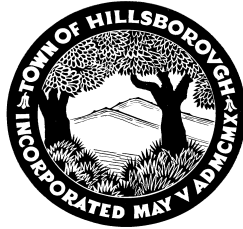


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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



1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Approved Minutes**

October 06, 2008 at 4:00 p.m.

Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 pm

Boardmembers Present – Jennifer Werbe, Chair; Carl Goldstone; George Jewett; Charlie Barnett; Mark Heine

Boardmembers Absent – Lin Ho, Alternate (excused)

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

Others – Mayor Mullooly; Council Commissioner John Fannon

APPROVAL OF MINUTES — September 15, 2008

A motion (Jewett / Heine) to approve the September 15, 2008 meeting minutes as submitted passed 5-0.

WRITTEN/ORAL COMMUNICATIONS – None

PUBLIC HEARING ITEMS

Consent Calendar:

1. **332 Darrell Road** – Avedon / Kelly (Flury Bryant Design Group)
Continued review of a second floor addition of approximately 556 square feet, the reconstruction and enlargement of a two car garage of approximately 665 square feet and addition of a basement area of approximately 242 square feet (23.96% Floor Area Ratio) to an existing one story residence. *Continued from the August 18, 2008 ADRB meeting*
Recommendation: Recommend continuation of the proposal to the November 03, 2008 ADRB meeting at the applicant's request.

A motion (Jewett / Barnett) to approve the consent calendar passed 5-0.

Regular Items:

New Houses

2. 930 Hillsborough Blvd. – Klein (TRG Architects / Michael Callan Landscape Architect)

Redesign for deconstruction of an existing single story residence and construction of a new single story residence of approximately 5,056 square feet (23.2% Floor Area Ratio), including a second unit, basement level and associated landscape plan which includes new plantings and tree removal. *Preliminary review: September 15, 2008*

Randy Grange, project architect, made a presentation on the proposal, including explanations of the siting of the residence, sustainability features, materials, the copper shingle roofing alternative requested and specific modifications made to address massing, materials,. He then explained that the request for the copper roofing system (standing seam roof preferred) versus the wood shake was a preference due to maintenance and design achievement. He then requested feedback on the gate concept submitted, which the applicant intends to bring back to ADRB at a future meeting.

Michael Callan, landscape architect, explained the landscape features, specifically the proposal for Grecian Laurels along the south side of the property, which are low maintenance, fast growing and do well in areas with limited growing space. He then explained that the applicants are in the process of working with the arborist to determine tree protection measures for the existing Palm tree at the front of the residence and to address neighbor concerns.

Chair Werbe opened the public comment and asked those members of the public speaking to submit a speaker form to Planning Staff.

Jim Yamas, 25 Geneva Road, expressed his concerns with the following:

- Public outreach conducted by the applicant and noted that he was not shown detailed drawings nor did he receive copies of the revised plans after the public outreach meeting.
- He requested that the retaining wall at the rear of the property be no more than two feet as opposed to the three foot and noted that the architect agreed to this change.
- The parking strips proposed at the front of the residence.

He then noted that he better understood the clerestory window features at the front of the residence due to Randy Grange's presentation, stated that the revised design was improved and expressed his support of the revisions.

Richard Sofos, 35 Geneva Road, questioned if this was the last design revision the public would be entitled to see and asked if additional changes would be submitted. He then commented that he did not prefer the copper roof and noted that the presentations by the architect did not reflect the potential views to the residents along Geneva Road.

Chair Werbe clarified that changes to the design would be reviewed by the ADRB at a public hearing.

Elizabeth Cullinan, Director of Building and Planning, noted that minor changes may be reviewed at an administrative level; however, changes more substantive in nature, would require review by the ADRB.

Jim Yamas, 25 Geneva Road, questioned if the first floor elevation would be checked prior to framing.

Chair Werbe responded that the Building Department would be responsible for confirming the elevations.

Gerald Preiner, 935 Hillsborough Blvd., commended the applicants for removing the second floor, noted that the modern design did not fit within the neighborhood context, expressed concerns with potential reflection issues associated with the copper roofing material requested and expressed concerns with the garage facing the street. Additionally, he noted that his residence has been left off the neighborhood map in the design plans, which he mentioned at previous ADRB meetings.

