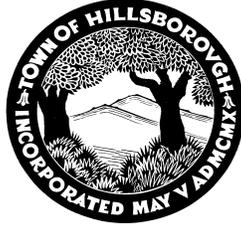


TOWN OF HILLSBOROUGH  
SAN MATEO COUNTY

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



1600 Floribunda Avenue  
Hillsborough  
California 94010

## Architecture and Design Review Board Minutes

July 07, 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** – 4:05 pm

**Boardmembers Present** - Jennifer Werbe, Chair; Carl Goldstone, George Jewett, Lin Ho (alternate)

**Boardmembers Absent** – Mark Heine (excused), Charlie Barnett (excused)

**Staff Present** - Elizabeth Cullinan, John Mullins, Serena Ponzo

**Others** – Mayor Mullooly

### **APPROVAL OF MINUTES** — June 02, 2008

A motion (Jewett / Ho) to approve the June 02, 2008 minutes passed 4-0.

### **WRITTEN/ORAL COMMUNICATIONS** - None

### **PUBLIC HEARING ITEMS**

#### **Consent Items:**

**1. 332 Darrell Road** – Avedon - Kelly (Flury Bryant Design Group)

Second floor addition of 549 square feet to accommodate a new second unit, reconstruction of a two car garage of 659 square feet and addition of a basement area of approximately 242 square feet (23.90% Floor Area Ratio) to an existing one story residence.

*Recommendation: Recommend continuation of the proposal to the August 18, 2008 ADRB meeting at the applicant's request.*

A motion (Jewett / Ho) to recommend continuation to the August 18, 2008 ADRB meeting passed 4:0.

## Regular Items:

### *Additions / Remodels*

#### **2. 20 Santa Maria Lane** – Campana (Gumbinger - Avram Architects / Callan)

Continued review of a ground floor addition of 222 square feet and a second floor addition of 1,785 square feet (24.7% Floor Area Ratio) and associated front yard landscape plan to an existing one-story residence. *Continued from the June 02, 2008 ADRB Meeting.*

Noemi Avram, project architect, made a brief presentation on the project and provided the ADRB with an overview of the changes made to address the massing and architectural refinements required. She then thanked the ADRB for their comments and noted that the process resulted in a project she was very happy with.

Mark Campana, property owner, explained their public outreach efforts and noted that the early public outreach was conducted as recommended by Planning Staff. He further noted that they had visited neighbor, Phil Lev, owner of 15 Santa Maria, regarding the project, which resulted in a letter of support addressed to the ADRB.

Michael Callan, landscape architect, made a brief presentation on the landscape plan and made himself available to answer any questions of the ADRB.

No public comment was made and Chair Werbe moved to close the public hearing.

Boardmember Jewett stated that because of the revisions and process, the project was much improved with the extended eaves and use of high quality materials. He extended his appreciation for the revisions to the applicant and expressed support for the project.

Boardmember Ho concurred with Boardmember Jewett and expressed support for the project.

Boardmember Goldstone stated that he agreed with his fellow Boardmembers and liked the revisions to the banding and other details; however, there were two issues he wanted to see addressed. The first was that no TCLA (Town Consultant Landscape Architect) comments were included due to a lack of time with the application re-submittal and the second issue was with the street light, which he preferred to see removed and included as a condition of approval.

Chair Werbe complemented the revisions and praised the neighborhood outreach conducted.

A motion (Goldstone / Jewett) to recommend approval of the project with the following conditions: 1) the landscape plan is subject to review by the TCLA (Town Consultant Landscape Architect) and 2) the front yard light post shall be removed, passed 4:0 based on compliance with the design guidelines.

### *New Houses / Teardowns*

#### **3. 930 Hillsborough Boulevard** - 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 and fencing. (24.9% Floor Area Ratio)

*Continued from May 05, 2008.*

Randy Grange, project architect, gave an overview of the project including mention of the Design Guidelines (p. 4-5) and addressed the previous concerns expressed by the ADRB as they relate to the project design. He then provided a virtual tour of the street with visual simulations of the completed project and explained the reasons for the project design, including a flat roof and parapets to accommodate photovoltaic and thermal panels which will not be visible from the street. He then provided an overview of existing contemporary ranch style homes, including homes on Ralston Avenue and Fairway Circle.

