

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board Approved Minutes

Monday, April 06, 2009 at 4:00 pm
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 – Mark Heine, Chair; Jennifer Werbe; George Jewett; Charlie Barnett; Carl Goldstone, Lin Ho, Alternate (excused)

Boardmembers Absent – None

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

Others – John Fannon, Council Commissioner; Christine Krolik, Mayor

APPROVAL OF MINUTES

A motion (Werbe / Goldstone) to approve the March 02, 2009 ADRB Meeting minutes passed 5:0.

WRITTEN/ORAL COMMUNICATIONS – None.

PUBLIC HEARING ITEMS

Consent Items

Additions/Remodels

1. 540 Darrell Road - Yeo (MAK Studio Design)

Request for a one-year extension of ADRB approval for a remodel / ground floor addition of approximately 1,382 square feet (19% Floor Area Ratio) and landscape improvements. Previously approved by ADRB on April 07, 2008 (Effective date of approval: April 22, 2008)

Recommendation: Extend ADRB Approval to April 22, 2010 as requested by the applicant.

2. 1840 Black Mountain Road - Alfaro (Stewart Associates / Michael Callan Landscape)

Request for a one-year extension of ADRB approval for a teardown and new two story residence of

approximately 5,243 square feet (23.4% Floor Area Ratio). Previously approved by ADRB on February 04, 2008 (effective date of approval: February 19, 2008)

Recommendation: Extend ADRB Approval to February 19, 2010 as requested by the applicant.

3. 45 Bel Aire Court - Back (Stewart Associates)

Addition of a detached one car garage and storage area of approximately 545 square feet (15.2% Floor Area Ratio).

Recommendation: Approve the proposed addition of a detached one car garage and storage area.

4. 190 Bridge Road - Krikorian (Robert Frear Architects)

Remodel / first and second floor addition of approximately 301 square feet (13.2% Floor Area Ratio) to an existing one story attached garage.

Recommendation: Approve the proposed first and second floor addition of approximately 301 square feet

A motion (Werbe / Barnett) to approve consent items #1-4 on the consent calendar passed 5:0.

Regular Items:

Additions/Remodels

(The ADRB unanimously approved a change to the order of the agenda to hear Agenda Item #5 after agenda item #6)

5. 585 Pepper Drive – Cella (TRG Architects)

Substantial remodel / ground floor addition of approximately 707 square feet (18.99% Floor Area Ratio) to an existing one story residence. *Preliminary review: March 02, 2009*

Yossi Zinger, project architect, made a brief presentation on the architectural detailing of the proposal including the windows, entry eyebrow and copper roof elements. He explained the condition of the existing landscaping and made himself available to answer questions of the ADRB.

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

Boardmember Goldstone questioned if the fence would be put back after removal of the shed and commented on the height and narrow appearance of the chimneys.

Yossi Zinger, project architect, explained that the angle of the drawing resulted in the chimneys' appearance.

Boardmember Ho expressed his support for the proposal, mentioning that the rendering presented was helpful in demonstrating the integration of the eyebrow feature at the entry.

Boardmember Barnett expressed his support for the proposal, specifically for the reuse of the existing residence, and noted the project as a good transformation within the existing neighborhood context.

Boardmember Jewett stated that the trim color should be revisited; however, he was supportive of the project.

Boardmember Werbe was supportive of the proposal and agreed that the trim color needed to be revisited.

Chair Heine concurred with the trim color revisions and requested clarification from Planning Staff regarding the incorporation of the pathway connecting the parking strips at Pepper and Floribunda Avenues into the Conditions of Approval.

Elizabeth Cullinan, Director of Building and Planning, explained that the requirement was to the satisfaction of the City Engineer and was not required to be incorporated into the Conditions of Approval.

A motion (Barnett / Jewett) to approve the proposal based on its appropriate massing to the existing neighborhood context, the incorporation of high quality materials and design detailing, consistent with the Residential Design Guidelines, with an exception to a requirement for new landscaping due to the minimal addition proposed, and the condition that the window trim color be revised subject to administrative review passed 5:0.

New Houses

6. 1600 Kingswood Drive – Kong (Chu Design / Michael Callan Landscape Architect)

Teardown and new one story residence of approximately 4,615 square feet (20.06% Floor Area Ratio) and associated landscape plan including tree removal, new plantings and driveway surfacing. *Preliminary review: March 02, 2009*

James Chu, project architect and Michael Callan, Landscape Architect, made themselves available to answer questions of the ADRB.

Boardmember Werbe expressed her support for the improvements, design and landscaping.

Boardmember Jewett noted the architectural revisions as a substantive improvement and expressed his support for the proposal.