Chair Werbe provided the project architect, Randy Grange, the opportunity to address concerns expressed in the public comment.

Randy Grange, project architect, stated that the copper roof would dull out quickly and that due to the low pitched roof proposed, reflection would not be an issue.

Boardmember Jewett asked if the applicant planned to utilize a pre-acid washed copper roof prior to the installation.

Randy Grange, project architect, confirmed that the roof would be pre-acid washed.

Chair Werbe closed the public hearing.

Boardmember Heine complemented the completeness of the package and noted that he was not present at the preliminary review of the revised project; however, he believed the massing was appropriate. He noted that he supported the original design and understood the changes incurred to the project. He commended the incorporation of the light well into the design and noted that the project integrated a modern home for modern living into the neighborhood well. He expressed a preference for the wood shake roofing and noted that it will blend well with the neighborhood. He stated that in regards to the copper roof alternative, he preferred the copper shingle as opposed to the standing seam roof and noted that the copper shingle design is more appropriate to the existing neighborhood context. He appreciated the Palm tree protection measures being taken. He noted that while the gate design had been softened, he was still concerned with the location of the property in the middle of the block but stated that the applicant should be able to implement some type of fencing for privacy. He concluded by expressing his support for the residence.

Boardmember Jewett stated that he was supportive of the design and concurred with Boardmember Heine with regards to the roof but noted that if the roof were a standing seam, it would need to be acid washed. He commented that the rainscreen material appeared to be dark compared to the rendering displayed on the screen.

Randy Grange, project architect, explained that the color palette chosen was preferred for the design and that the dark brown rainscreen and plaster materials provided a complementary contrast to one another.

Boardmember Jewett commented that a light well might be helpful in the stairway at the second unit basement area and preferred to see more hedging utilized in the fence design. Overall, he was supportive of the project.

Boardmember Barnett complemented the completeness of the submittal package and thorough detail sheet. He noted that the design met the standards for approval of a modern design; however, the house is a large house for the area. He added that the front elevation was wonderful and achieved a good integration of modern design into a traditional ranch neighborhood. He remained concerned about the left side elevation and preferred to see it simplified; the large amount of rainscreen material proposed on the garage door and noted that the design needed a substantial amount of natural materials in the design. He commented that he preferred to see the wing roof removed, wood shingles for the roof, no gates or fencing and mahogany garage doors.

Boardmember Goldstone stated that the applicants had done a good job modifying the project to meet the design guidelines and he appreciated the neighbor concerns regarding the laurels on the right side of the property, noting that the retaining wall must be well built to withstand the landscaping. He commented that the internal gutters were marked to be three feet in, which seemed to be located higher on the roof as opposed to located at the end of the roof overhang and preferred that the garage doors be mahogany to match the front door. He expressed his preference for the wood shake roofing and would like to see the right side wall moved away from the property line to allow for larger shrubs to be planted for screening purposes.

Chair Werbe noted her struggles with the proposed modern style within the existing neighborhood context; however, she stated that the project architect had achieved meeting the standards of the Design Guidelines. She added that she could support the project so long as wood shingles were utilized for the roof; the garage doors were mahogany and there were no fencing or gates. She congratulated Randy Grange on his efforts as the project architect.

Boardmember Barnett requested confirmation from the Board on the issues with the winged roof. The ADRB responded with no concerns in regards to the winged roof.

A motion (Barnett / Jewett) to approve the project subject to the Standard Conditions of Approval and the following: 1) The roof remain wood shake; 2) The garage doors are revised to mahogany to match the front doors; 3) No future gate or fence; 4) incorporation of TCLA comments, based on the determination that the house fulfills the Design Guidelines for modern residences through the utilization of high quality materials, design, massing and scale compatible to the existing neighborhood context passed 5-0.

- 3. 3480 Ralston Avenue** – Goodman (Thompson Studio Architects / Marta Fry Landscape Assoc.) Proposed facade revisions to a previously approved new two-story residence of approximately 5,673 square feet (24.9% Floor Area Ratio) and revisions to a previously approved landscape plan to include additional plantings, revised driveway configuration and main entrance walkway. *Preliminary review: September 15, 2008*

David Thompson, project architect, explained the changes made to the roofing material, which was previously galvalume, to address reflectivity concerns of the ADRB from the last preliminary

review. He explained that the new roofing material chosen would be a painted kynar roof, which is also a cool roof system and noted that the metal exterior finishes would match.