Ray Alexander, representing attorney of Jack and Elisa Klein, made reference to the Design Guidelines, their purpose (p. 3) and the guidelines for neighborhood context (p. 28 – 30). He further expressed the disappointment the applicants felt due to the positive preliminary review received at the beginning of the process and then proceeded to provide a visual overview of the edges of neighborhood for the Country Club Drive and Hillsborough Boulevard areas. He made specific reference to a contemporary project approved by the ADRB and mentioned in the San Francisco Chronicle. He concluded by requesting specific guidance from the ADRB.

Jack Klein, property owner of 930 Hillsborough Boulevard, first apologized to the Board for his absence at the May 5<sup>th</sup> meeting and provided an overview of his background and his reasons for desiring a new home on Hillsborough Boulevard. He then reiterated the reasons for the flat roof and his goals for a “Green” home. He mentioned that four of his neighbors were in support of the project and went into further detail on the siting of the residence and asked for a guarantee of neighborhoods where a contemporary design would be allowed.

Steve Hanson, 5 Country Club Drive, provided a visual tour of the neighborhood and stated that his main concern was the proposal for a two story residence in a one story neighborhood and noted that allowing a two story home would permanently change the character of the neighborhood.

Dennis Mangano, 20 & 30 Geneva Road, stated that seventy five percent of the neighborhood is opposed to this two story project, which is a sign of the project’s incompatibility with the area. He stated that the story poles can be seen from Geneva and that the project would have a visual impact to those on Geneva Road. He then expressed his disappointment in the public outreach efforts by Mr. Klein.

Jim Yamas, 25 Geneva Road, stated that the initial design of the project (French inspired) was compatible with the neighborhood and that the new design, which has a rear deck and approximately twenty two lineal feet of window area, creates privacy impacts to his property. He then stated that the proposal did not conform to the massing seen throughout the neighborhood or the existing neighborhood context. He reiterated the lack of public outreach conducted by the applicant and stated that the project only had two residents in favor and approximately twenty-three opposed.

April Sofos, 35 Geneva Road, stated that she was not present or speaking to attack the design or applicant, but to express her concerns with the incompatibility of the project to the existing neighborhood context and stated that the proposal was not in harmony with the natural neighborhood setting.

Gerry Preiner, 935 Hillsborough Boulevard, expressed his concerns with the project as follows: 1) Two-story residence in a predominantly one-story neighborhood; 2) Although the design is nice, it is on the wrong lot and out of character with the existing neighborhood; 3) The home appears too wide for the lot; 4) Concerns with the setbacks, landscaping, traffic concerns as they relate to the front

facing driveway; and 5) The photo key and possible missing information. He then stated that he did not want to see Hillsborough Boulevard become a landmark area similar to that of the "Flintstone" house on Lakeview which is visible from Interstate 280 and remarked that based on the virtual tour provided by the architect, the house would be very obvious driving southbound on Hillsborough Boulevard

Henry Klein, relative of the applicant, stated that the initial proposal was taller than the current proposal and commented on the public comment received from the neighboring residents.

Richard Sofos, 35 Geneva Road, stated that Mr. Klein is welcome to the neighborhood and that his goals for a new, green home could be achieved through a one story residence. He expressed his concerns with privacy impacts the rear yard deck would create and questioned the reasons for not relocating the deck to the street side. He made mention of the project at 315 Pinehill and stated that the project disturbs the inner core of the neighborhood.

Mike Amaroli, 80 Country Club Drive, stated that the home did not need to be Contemporary or Modern in design to be "green" and that the project mentioned earlier at 835 Seabury is on a 1.2 acre lot in a different neighborhood context. He declared that he was speaking to express his opposition to the two-story element of the proposal and felt that the virtual tour of the neighborhood confirmed the visual impacts the new home would bring. He reiterated his opposition to the two story concept.

