

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board Approved Minutes

Tuesday, September 08, 2009 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 PM

Boardmembers Present: George Jewett, Acting Chair; Jennifer Werbe; Carl Goldstone; Lin Ho; Eric Nyhus, Alternate

Boardmembers Absent: Mark Heine, Chair (excused)

Staff Present: Elizabeth Cullinan, Director of Building & Planning; Serena Ponzo, Associate Planner

Others: Councilmember John Fannon

APPROVAL OF MINUTES

A motion (Werbe / Ho) to approve the August 03, 2009 Meeting Minutes passed 5:0.

WRITTEN/ORAL COMMUNICATIONS – None

PUBLIC HEARING ITEMS

Consent Items

Additions/Remodels

1. **725 Jacaranda Circle - Aish (Stewart Associates / Michael Callan Landscape)**
Request for a one year extension of an ADRB approval for a teardown / major remodel and first floor addition of approximately 1,949 square feet, second floor addition of approximately 1,440 square feet, 218 square foot basement (16.96% Floor Area Ratio) and associated landscape plan new front gates, new plantings and patio areas. *Effective date of approval: September 02, 2008*

Recommendation: Extend ADRB Approval to September 02, 2010 as requested by the applicant

2. **200 W. Santa Inez Avenue - Collier (TRG Architects)**

Request for a one year extension of an ADRB approval for a ground floor and basement addition of approximately 826 square feet (16.8% Floor Area Ratio). *Effective date of approval: December 03, 2009.*

Recommendation: Extend ADRB approval to December 03, 2010 as requested by the applicant.

A motion (Werbe / Ho) to approve consent calendar items #1-2 passed 5:0.

Regular Items:

Additions/Remodels

3. **15 Glenbrook Drive - United Genstar (Winges Architects / Louis Marano Landscape Architect)**

Request for a first floor addition of approximately 260 square feet and a second floor addition of approximately 380 square feet to an existing two story residence (24.9% Floor Area Ratio) and associated front yard landscape plan including terrace expansion, new plantings, new lawn area and new retaining wall. *Continued by ADRB on August 03, 2009*

Boardmember Werbe recused herself from the public hearing due to close proximity to the project.

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

Jerry Wings, project architect, explained the revisions incorporated into the project design, including updates to the windows for enhanced consistency with remainder of the residence, landscape plan for the entire property and enhanced screening at the front.

Lou Marano, landscape architect, provided the Board with a detailed explanation of the landscape revisions.

Boardmember Ho commented on the size and prominence of the residence and noted the positive efforts made to address prior concerns with screening and architectural consistency.

Boardmember Goldstone expressed his appreciation for the efforts made and specifically noted the generous landscaping and positive improvements made.

Boardmember Nyhus concurred with the other Boardmembers, complimented the use of rosemary over the retaining walls and expressed his overall support for the project.

Acting Chair Jewett noted the efforts made to address and mitigate concerns of the ADRB as sincere and expressed his support for the project.

A motion (Goldstone / Ho) to approve the first and second floor addition and associated landscape plan based on its consistency with the Design Guidelines passed 4:0.

4. **540 El Cerrito Avenue - Chang (The Midglen Studio)**

Request for a ground floor addition of approximately 360 square feet and the construction of a new three car garage and basement area of approximately 879 square feet (23.3% Floor Area Ratio) to an existing two story residence and associated landscape improvements include new plantings, new walkways, new swimming pool and new retaining walls.

Reza Javandel, project architect, made a brief presentation on the project details and objectives and made himself available to answer questions of the ADRB.

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

Boardmember Werbe requested clarification on the architectural style of the residence and noted the overall massing as vast. She expressed her concern with the asphalt shingles proposed due to the Floor Area Ratio.

Boardmember Goldstone noted his uncertainty with the architectural style of the house but expressed his understanding for the concepts. He expressed his concern with the retaining walls proposed, the high visibility of the walls at the driveway as an issue as well as the minimum amount of landscaping proposed. He specifically mentioned the lack of trees to screen the new structure and concluded that the biggest problem was the massing.

Reza Javandel, project architect, explained that due to the topography of the site, the location of the retaining walls was limited.

Boardmember Nyhus expressed his support for the reduction in pavement as well as visibility of cars and noted the project retained good goals. He commented that the retaining walls are two dimensional as presented in the plans and expressed his concern with the garage elevation and its lack of architectural interest.

Boardmember Ho noted the proposal as a creative way to address parking issues; however, he stated that the walls and garage would double the visual mass. He expressed his concern with the proposed composition shingles as well as the retaining walls and encouraged the applicants to incorporate more architectural interest into the garage design.

