed 4:0.

8. 1540 Black Mountain Road – Miniadis (Dinar & Associates/Christopher Tigh Landscape Architect)

Continued review of a ground-floor addition of 825 square feet and associated front yard landscape plan (21% Floor Area Ratio). *Continued from March 03, 2008*

Elizabeth Cullinan, Director of Planning and Building, provided an overview of the Town Consultant Landscape Architect (TCLA) comments related to the proposed landscape plan to the Board. She noted that the proposed retaining wall in the right-of-way required approval from the City Council through the Public Works Department and that comments from the Board on the aesthetics of the wall should be included in the review.

Moshe Dinar, project architect, explained the changes made to the project to address comments of the ADRB at the March 03, 2008 meeting. Changes presented included a revised front canopy, new entry doors, new garage door, additional trellis and replacement double hung wood clad windows at the front elevation. He then presented three color schemes chosen and noted that color scheme A was preferred. He then asked for the Board's commentary on the color schemes, entry doors and light fixtures proposed, and requested that the applicant be permitted to match the existing roof as opposed to replacing the entire roof.

Chris Tigh, landscape architect, made a presentation on the landscape plan and addressed the comments of the TCLA with respect to deer resistant plants, the hedge in the front which will be replaced, the pine trees which are in good health and the eucalyptus tree, which has been topped in the past.

There were no comments from the public.

Boardmember Barnett asked for a photo of the property at the front elevation with a view of the driveway to be displayed.

Chris Tigh, landscape architect, displayed a photo of the front elevation and explained the types of plants proposed.

Boardmember Barnett stated that the project was much improved with the changes and noted that the entry canopy and new windows were helpful in improving the design; however, he did express concern with the stucco wall and gate proposed as it relates to the existing neighborhood context. He then noted his concerns with allowing patching of the roof to match the existing.

Boardmember Heine explained that in past practice, patching of roofing was typically not approved and that it is difficult to confirm the match at the time of roof installation. He then complemented the improvements to the design and mentioned that the size and placement of the light fixture should be considered. He then expressed his support for recommending approval of the retaining wall in the right-of-way.

Boardmember Jewett encouraged the applicant to study the spacing of the columns supporting the pergola and commented that the spacing should be even. He made note of an error in the window locations on sheet A5 and commented on the visibility of the solar panels.

Chair Werbe commented on the pergola at the stucco wall and recommended it be toned down or eliminated from the design. She noted that she could not support the patching of the roof for the project.

In discussion with the Board, Moshe Dinar, project architect, asked for clarification on when a re-roof is required.

Boardmember Barnett explained that the re-roof is a frequent requirement for remodels and additions and noted that cut sheets for the garage door were not included in the submittal package.

Moshe Dinar, project architect, requested to work with Planning Staff on the recommendations of the Board.

A motion to approve the project (Jewett/Barnett) with the following conditions: 1) The posts at the front entry to the property shall be removed or reduced; 2) The columns at the front entrance to the residence and all pergola elements shall be adjusted for consistency at the front façade (from garage to front entry); 3) sconces shall be enlarged their placement shall be realigned to be placed at more functional locations; 4) Color scheme "A", which was presented to the Board at the meeting, shall be incorporated into the design; 5) New roofing shall be required for the entire residence; 6) The applicant shall submit a cut sheet for the new garage door; subject to administrative review as well as the Standard Conditions of Approval and TCLA recommendations passed 4:0.

9. 215 Uplands Drive – Bressie (TRG Architects/Small Brown Landscape Architects)

Remodel / ground floor addition of 952 square feet and associated landscape plan including tree removal, new plantings, new driveway configuration, columns and fencing/gates along the street (19% Floor Area Ratio).

Randy Grange, project architect, made a brief presentation to the Board on the proposal and explained the "green" measures incorporated into the project design.

Ruth Brown, landscape architect, commented on the recommendations of the Town Consultant Landscape Architect and noted that neighbor sign off would not be a problem. She then explained that the Oak trees proposed to be removed currently shade the neighboring trees and are located too close to the new pool area.

Boardmember Barnett complemented the project design, materials proposed and the sensitivity to the neighbors included in the project details.

Boardmember Jewett also complemented the materials chosen and noted the nice improvement to the site.

Boardmember Heine supported the materials chosen, specifically for the roof.

Chair Werbe expressed support for the project as a whole and the integrated ranch style proposed.

A motion was made to approve the proposal (Jewett/Heine) subject to the Standard Conditions of Approval and TCLA recommendations. Motion passed 4:0.

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

- 10. 75 Country Club Drive
- 11. 1560 Lakeview Drive
- 12. 1630 Marlborough Road
- 13. 1365 Hayne Road

The Board reviewed the four items scheduled for preliminary review.

ADJOURNMENT

The meeting was adjourned at 7:00pm.