

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board Approved Minutes

Monday, May 04, 2009 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 PM

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

Boardmembers Absent: Jennifer Werbe (excused)

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

Others: None

APPROVAL OF MINUTES – April 06, 2009

A motion (Jewett / Barnett) to approve the April 06, 2009 ADRB Minutes passed 5:0 (Werbe excused).

WRITTEN/ORAL COMMUNICATIONS

Chair Heine thanked Boardmember Barnett for his dedication and time served on the ADRB.

PUBLIC HEARING ITEMS

Regular Items:

Landscape Plans

1. 726 Jacaranda Circle - Prophet (Collishaw Landscaping)

Request for revisions to the planting plan and configuration of the swimming pool/spa area and the incorporation of an outdoor fireplace in addition to the request for a one year extension of an ADRB approval for a rear yard landscape plan including a new swimming pool, spa, wood decks, stairs and trellis. *Previously approved by ADRB on April 07, 2008 (Effective date of approval: April 22, 2008)*

Tony Prophet, applicant and property owner made a brief presentation to the ADRB of the revisions to the project and provided clarification to the ADRB on the material finish of the outdoor fireplace.

Ron Wu, 95 Orange Court, expressed his thanks to the applicant and building and planning staff for facilitating meetings regarding the project. He mentioned his time as a resident of Orange Court for

the last ten years and noted his concerns with the adequacy of the erosion control and drainage proposed. He expressed his desire to have the drainage issue corrected and his comments noted in the record. He concluded by expressing his concerns with tree health and stabilization in addition to a requesting that the applicants stabilize the area after project clean up.

Lillian Wu, 95 Orange Court, stated that their privacy is cherished and requested that the Town's Consultant Landscape Architect look at the proposed landscaping carefully.

Chair Heine moved to close the public hearing.

Boardmember Goldstone noted that the changes proposed were not substantial; however, he expressed concern with the drainage and stated the drainage issues should be fixed during the interim. He added that the proposed outdoor fireplace is in keeping with the character of the main residence.

Boardmember Jewett noted the proposed changes as minor; the good communication with the neighbors and supported the interim erosion control recommended by Boardmember Goldstone.

Boardmember Barnett stated the proposed changes were insignificant and stated that the drainage issues should be taken up with the Town.

Boardmember Ho noted the two major issues with the project: drainage and privacy. He expressed his preference to have a formal assessment of the drainage issues.

Chair Heine deferred to Building Official, John Mullins, on the requirements for drainage and erosion control.

John Mullins, Building Official, confirmed that drainage and erosion control plans will be required for this project, noting this as a good opportunity to correct the associated drainage issues on site.

A motion (Goldstone / Jewett) to approve the request for a one year extension and revisions passed 5:0.

Additions/Remodels

2. 1470 Crystal Drive - Manoochehr (Behravesh & Associates)

Continued review of a remodel and ground floor addition of approximately 1,480 square feet (19.2% Floor Area Ratio) to an existing one story residence and associated front yard landscape plan.
Continued from the August 18, 2008 ADRB meeting.

Ben Behravesh, project architect, provided the ADRB with an overview of the project revisions to address previous ADRB comments, including landscaping modifications, making specific note of the current economic climate which has impacted the scope of work.

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

Boardmember Barnett thanked the applicant for the improved design, noting the project's compatibility with the existing neighborhood context and expressed his support for the project.

Boardmember Ho expressed his concern with the landscaping proposed, noting it as inadequate. He added that the wood beams over the garage doors were not consistent with the architectural style.

Boardmember Goldstone noted the improvements as terrific; however, he expressed concern with the lack of a formal landscape plan and failure to include hardscape calculations.

Boardmember Jewett stated he was pleased with the proposed architectural changes, noting some of the windows as over-detailed. He added that the landscape plan could be enhanced and recommended an enhanced landscape plan be reviewed administratively.

Chair Heine complimented the design of the residence and stated that keeping the existing landscaping during demolition would be difficult. He concurred that the landscaping be enhanced and reviewed at a staff level.

A motion (Barnett / Jewett) to approve the proposed remodel and ground floor addition with the condition that an enhanced landscape plan be submitted subject to the administrative review procedures passed 5:0.

3. 1501 Kingswood Drive - Cacho (Robert Medan Architect / Callan Landscape)

Ground floor additions of approximately 918 square feet (20.4% Floor Area Ratio), including a new detached enclosed lanai and a rear yard landscape plan including new plantings, new paver parking area and new outdoor BBQ area.

Michael Callan, landscape architect, complimented the staff memo, addressed public comments and concerns received regarding outdoor automobile storage and confirmed that the car lift would lift up.

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

Boardmember Jewett expressed his concern with the integration of the additions and stated that the landscape plan is adequate for the site. He made specific note of the garage additions which mitigate the presence of cars on the site.

Boardmember Barnett stated that the design and location of the additions are driven by the setback requirements but still considered as minor additions and noted the alternative as many cars visible on the property.

Boardmember Goldstone stated he was pleased to see the neighborhood outreach conducted and his preference for a small window in the study to break up the massing in the blank wall and allow for interior light filtration.

Boardmember Ho noted the creative approach to storing the cars and questioned where the boat and RV would be stored.

Mel Cacho, property owner, confirmed that the boat and RV would be stored in Foster City.

Chair Heine asked the project architect about the roof tile proposed.

Robert Medan, project architect, presented the ADRB with examples of the existing roof tiles and the new roof tiles to be used on the addition areas.

A motion (Jewett / Goldstone) to approve the ground floor additions and landscape plan passed 5:0.

PRELIMINARY REVIEW

(Not Public Hearing Items; Board comments only)

New Houses

- 4. 1465 Black Mountain Road** - Preliminary review of a new two story modern residence.

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

DISCUSSION ITEM(S)

Wildland Urban Interface (WUI)

Rocque Yballa, Fire Marshal and John Mullins, Building Official, made a presentation to the ADRB on the requirements of the Wildland Urban Interface, impacts to design and construction and explained landscaping requirements for defensible space. Additionally, the Board was presented with specific areas of Hillsborough which would be impacted and the types of projects which would require implementation of the WUI standards.

ADJOURNMENT – 5:17 pm.

ADRB Minutes prepared by:
Serena Ponzo, Associate Planner

