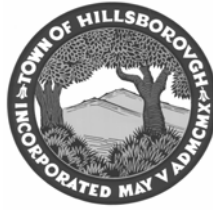


TOWN OF HILLSBOROUGH

San Mateo County

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Hillsborough, CA 94010



Architecture and Design Review Board Approved Minutes

Monday, March 02, 2009 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 PM

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

Boardmembers Absent – Lin Ho, Alternate (excused)

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

Others – None.

APPROVAL OF MINUTES – January 20, 2009

A motion (Jewett / Werbe) to approve the January 20, 2009 ADRB Meeting minutes passed 5:0.

WRITTEN/ORAL COMMUNICATIONS - None

PUBLIC HEARING ITEMS

Consent Items

Additions/Remodels

1. 1545 Bellevue Avenue - Crisp (Michael Kaindl Architect / Jennifer Bloch Landscape Architect)

Request for a one-year extension of ADRB approval for a teardown / new residence of approximately 5,610 square feet, new detached Second Unit of approximately 950 square feet (24.9% Floor Area Ratio) and associated landscape plan including tree removal, new driveway location and fencing/gates along the street. *Previously approved by ADRB on January 22, 2008 (Effective approval date: 02-06-08).*

Recommendation: Extend ADRB Approval to February 06, 2010, as requested by the applicant

2. 2755 Ralston Avenue - Bennett (Stewart Associates / Michael Callan Landscape)

Request for a one-year extension of ADRB approval for a teardown / new residence of approximately 11,013 square feet (14.9% Floor Area Ratio) and associated landscape plan

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including tree removal and fencing/gates along the street. *Previously approved by ADRB on January 22, 2008 (Effective approval date: 02-06-08).*

Recommendation: Extend ADRB Approval to February 06, 2010, as requested by the applicant

3. 1365 Hayne Road - Candila (MARCH Design / Michael Callan Landscape)

Review of a teardown / new two story Mediterranean style residence of approximately 4,931 square feet (23.56% Floor Area Ratio) and associated landscape plan including new entrance gates, fencing, new plantings and tree removal. *Preliminary Review: May 05, 2008*

Recommendation: Continue the item to a date off-calendar due to lack of story pole installation

A motion (Werbe / Jewett) to approve consent items # 1-3 passed 5:0.

Regular Items:

Landscape Plans

4. 400 Uplands Drive - Crystal Springs Uplands School (Verde Design Landscape Architecture)

Review of the replacement of an existing 180' by 300' sod athletic field with a new synthetic turf field, grading to level the playfield, upgrading of the drainage system, tree removal and replacement. The application also includes consideration of environmental review in the form of an Initial Study and Mitigated Negative Declaration.

Bruce Bean, representative of Crystal Springs Uplands School, made a brief presentation on the item and made himself available to answer questions of the ADRB.

Dwight Long, project architect, made a brief presentation on the proposal and highlighted the benefits the project would bring in terms of water use reduction and maintenance. Dwight explained the public outreach efforts conducted, examples of areas with turf, durability of the product and the timing for the project.

Boardmember Werbe noted she had been to the site and complimented the proposal, noting the Town's Consultant Landscape Architects positive comments on the tree removal and replacement plan.

Boardmember Jewett stated his support for the material and tree removal; however, he expressed concern with the sizing of the replacement trees and variation of sizes to replace substantially larger Redwood trees. Additionally, he requested clarification on the height of the smallest replacement tree at the time of installation.

Dwight Long, project architect, confirmed that there are twelve twenty four inch box trees and ten fifteen gallon trees for replacements.

Ralph Osterling, project arborist, noted that there were many existing redwoods, which would remain and that the height of the smallest replacement tree would be six to seven feet at the time of installation.

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

Boardmember Barnett expressed his struggles with the amount of hardscape proposed and the benefits of saving water the turf field would have. He noted that at least half of the site would be covered with parking, structures and synthetic turf and noted his expectations for the school to lead by example; thus, he expressed he was not supportive of the proposal.

Boardmember Goldstone expressed his support for the proposal, noting that the water saving benefit is critical. He then complimented the applicants on their public outreach.

Chair Heine expressed concern with the southeast corner of the property and the size of the replacement trees. He complimented the applicants' efforts on the mitigation measures and submittal package. He requested clarification on the number of trucks which will be used, impacts to the neighborhood, if the gravel is included and if a soils test had been done.

John Mullins, Chief Building Official, confirmed that the Police Department and Public Works Department will determine the truck route for off-haul of the soil.

Dwight Long, project architect, stated he would continue to work closely with the Town to determine a traffic plan.

Chair Heine expressed his support for the project.

Elizabeth Cullinan, Director of Building & Planning, clarified that the hardscape maximum permitted by Code is 50% of the lot area.

A motion (Werbe / Jewett) to recommend approval of the project with the condition that the applicants explore upsizing the replacement trees for a variety of replacements passed 4:1 (Barnett opposed).