Boardmember Barnett expressed his support for the proposal, noting the project's compatibility within the existing neighborhood context and the use of materials of the highest quality. He stated that the light fixture proposed was Old English style and should be consistent with the Craftsman style proposed.

Boardmember Goldstone expressed his support for the proposal.

Boardmember Ho expressed his support for the project, specifically the changes to the columns, which were more consistent with the Craftsman architectural style.

Chair Heine requested clarification on the type of siding proposed (alternated or tailored).

James Chu, project architect, confirmed that the shingle siding would be alternated to avoid a uniform appearance.

A motion (Jewett / Werbe) to approve the proposal based on its compatibility with the existing neighborhood context and scale as well as its consistency with the Residential Design Guidelines through use of the highest quality materials passed 5:0.

7. 220 Roblar Avenue – Ballard (Chu Design / Michael Callan Landscape Architect)

Teardown and new two story Mediterranean style residence of approximately 8,282 square feet (23.89% Floor Area Ratio) and associated landscape plan including tree removal, new fencing, gates, columns and new plantings. *Preliminary review: March 02, 2009*

James Chu, project architect, made a presentation to the ADRB and highlighted the existing drainage issues on site, measures to resolve these issues incorporated into the project design and landscape revisions made to address neighbor concern.

Michael Callan, landscape architect, thanked Planning Staff for the collaboration throughout the process. He highlighted specific landscape changes which were incorporated into the plan to address neighbor concerns as outlined in the Staff Memo.

Andy Ballard, property owner, thanked the ADRB and Staff and outlined the reasons for the design, square footage proposed and the various efforts made to address neighbor concerns.

Bob Gilson, 30 Woodgate Court, expressed his support for the proposal and urged the ADRB to approve, noting the proposal's appropriate massing, landscaping and well designed architecture.

Sarah Steppe, representing Nori Lietz of 405 Severn Lane, spoke in favor of the proposal and expressed her appreciation of the efforts the applicants had made to address neighbor concerns.

Chair Heine closed the public hearing.

Boardmember Jewett requested confirmation on the application of the stucco color: painted versus integral color stucco.

James Chu, project architect, stated that the stucco is proposed to be painted.

Boardmember Jewett stated the size of the home was appropriate for the lot and complimented the choices of reclaimed roof tiles, siting of the residence and supportive TCLA (Town Consultant Landscape Architect) report. He noted his preference for integral color stucco due to its superior aging quality.

Boardmember Barnett complimented the design, authentic detail and package completeness; however, he expressed concern with the massing and scale of the proposal. He expressed his preference for a reduction in the size and his interest in the remainder of comments from the Board.

Boardmember Ho stated the proposal was appropriate for the site so long as the landscaping plan was followed closely and screened the massing. He commended the applicants in their outreach efforts.

Boardmember Werbe commended the applicants on their outreach efforts as well and expressed her support for the project, noting her preference for the integral color stucco.

Boardmember Goldstone expressed his support for the project, made specific mention of the increased setbacks proposed and the project's compatibility in a neighborhood varying in architectural styles and complimented the outreach efforts of the applicants. He noted that the front yard retaining wall could appear stark with only low growing grasses proposed.

Chair Heine expressed his support for the proposal, complimented the submittal package and landscape plan, specifically the retention of the existing plants and concurred with the rest of the Board on the preference for integral color stucco.

A motion (Werbe / Jewett) to approve the proposal based on the project's consistency within a neighborhood context of mixed architectural styles, sizes and levels and landscape design revised to mitigate visual impacts to adjacent properties with the condition that the stucco be integral color passed 5:0. The Board expressed their appreciation for the great outreach efforts completed and noted the outreach as exemplary.

PRELIMINARY REVIEW
(Not public hearing items; Board comments only.)

New Houses

8. 101 Bella Vista - 2nd Preliminary Review of a new two-story Mediterranean style residence.

The Board reviewed the one item scheduled for preliminary review and provided commentary to the applicants.

DISCUSSION ITEM(S)

The ADRB held preliminary discussion of the current regulations for extensions of ADRB approvals and recommended exploring the opportunity for limiting the number of extensions which can be obtained through an ordinance amendment and revising the process required. The Board expressed interest in allowing Planning Staff the opportunity to review the first extension so long as property and neighborhood conditions remained unchanged and requiring the second request to be reviewed by the ADRB with adjusted fees. Staff informed the ADRB that the revisions would be included in the 2009 code clean-up.

ADJOURNMENT – 5:10 PM

ADRB Minutes prepared by:
Serena Ponzo, Associate Planner