Acting Chair Jewett expressed concern with the retaining walls and suggested increasing the distance between each retaining wall and encouraged maintenance of minimal impacts from the garage. He expressed his understanding of the design intent yet stressed the larger issues with the proposal.

A motion (Ho / Werbe) to continue the proposal to the October 5, 2009 ADRB meeting to address concerns with the massing, retaining walls and prominence of the garage passed 5:0.

5. **1325 Marlborough Road - Kerwood - Gribben (Building Solutions)**

Request for the reconstruction of an existing two level detached garage of approximately 1,023 square feet (21% Floor Area Ratio) and associated new entry gate. Reconstruction of the garage includes the addition of 15 square feet to the garage area.

Fred Kerwood, applicant and property owner of 1325 Marlborough made a presentation to the ADRB and explained the project objectives.

Acting Chair Jewett opened the public hearing. As no members of the public were present to

speak, the public hearing was closed.

Boardmember Goldstone expressed his support for the proposal and its intent to integrate with the main residence.

Boardmember Nyhus expressed his appreciation for the effort put into the design, complimenting the introduction of the gate to the main residence. He commented that the gate is intriguing and questioned if the driveway would be repaved.

Fred Kerwood, applicant and property owner stated that the driveway replacement would be dependent on the construction process and damage incurred during that time.

Boardmember Nyhus expressed his preference for the driveway repair as an update to complement the new garage.

Boardmember Ho expressed his complete support for the design integration; however, he expressed concern with the size of the arch and asked if options had been explored to reduce its prominence.

Fred Kerwood, applicant and property owner responded that the architect had proposed the size based on design balance.

Boardmember Werbe noted the project as a pleasure to review and wished the applicant the best of luck.

Acting Chair Jewett stated his concern with the scale proposed and recommended the proportions be reduced.

Elizabeth Cullinan, Director of Building & Planning, confirmed that the arch measured ten and a half feet from the finished grade to top of circle.

Fred Kerwood, applicant and property owner, stated that the garage is significantly lower than the road.

Boardmember Nyhus commented that if the arch was reduced in height it would complement the garage door more.

Boardmember Goldstone commented on the prominence of the entry gate.

Liz Cullinan, Director of Building & Planning, noted that this project received review from a Historical Consultant, who recommended slight revisions be made to the sizes or materials of the windows for consistency with the Secretary of the Interior's Standards and in order for the project to be considered exempt from CEQA, California Environmental Quality Act.

A motion (Werbe / Ho) to approve the proposal subject to the condition that the applicant work with Staff to refine the proportion of the entry gate and circular (arch) portion of the entry passed 5:0.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

Additions/Remodels

6. **265 Uplands Drive** - First and second floor additions to an existing one story residence.

Boardmember Nyhus stated that the dormer proposed at the front elevation was quite large and recommended incorporating a shed dormer for enhanced compatibility with the rear elevation. He encouraged revisiting the front entrance for a more prominent entry and expressed his concern with the rear shed roof.

Boardmember Ho stated that the existing home is quite prominent and nice and the proposal retains issues with size and massing. He expressed his concern with the composition shingle roofing proposed, particularly with the proposed 24.7% Floor Area Ratio.

Boardmember Werbe expressed her concern with the size proposed and recommended reducing the Floor Area Ratio proposed. She encouraged the applicants to begin early public outreach and complimented the examples included in the package, specifically "The Run-On House". She encouraged the applicants to revise the drawings to reflect the traditional Cape Cod style and informed the applicants that due to the high Floor Area Ratio proposed, the highest quality materials would be expected.

Boardmember Goldstone made specific note of the high Floor Area Ratio proposed (24.7%) and the expectations for highest quality of materials incorporated into the design. He expressed his concern with the composition shingle proposed as well as his concern with the dormer and its lack of proportion and contribution to the massing. He added that the windows at the rear shed were too large/tall for the Cape Cod style and that the flue was inconsistent with the context of the rear elevation.

Acting Chair Jewett complimented the idea of the Cape Code architectural style. He encouraged the applicants to revisit the quality of the materials proposed, specifically due to the 24.7% Floor Area Ratio proposed. He encouraged the applicant to distribute the square footage of the proposal, as opposed to proposing the total addition in one area of the home. He noted that all examples submitted with the plans had wood shingles.

DISCUSSION ITEM(S) – None

ADJOURNMENT – 5:00 PM

Minutes Prepared by:
Serena Ponzo, Associate Planner