Michael Callan, landscape architect, expressed his disagreement with the public comments made regarding the landscaping and stated that he had worked with the applicant to design a landscape program with upsized trees and that a strip had been left open on the left side to accommodate larger trees. He then mentioned that the palm tree would remain and confirmed to the public present that the trees along the rear would be Strawberry trees, which are evergreen.

Chair Werbe moved to close the public hearing.

Boardmember Jewett stated that he had read all the comments from each neighbor, had reviewed the project through the lens of the Design Guidelines and felt the project architect had done a good job addressing the mass and design details. He mentioned that the applicants have a desire to build a home for themselves and had been sensitive to the neighborhood through a very specific design program with a partial second story addition, which could easily have been a one-story with clerestory windows. He stated that he has been and will continue to be supportive of the project, did not feel the project is out of character with the neighborhood. He expressed disappointment with the lack of public outreach.

Boardmember Goldstone commented that he could not support a recommendation to approve the project due to the impacts to the neighborhood and noted that the neighborhood will eventually have some two story residences. He noted that the project appears massive and boxy due to its substantially larger size compared to homes in the neighborhood and architectural style and, therefore, that the proposal is inconsistent with the Town's Design Guidelines with specific reference to page 28 (A)(2).

Boardmember Ho expressed his liking of modern / contemporary design; however, he did not feel the design was compatible with the existing California Ranch style neighborhood of smaller homes. He also noted that the proposed landscaping would not sufficiently reduce the impact of the visual incompatibility of the proposal. Therefore, he could not support a recommendation for approval.

Chair Werbe stated that she had spoken with Randy Grange regarding the project prior to the meeting. She noted that although the home was beautiful it was not compatible with the California Ranch style neighborhood of smaller homes. She further noted that her concerns were not related to the second story aspect of the proposal, but of the incompatibility of a large modern structure within a small/quaint neighborhood of older styled homes and could not, therefore, support the project due to the impacts to the existing neighborhood context.

A motion (Goldstone / Ho) to recommend denial of the project passed 3:1 (Jewett opposed) based on the incompatibility of a large modern home within an established neighborhood of small California Ranch Style residences and, therefore, lack of compliance with the Town's Design Guidelines.

**4. 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 garden area and unlit tennis court (10.2% Floor Area Ratio). *Continued from April 07, 2008.*

Dale Meyer, project architect, provided an overview of the changes to the ADRB and made himself available to answer any questions.

Bruce McDonald, landscape architect, provided a brief overview of the landscape revisions and made himself available to answer any questions of the ADRB.

Boardmember Ho commented that the proposal was on a difficult site and admired the efforts of the design team. He stated that he had looked carefully at the illustrations of Italian Villas provided and commented that although they were helpful, Hillsborough varies from Italy in terms of context and natural settings. He expressed support for the project.

Boardmember Goldstone commented on the reduction of fire hazards with the removal of some of the eucalyptus trees and expressed his concern with the lack of detail on the retaining walls. He preferred to see capping or more detail on the retaining walls, as they would be visible until the landscaping matured.

Boardmember Jewett commented on the visible benefits of the design review process and expressed appreciation for the efforts of the design team and the reduction in pre-cast balustrades. He expressed support for the project.

Chair Werbe agreed with the other Boardmembers and complemented the improvements. She noted that the revisions to the balustrades should be made available as an example to other applicants.

A motion (Jewett / Ho) to recommend approval of the project with a recommendation of revisiting the retaining wall details passed 4:0 based on compliance with the design guidelines and compatibility with the existing neighborhood context.

**5. 1630 Marlborough Road – Ponterio (TRG Architects / Callan)**

Teardown and new two story single family residence of approximately 5,448 square feet (24.9% Floor Area Ratio) with associated landscape plan, including new driveway materials and fencing. *Preliminary review: May 05, 2008*

Randy Grange, project architect, and Michael Callan, landscape architect, made themselves available to answer questions of the ADRB.

No public comment was made and Chair Werbe moved to close the public comment.

Boardmember Jewett complemented the project and the design of the mansard roof. He added that it fit well in the neighborhood and was supportive of the project.