Chair Werbe opened the public hearing and as no members of the public were present to speak, the public hearing was closed.

Boardmember Goldstone stated that the roof had been improved and he was in support of the project. He commented that the front windows seemed unbalanced and expressed concern with the smaller sized plantings proposed adjacent to the retaining walls along Laurent Road; however, he remained supportive of the project. He stated his preference for more substantial plantings (larger size containers) along Laurent Road and added that the fence along that side was not clearly identified on the plan.

Boardmember Barnett stated that great improvements had been made to the project and clarity brought to the design. He noted the FAR (Floor Area Ratio) proposed was missing on the application, but noted by the Planner in the Staff Memo. He commented that the front stone element detracted from the design and recommended incorporating board & batten in that area. He accepted the painted roof and recommended that the proportions of the columns at the front porch be revisited (currently too narrow); the chimney be straightened; that the sconces at the garage be placed over the garage doors and cautioned the applicants about utilizing a pressure treated retaining wall as note by Boardmember Goldstone. He concluded by expressing support for the project.

Boardmember Jewett requested clarification on sheet A.3.2 and the solar panels that would be laid across the roof, which were not illustrated on the elevation. He added that the solar panels will alter the left elevation; however, he remained supportive of the project and concurred with the Boardmembers on the retaining wall and landscape issue.

David Thompson, project architect, confirmed that the solar panels would be located across the roofline on that elevation and that they were not included in the plans.

Boardmember Heine concurred with the other Boardmembers and recommended larger size plants be incorporated into the planting plan against the retaining wall. He expressed his support for the roof and color palette proposed and echoed Boardmember Barnett's comments on the front porch posts. He added that the residence is sited well, the entry works with the design and that the roof will be a complementary feature to the residence.

Chair Werbe commented that the project had incorporated great revisions since the original proposal and complemented the design team. She complemented the landscape plan based on the TCLA comments and recommended an administrative review for the retaining wall landscaping.

A motion (Goldstone / Heine) to approve the project based on its consistency with the design guidelines and meeting design standards for modern architecture, including the use of high quality materials, design, massing and scale, subject to the Standards Conditions of Approval and the condition that the plantings along the retaining wall on Provident provide an adequate amount of screening to the satisfaction of Planning Staff and subject to an administrative review passed 5-0.

Addition/Remodels

4. 60 Rowan Tree Lane – Koury (Strathdee Design & Development)

Proposed ground floor addition of approximately 432 square feet to accommodate a third car garage and second floor addition of approximately 702 square feet (18.9% Floor Area Ratio) to an existing two level home.

Chair Werbe announced that the Floor Area calculations noted on the site plan must be corrected to reflect the Floor Area calculations noted in the Staff Memo.

Fred Strathdee, project architect, made himself available to answer questions of the ADRB and explained that the landscape plan would be a separate phase of the home improvement project.

Chair Werbe closed the public hearing and as no members of the public were present to speak, the public hearing was closed.

Boardmember Barnett stated that the package submitted was appropriate to the scope of work proposed and noted that due to the Floor Area Ratio proposed, size of addition and location of addition, he was supportive of approving the vinyl window and patch roofing, which is typically not preferred or approved. He commented that there is no architectural precedence for the style of window proposed at the rear of the residence and noted that a landscape plan should come back for review.

Boardmember Goldstone concurred regarding the landscaping requirement and was supportive of the patch roofing proposed.

Boardmember Jewett expressed support for the project and noted that the proposal works well with the existing residence with the exception of the new window at the rear elevation. He commended the improved color palette for the residence and concurred regarding the need for a landscape plan.

Boardmember Heine agreed with the comments made regarding the patch roofing proposed, vinyl window and the need for a landscape plan.

Chair Werbe preferred that the landscaping be submitted for review prior to building permits being issued for the project.

A motion (Jewett / Goldstone) to approve the project based on subject to the Standard Conditions of Approval and the condition that a landscape plan be submitted for administrative review subject to the comments of the TCLA (Town's Consulting Landscape Architect) passed 5-0 based on the project's compatibility with the existing neighborhood context and compliance with the design guidelines.

