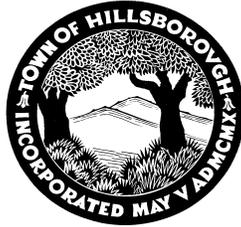


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board Approved Minutes

September 15, 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; Carl Goldstone, George Jewett, Lin Ho (Alternate)

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

Staff Present – Elizabeth Cullinan, Director of Building & Planning; John Mullins, Building Official; Serena Ponzio, Assistant Planner

Others – Mayor Mullooly

APPROVAL OF MINUTES — July 07, 2008

A motion (Goldstone / Jewett) to approve the July 07, 2008 meeting minutes passed 4-0.

WRITTEN/ORAL COMMUNICATIONS – None

PUBLIC HEARING ITEMS

Consent Calendar:

Agenda item #1, 1470 Crystal Drive, was moved to the consent calendar for action. A motion (Jewett / Goldstone) to approve the consent calendar passed 4-0.

Regular Items:

Addition/Remodels

- 1. 1470 Crystal Drive** – Javaherian (Behraves & Associates Architecture)

Remodel and first floor addition of approximately 1,404 square feet around the perimeter of the existing one story residence and garage addition of approximately 216 square feet (19.2% Floor Area Ratio) to accommodate a three car garage and associated front yard landscape plan. *Continued from the August 18th ADRB meeting.*

Recommendation: Continue the proposal to an ADRB meeting off calendar at the request of Planning Staff.

Please refer to the motion above under consent calendar.

New Houses

- 2. 585 Pullman Road – Miller (TRG Architects / Michael Callan Landscape Architect)**
Teardown and construction of a new two-story Spanish Revival single family residence (24.7% Floor Area Ratio) of approximately 5,743 square feet with an associated landscape plan which includes new plantings, tree removal, new driveway configuration and hardscape areas.

Michael Callan, Landscape Architect, presented the landscaping plan, tree removal and replacement plan and made himself available to answer questions of the ADRB.

Randy Grange, project architect, was also available to answer questions of the ADRB.

No public comment was made and Chair Werbe closed the public hearing.

Boardmember Jewett complemented the project design and choice of materials; however, he questioned the transition from the street steps to the upper terrace and commented that it was difficult to see how the wall curved up on both sides. He then noted that the rendering was helpful in clarifying the configuration of the steps and expressed support for the project.

Boardmember Goldstone expressed support for the project and requested clarification on sheet A.3.1, which denotes ceramic tiles at the entry.

Randy Grange, project architect, explained that the decorative tile would be used around the front door as a decorative element.

Boardmember Lin Ho expressed his support for the project and its elegant simplicity; however, he requested clarification of the proposed walkway area and noted that the rendering and elevations should include clearer visual depictions of the area.

Michael Callan, landscape architect, explained the wall area and the vine plantings that would be placed in that area.

Boardmember Jewett requested clarification on Sheet A.4.1, which noted a smooth stucco column in the detail as opposed to the ceramic tile notation on Sheet A.3.1.

Randy Grange, project architect, clarified the location of the smooth stucco column and decorative ceramic tiles at the entry.

Chair Werbe commended the project applicants on the design and their neighborhood outreach efforts.

A motion (Jewett / Ho) to recommend approval subject to the Standard Conditions of Approval and implementation of the Town Consulting Landscape Architect (TCLA) comments passed 4-0, based on the project's consistency with the design guidelines and compatibility with the existing neighborhood context, which is comprised of a variety of architectural styles and a mix of one and two story residences, many of which feature recent improvements.

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

3. **930 Hillsborough Blvd.** – Preliminary review of a redesign for the construction of a new single story residence.
4. **3480 Ralston Avenue** – Second preliminary review of facade & landscape revisions to previously approved new two-story residence.
5. **101 Bella Vista** – Teardown and construction of a new Tuscan style, multi-level residence.

The Board reviewed the three items scheduled for preliminary review and provided commentary to the applicants.

DISCUSSION ITEM

Elizabeth Cullinan, Director of Building & Planning, provided the ADRB with an update to the recently adopted municipal code changes, which allows for administrative reviews for all second unit applications and changes the ADRB's role from a recommending body to a decision making body. She informed the ADRB that at the October 6th ADRB meeting, they would no longer be making recommendations to Staff but would instead approve, deny or conditionally approve projects.

ADJOURNMENT

The meeting was adjourned at 4:37 p.m.