New Houses

5. 105 Bella Vista – Carey (Chris Spaulding Architect)

Review of a teardown / new two story Wurster style residence of approximately 7,184 square feet (7.8% Floor Area Ratio), which includes a new detached three car garage of approximately 704 square feet and an associated landscape plan including new plantings and new driveway surfacing. *Preliminary Review: December 01, 2008*

Chris Spaulding, project architect, made a presentation on the detailing, revisions made to address ADRB comments and the intent of the design. He noted that the composition shingle roof was included in the proposal for fire protection purposes.

Chair Heine opened the public comment.

Gary Wheeler, representing the Michael Family at 30 Fawn Court, expressed no opposition to the design itself; however, he expressed concern with the following:

- Secondary driveway;
- The construction limit line/setback requirements of the Code;
- Made reference to 103 Bella Vista and the lack of screening, requesting screening be required for the new residence at 105 Bella Vista, specifically noting the preference for trees eighteen to twenty four feet in height;
- The size of the new driveway and requested the size be reduced and that decomposed granite be utilized;
- The potential to subdivide the property and the construction time limit for the project;

Boardmember Goldstone asked for clarification on the number of chimneys proposed.

Chris Spaulding, project architect, confirmed that the fireplace proposed was gas and no chimneys were needed or proposed.

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Boardmember Goldstone made note of the simplicity of the design and its conformance to the historical accuracy of the style proposed. He expressed concern with the gutters, noting the preference for copper, and the landscape plan, which appeared to be minimal. He noted his preference for revisions to be made and the project to go back to the ADRB for review.

Boardmember Barnett concurred with Boardmember Goldstone regarding the packet contents; however, he noted that the FAR proposed was 8% and that the home was minimally visible. He complimented the design and architectural style and stated that he was not supportive of the requests made from the neighbor at 30 Fawn Court to restrict setbacks.

Boardmember Jewett expressed his concern with the landscape plan proposed and complimented the architectural changes to the Wurster style. He encouraged the applicants to study the details further and noted the amount of roof in the design and that the glass railings remained unchanged.

Boardmember Werbe complimented the simplicity of the proposal and the minimal FAR proposed and noted her preference for the landscape to be reviewed by the ADRB at a later date with a more substantial landscape plan.

Boardmember Barnett noted that the package was not complete but the FAR proposed was low and the site was not very visible.

Boardmember Goldstone noted that the landscape plan should deal with drainage issues.

Chair Heine concurred with Boardmember Jewett's comments on the glass railings and requested clarification on the siding material proposed.

Chris Spaulding, project architect, stated that the siding would be cement siding if the project site was determined to be in the Wildland Urban Interface; if not, the siding would be wood.

Chair Heine continued that the gutters were appropriate and concurred with the need for a more substantial landscape plan that addressed screening, drainage and driveway.

Elizabeth Cullinan, Director of Building & Planning, asked John Mullins, Chief Building Official, to provide the ADRB with an explanation of the Wildland Urban Interface (WUI) requirements for decking.

John Mullins, Chief Building Official, explained that the requirements for WUI included fire resistant materials and construction methods.

Boardmember Barnett questioned if more un-natural materials would be seen as WUI requirements are enforced.

Elizabeth Cullinan, Director of Building & Planning, confirmed that alternative materials would be seen for properties located in the WUI.

A motion (Barnett / Jewett) to approve the proposal with the condition that a full landscape plan incorporating screening measures to Fawn Court and Macadamia be submitted for review by the ADRB passed 5-0.

6. 600 Pullman Road – Leong (Chu Design / Michael Callan Landscape)

Continued review of revisions to the window color and material of a previously approved new two story residence of approximately 6,111 square feet (24.5% Floor Area Ratio).
Continued from the January 20, 2009 ADRB Meeting.

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James Chu, project architect, thanked Staff for assistance through the process and provided the ADRB with an overview of the changes proposed.

Boardmember Barnett requested clarification if the plaster would be painted or integral color, noting the preference for integral color and complimented the revisions.

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

Boardmember Jewett stated that integral color was superior and preferred and expressed his preference for the original design of the railing. He complimented the revisions to the entry and the landscaping.

Boardmember Werbe stated the improvements were great and her preference for the original railing design. She requested the original railing design be included in the motion.

Boardmember Goldstone noted the improvements to the landscaping as tremendous and stated his preference for the original railing design.

Chair Heine complimented the improvements and efforts made. He stated his preference for integral color plaster and requested confirmation if the fence at the front would be black wrought iron.

Michael Callan, landscape architect for the project, confirmed that the fence would be black wrought iron.

A motion (Werbe / Jewett) to approve the changes to the new residence with the conditions that: 1) Plaster is integral color and 2) Railings be revised to the original design passed 5-0. Boardmember Werbe thanked Staff for their efforts in assisting the applicants through the process.