Boardmember Goldstone expressed support for the house and floorplan; however, requested clarification from the project architect if a shingle roof was historically accurate for this architectural style.

Randy Grange, project architect, presented a photo of an existing residence on Irwin Court of the same architectural style with a wood shake roof.

Boardmember Goldstone stated his preference for slate, although the photo confirms shake would work as well.

Boardmember Ho commented that the project will fit nicely in the neighborhood and agreed with Boardmember Goldstone on the preference for a slate roof; however, he expressed support for the project.

Chair Werbe thanked the architect for providing the photo and felt the shake roof was more appropriate for the wooded setting of Marlborough.

A motion (Jewett / Goldstone) to recommend approval of the project passed 4:0 based on compliance with the design guidelines and compatibility with the existing neighborhood context.

**6. 605 Brewer – Brewer Investment, LLC (HABITAT Architects / Callan)**

Teardown and new two story single family residence of approximately 7,640 square feet (19.82% Floor Area Ratio) and associated landscape plan including tree removal, fencing, new driveway configuration, parking strips and new patio areas. *Preliminary review: June 02, 2008*

Alex Mortazavi, project architect presented a brief overview of the revisions to the project since the preliminary review and made himself available to answer any questions of the ADRB.

Michael Callan, landscape architect, gave a brief overview of the landscaping for the project.

Debbie Sharp, representing Jill Grossman of 615 Brewer Drive, expressed support for the project.

Boardmember Goldstone was in favor of the project at the preliminary stage and expressed appreciation for the project revisions. He preferred to see the yellow color revised to a softer tone and expressed support for the project.

Boardmember Jewett expressed support for the project, felt it fit well in the neighborhood and appreciated the work done to refine the design.

Boardmember Ho complemented the design, expressed support for the project and thanked the applicant for retaining the trees.

Chair Werbe entertained a motion from the Board.

A motion (Ho / Jewett) to recommend approval of the project passed 4:0 based on compliance with the design guidelines and compatibility with the existing neighborhood context.

**7. 75 Country Club Drive - Imbelloni (Hunt Hale Jones Architects / Carducci & Associates)**  
Teardown and new single level residence of approximately 5,211 square feet (23.3% Floor Area Ratio) with associated basement area and landscape plan including new plantings and driveway materials. *Preliminary review: May 05, 2008*

Adam Gardner, project architect, presented an overview of the revisions incurred since the preliminary review, presented a sample of the Lamarite roof material and made himself available to answer questions of the ADRB.

Chair Werbe questioned if the roof material could be matched in the event of roof damage.

Adam Gardner, project architect, confirmed that the roof material would match and stated that it would be a less obvious patch to that of a real wood shake.

No public comment was made and Chair Werbe moved to close the public comment.

Boardmember Ho stated that the project fit well in the existing neighborhood context, but expressed concern with the plantings in the front and suggested more citrus trees be planted. Overall, he was supportive of the project.

Boardmember Goldstone was in favor of the project but had hesitations with the manufactured roof material and noted that no cut sheet was included for the garage door. He questioned Planning Staff if solar panels require design review by ADRB.

Liz Cullinan, Director of Planning & Building, confirmed that the solar panels did not require ADRB review, but did require a building permit.

Boardmember Jewett noted that he had no issues with the project and commented that it was a ranch style home with Craftsman detail. He expressed concern with the appearance of the roof.

Chair Werbe asked the applicant if any photos of actual installations were available.

Adam Gardner, project architect, responded that the material is new and there were no local examples of installations.

Chair Werbe expressed support for the project and its compatibility to the existing neighborhood. She noted slight concern with the roof materials but commented that if damaged, it would need to be replaced either way.

A motion (Goldstone / Ho) to approve the project passed 4:0 based on compliance with the design guidelines and compatibility with the existing neighborhood context.