Landscaping Plans

5. 3000, 3030, 3050 Ralston Avenue – Kruttschnitt (Suzman & Cole Design Associates)

Review of revisions to a previously approved landscape plan including additional tree removal, revised planting plan, required (ADRB) revisions to the perimeter wall, relocation of the mechanical equipment enclosure and retaining walls associated with the approval of a new residence, guest house and pavilion.

Tracie Meskeil, landscape architect, gave a brief presentation on the changes proposed and circulated samples of the wall and house colors to the ADRB and made herself available to answer any questions.

Chair Werbe opened the public hearing.

Bailey Meyer, 2855 Ralston Avenue, commended Elizabeth Cullinan, Director of Building & Planning, for her prompt action and proactive measures to address her concerns regarding the parking strips and traffic safety. She noted that due to Ms. Cullinan's actions, she was able to meet with Cyrus Kianpour, Town Engineer, to discuss the parking strip requirements. She added that she was now supportive of the wall, specifically due to the fact that the parking strips had been reduced; therefore, allowing the retention of many trees which were originally proposed to be removed. She concluded that she was very happy with the result of the wall and hoped it will look uniform.

Maryellie Johnson, 37 New Place Road, applauded Mr. Kruttschnitt for his efforts in the design process and addressing neighborhood concerns; however, she did have comments regarding the parking strips and questioned why the Town Engineer is able to grant exceptions to the parking strips. She asked that the Director of Building and Planning look into the role of the Town Engineer as it relates to parking strips. She noted that the parking strip issue is truly aesthetic and feels that it should be within the ADRB's purview. She then expressed her concern regarding the precedent wall along Ralston would set and reminded the ADRB of historical concerns with this type of fencing.

Ted Kruttschnitt, property owner of 3000, 3030, 3050 Ralston, clarified that all of the wall line along Provident is six feet in overall height. He explained that due to the slope of the property in specific areas, the eight foot portions of the wall would appear as six foot in height from the roadway.

Chair Werbe closed the public hearing.

Boardmember Heine complemented the applicants and expressed his support for the project revisions. He noted that the section drawings were helpful in the review, that the tree replacement plan was good, and commented that off-street parking is always difficult.

Boardmember Jewett stated that the material choices were excellent and the drawings were very clear and concise; although Section C did not convey the slope correctly. He recommended insuring this section is consistent with the actual topography.

Boardmember Barnett questioned if the wall was stepped with the contours of the land or if it was sloped, and if landscape lighting would be installed along the wall.

Tracie Meskell, landscape architect, confirmed that the wall was sloped and that lighting would not be installed along the perimeter wall.

Boardmember Barnett expressed his concern with a solid perimeter wall and noted his preference for a black chain link fence with vines in keeping with the natural surroundings of the neighborhood. He added that he appreciated and agreed with the suggestion regarding parking strips being within the ADRB's purview and reiterated his concern with the change the perimeter wall will bring to Ralston.

Boardmember Goldstone expressed his support for the wall and noted that the increased setbacks were adequate. He questioned if the area along Provident would be graded down where the Eucalyptus trees would be removed and expressed his preference for a twelve foot spread between wall columns as opposed to the ten foot spread proposed.

Tracie Meskell, landscape architect, confirmed that the area along Provident would be graded down once the Eucalyptus trees were removed, and noted that they would be happy to pursue the potential for a twelve foot column spread.

Chair Werbe noted her preference for a twelve foot column spread, expressed her appreciation of Maryellie Johnson's comments regarding the parking strip issue and requested that the issue be researched further by staff.

A motion (Jewett / Heine) to approve the project subject to the Standard Conditions of Approval and the following: 1) that the spacing of the columns be increased to twelve feet if possible and 2) that Section C at the eight foot wall portion be looked at carefully for consistency with the plans, passed 5-0.

DISCUSSION ITEM

6. Discussion of enhancing the preliminary review process for major remodels and new homes.

The ADRB discussed potential enhancements to the Preliminary Review process, including early story pole installation, potential alternatives to story poles, increased submittal time for preliminary review applications and extension of the public notification to the 500-foot radius.

The ADRB concluded that the preliminary review process should include an increased submittal time of fifteen days, increased notification to a 500-foot radius versus immediately adjacent neighbors and should not include a requirement for story poles.

ADJOURNMENT

The meeting was adjourned at 5:41pm.