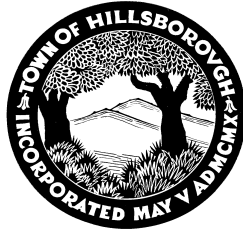


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Approved Minutes**

December 01, 2008 at 4:00 p.m.
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 pm

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

Boardmembers Absent – None

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

Others – Mayor Mullooly

APPROVAL OF MINUTES — October 06, 2008 & November 03, 2008

A motion (Goldstone / Barnett) to approve the October 06, 2008 & November 03, 2008 meeting minutes passed 3:0:1 (Werbe abstaining from November 03, 2008).

WRITTEN/ORAL COMMUNICATIONS – None.

PUBLIC HEARING ITEMS

Regular Items:

New Houses

1. **1560 Lakeview Drive** – Kardosh (Dinar & Associates / Michael Callan Landscape Architect)
Teardown and construction of a new two story Mediterranean Villa style single family residence of approximately 5,994 square feet (24.62% Floor Area Ratio) and associated landscape plan including tree removal, front yard fencing and gates and new plantings. (*Preliminary Review: May 05, 2008*)

Moshe Dinar, project architect, made a presentation to the Board on the revisions made to the project and the materials proposed.

Michael Callan, landscape architect, explained revisions made to address comments of the TCLA (Town's Consulting Landscape Architect).

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

Boardmember Heine stated that the package was complete and clear, and noted that the massing was acceptable for the site and neighborhood. He requested clarification from the architect on the square lights and the Jerusalem limestone as it pertained to the detail sheet versus the rendering. He then asked if an actual roof tile sample was available for viewing.

Moshe Dinar, project architect, responded that the square light was correct, that an actual roof tile was not available and explained that the Jerusalem limestone proposed was a larger piece of limestone, not a twelve inch by twelve inch tile.

Boardmember Heine explained his concerns with the limestone and the method of integration of the stone with the stucco and foam details. He noted his additional concerns with the polish of the limestone and the Monier S-tile proposed for the roof. He then commented that the landscape plan was nicely done and that other than his concerns with the lights, roof materials and stone details, was generally supportive of the project.

Boardmember Jewett concurred with Boardmember Heine's concerns regarding the roof tile and installation of the limestone.

Moshe Dinar, architect, explained that the stone pieces proposed were eighteen to twenty four inches in height and materials were selected based on their cost.

Boardmember Jewett continued with his review and stated that the design appeared to be over-embellished and would need refinement in its craftsmanship. He recommended utilizing reclaimed tiles or Redlands roof tiles versus the Monier S-tile proposed.

Boardmember Barnett stated his concerns with the ornate detail and craftsmanship during the preliminary review and his general support for the project now. However, he made specific note of the concerns expressed by his fellow Boardmembers and stated that the package was not complete and lacked details of the project. He stated that these details must be included in the plans and not explained; therefore, stated his preference to continue the application.

Boardmember Goldstone noted the missing details on the detail sheet including the garage door and chimney details. He expressed concern with the metal gutters proposed and noted his preference for copper gutters. He commented that the plant list was difficult to read due to the small font and stated that the plans should include adequate detail in order for the project to move forward without contingencies.

Boardmember Ho stated that the details for the project must be clear and accurate and are highly important due to the site configuration and visibility.

Chair Werbe expressed concerns with the integration of the limestone into the design, the roof tile selection, lack of details in the plans and the pending applicant decisions on the details. She explained to the applicant that all details should be a part of the application and noted her preference to continue the application.

Moshe Dinar, project architect, explained the roof tile chosen and the installation methods of the limestone.

Boardmember Goldstone explained that all choices on details should be made prior to review by the Board.

Boardmember Heine explained that the details for the roof were included in the package; however, an actual tile sample must be provided at the meeting.

Boardmember Barnett explained the reasons for including the details of installation and integration of materials into the detail sheets and plans.

A motion was made (Barnett / Heine) to continue review of the new home proposal to the January 20, 2009 ADRB meeting in order to allow the applicant the opportunity to develop a complete package with all details and materials associated with the new residence passed 5:0.

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

2. **10 Kammerer Court** – Teardown and construction of a new two story craftsman style residence.
3. **2190 Carmelita Drive** – Major remodel / second floor addition and façade changes to an existing one story residence.
4. **105 Bella Vista Drive** – Teardown and construction of a new multi-level residence, including a second unit and detached three car garage.

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

DISCUSSION ITEM(s)

Elizabeth Cullinan, Director of Building and Planning, requested a change in the order of the agenda to allow Agenda Item #7 to proceed before Agenda items #5 & #6. The ADRB unanimously agreed to the change in the order of the agenda.

5. **Project Updates: 332 Darrell Road** – A project update was provided to the ADRB in the Staff Memo noting that the applicants have formally withdrawn their application for a first and second story addition.
6. **Architectural facilitation / Peer review program** – Staff and the ADRB discussed the process for providing applicants with guidance prior to submitting for ADRB review. The ADRB agreed that the existing system was working well.
7. **Ralph M. Brown Act review by City Attorney's Office**
Mark Hudak, Deputy City Attorney, provided an overview of the Ralph M. Brown Act to the ADRB members.

ADJOURNMENT - The meeting was adjourned at 6:08 pm.

Minutes prepared by Serena Ponzo, Assistant Planner