**8. 3000, 3030, 3050 Ralston Avenue** – Kruttschnitt (Skurman Architects / Suzman & Cole)

Consolidation of three parcels, teardown of three existing homes totaling approximately 22,000 sq. ft. and the construction of a 13,403 sq. ft. two story single family residence with a basement area, a 4,422 sq. ft. guest house with a detached three-car garage, and a 998 sq. ft. tennis court pavilion (4.2% Floor Area Ratio). The application also includes consideration of environmental review in the form of an Initial Study and Mitigated Negative Declaration. *Preliminary review: April 07, 2008*

Tod Cole, landscape architect, provided an overview of the site and the location of each proposed structures. He continued to review the goals of the project, specifically the goal to reduce off-haul grading to zero cubic yards and made himself available to answer questions of the ADRB.

Andrew Skurman, project architect, provided an overview of the intent of the Spanish Colonial design, high quality materials proposed and historical accuracy of the proposal and made himself available to answer questions of the ADRB.

Tracie Meskell, landscape architect, provided detail on the efforts made by the applicant to collaborate with the neighbors and address their concerns, all of which were resolved and include: 1) Parking strips and traffic safety concerns; 2) concerns with driveway location off of Provident and 565 Chateau; 3) impacts of the tennis courts to the Kenner residents at 2800 Ralston Avenue; 4) adjusted wall height and color palette to address concerns of Mr. Wong at 3045 Ralston Avenue; 5) finish materials of the parking strips changed to interlocking pavers as opposed to porous asphalt.

Bailey Meyer, 2855 Ralston Avenue, complemented the projects goal to merge four parcels into two and questioned if the one way driveway was indeed a driveway or a road.

Todd Cole, landscape architect, confirmed that it is a driveway.

Bailey Meyer, 2855 Ralston Avenue, questioned if the guest house was ever sold, would it have primary use of the Provident driveway.

Tracie Meskell, landscape architect, confirmed that specific conditions would need to be met in order to bring the driveways up to code for Fire accessibility or the new owner, if it is sold, could also enter into an agreement with Mr. Kruttschnitt to utilize the existing configuration.

Bailey Meyer, 2855 Ralston Avenue, expressed concern with the parking strips on Ralston due to the winding and narrowness of the street.

Chair Werbe clarified that the parking strips are not under the purview of the ADRB and recommended working with the Building Department on the issue.

Liz Cullinan, Director of Planning & Building, added that the requirement for the parking strips is an Engineering Department requirement and noted that Staff would be glad to assist Ms. Meyer with her concerns.

David Naggar, 3205 Ralston Avenue, noted two issues with the project as follows: 1) unhealthy trees are on the property and requested they be removed; 2) requested that noise from the amphitheatre be mitigated to the greatest extent possible.

Allan Sebanc, 2805 Ralston Avenue, stated that the applicants had done a beautiful job on the project and welcomed it to the neighborhood.

Tracie Meskell, landscape architect, responded to a question from the public and confirmed that landscaping would be planted to grow in front of the stucco walls proposed.

Boardmember Jewett commented that it was a pleasure to have the opportunity to review a project of this caliber and complemented the design teams' efforts. He expressed support for the project and is looking forward to see the project's progress.

Boardmember Ho echoed Boardmember Jewett's comments and stated the project was beautiful. He encouraged finding wells, as the project will utilize a good amount of water.

Boardmember Goldstone complemented the house design and noted that the tennis pavilion would be less of an impact than the existing conditions. He commented that trees # 194-196 would continue to block a good amount of the view potential. He made mention of the windows in the Guest House facing the primary residence and was concerned that no detail was submitted for the perimeter stucco wall. He expressed concern on the visual impact the lengthy wall would have on the street.

Chair Werbe concurred with the concerns of the wall and suggested the wall be set back in different areas.

Boardmember Goldstone moved to recommend approval of the project with the condition that more specific detail on the walls be reviewed by ADRB at a later date.

A motion (Goldstone / Jewett) to recommend approval of the project with the condition that additional detail on the perimeter wall be reviewed by ADRB at a later date passed 4:0 based on compliance with the design guidelines and compatibility with the existing neighborhood context.

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

**9. 585 Pullman Road** – Teardown and new two story residence.

The Board reviewed the one item scheduled for Preliminary Review.

## **DISCUSSION ITEM**

None.

**ADJOURNMENT**

The meeting was adjourned at 6:30pm.