7. 610 El Cerrito Avenue – Cheung (Lawrence Cheung, Designer)

Review of a proposed demolition and construction of new two story Spanish Colonial residence of approximately 5,695 square feet (20.85% Floor Area Ratio) and associated landscape plan including new plantings, front entry gates, retaining walls and driveway surface.

Larry Cheung, project designer, thanked Staff for their assistance through the process and provided the ADRB with an overview of the design changes to address ADRB comments. He then noted that the home had been moved into the hill by approximately five feet to address comments received from 620 El Cerrito Drive and explained the situation with the stucco driveway wall.

Chair Heine opened the public comment.

Lisa Dugone, 620 El Cerrito Avenue, expressed her concerns with the impacts of the new residence proposed, specifically as they relate to the stability of the hillside and screening for privacy.

Michael Callan, landscape architect, explained the plantings proposed along the retaining wall facing 620 El Cerrito and noted that the plants proposed near the creek area were native plants.

Boardmember Jewett requested clarification on sheet A.004, specifically regarding the grade lines and if the intent was to make the retaining wall smaller or for grading purposes.

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Larry Cheung, project designer, confirmed that it was a combination of reducing the retaining wall height and for grading. He noted that the grade line changed when the house was moved to reduce visual impacts to neighbor below.

Boardmember Jewett expressed his appreciation for the changes including the corbels, change from hip to gable in the roofline at the side; however, he expressed concern with the double hung windows above the entry. He stated he was supportive of the project, complimented the landscape plan and expressed his preference for a stone driveway retaining wall for enhanced neighborhood compatibility.

Boardmember Goldstone expressed support for the proposal and encouraged the applicant to include additional divided lights in the windows above the entry, complimented the changes made and understood the concerns regarding the retaining wall. He noted the need for additional chimney details and recommended utilization of a darker color for the driveway retaining wall. He then requested confirmation on the height of the retaining wall outside of the living room area.

Larry Cheung confirmed the height of the retaining wall would be between four and one half to five and one half feet. He deferred to Michael Callan for the color of the stones proposed in the landscape plan.

Michael Callan confirmed that the stones proposed are a Napa stone in a blend of dark brown and tans.

Boardmember Werbe concurred with the ADRB regarding the retaining wall and the need for enhanced screening, and the stucco driveway wall proposed. She encouraged the applicant to explore alternatives to blend the new driveway wall as it is currently.

Boardmember Barnett complimented the submittal package and the design revisions. He noted the need for a darker driveway wall to blend with the existing wooded setting. He expressed support for the project.

Stuart Hays, 600 El Cerrito, expressed his concern regarding the white body color proposed and screening. Additionally, he expressed concerns with the white stucco driveway wall proposed and requested that the wall be a darker tone.

Chair Heine complimented the design changes and efforts made. He concurred with the ADRB on the need for additional chimney detail as well as the need for more divided lights in the windows above the entry. He referred to Michael Callan to address the screening concerns to the north and requested confirmation on the height of the Sequoia trees at the time of installation.

Michael Callan explained that there are existing Oak trees currently providing screening, which will remain and the proposal includes Sequoia trees and Pacific myrtles, both of which are fast growing and all of which are proposed in twenty four inch containers. He confirmed that the Sequoia trees would be approximately ten to twelve feet tall at the time of installation. He then agreed to explore options for a darker stone at the driveway retaining wall. He noted that widening the driveway was not an option and that the parking space below was for fire access.

The ADRB requested clarification on the requirements for fire access.

John Mullins, Chief Building Official, explained that fire access requirements must be met for new residences and that the requirement is based on the distance of the residence to the street.

Boardmember Barnett noted that the fire access space would change the feel of the street dramatically.

Minutes prepared by Serena Ponzo, Associate Planner

A motion (Jewett / Werbe) to approve the new residence and landscape plan passed 5-0 with the following conditions:

1. All stone materials for the project shall be dark natural stone to blend with the existing surroundings
2. The new driveway retaining wall shall be a dark natural stone face and material
3. The new driveway surface shall be revised to a dark paver material
4. Detail of the chimney caps shall be submitted
5. The Board strongly encouraged consideration is given to revising the two windows above the entry to the previous design, which incorporated four divides in each window.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only)

New Houses

8. **1600 Kingswood Drive** – Preliminary review of a teardown and new one story Craftsman style residence.
9. **220 Roblar Avenue** – Preliminary review of a teardown and construction of a new two story Mediterranean style residence.

Additions/Remodels

10. **585 Pepper Drive** – Preliminary review of a teardown / substantial remodel and one story residence.

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

DISCUSSION ITEM(S)

The ADRB held preliminary discussion of the use of artificial turf in residential projects. The Board noted that artificial turf should be installed in areas of a property which have minimal visibility. The Board encouraged sensitivity to aesthetic impacts to neighborhoods and the use of natural materials in landscaping.

ADJOURNMENT

The meeting was adjourned at 6:15 pm.

Minutes prepared by
Serena Ponzo, Associate Planner

