

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board Approved Minutes

Monday, October 05, 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; Lin Ho

Boardmembers Absent: Jennifer Werbe (excused); Carl Goldstone (excused); Eric Nyhus, Alternate (excused)

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

Others: Councilmember John Fannon

APPROVAL OF MINUTES

Consideration of the September 08, 2009 Draft ADRB Meeting Minutes was continued to the November 2, 2009 ADRB meeting due to lack of a voting quorum. (Heine absent at September 8th ADRB meeting)

WRITTEN/ORAL COMMUNICATIONS - None

PUBLIC HEARING ITEMS

Consent Items

Additions/Remodels

1. **280 Bella Vista Drive - Anderson (Essalat Architects)**
Request for the construction of a new detached three car garage of approximately 864 square feet (11.52% Floor Area Ratio).
Recommendation: Approve the request for a new detached three car garage as requested by the applicant.

A motion (Jewett / Ho) to approve the consent calendar item passed 3:0.

Regular Items:

Additions/Remodels

2. 540 El Cerrito Avenue - Chang (The Midglen Studio)

Continued review of a 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. *Continued at the September 08, 2009 ADRB meeting.*

Steve Patrick, project architect, made a presentation to the ADRB and outlined the revisions made to the project design including reduced heights for retaining walls, raised grade surrounding the garage to reduce visibility and an enhanced landscaping plan for screening purposes.

Boardmember Ho expressed his appreciation for the reduction of retaining walls, expressed his support for the revisions and asked for confirmation of the roofing materials.

Steve Patrick, project architect, confirmed that the roof is four years old and although the option of slate roofing was explored, the existing roof on the main residence is a 50-year Elk Prestique, which is on the Town's pre-approved roofing materials list. He then expressed the preference to keep the existing roof materials.

Boardmember Jewett noted the changes as satisfactory; however, he questioned the description of the project, specifically the notations of the garage as a two car when it in fact retains the interior dimensions of a three car garage.

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

Chair Heine complimented the revisions, specifically the revisions made around the garage and the enhanced landscaping. He noted the rendering as helpful and his support for the roof material.

A motion (Ho / Heine) to approve the ground floor addition, new garage and landscape plan passed 2:1 (Jewett dissenting).

3. 40 Cinnamon Court - Gomez (TP Lam Architects)

Request for a lower level addition of approximately 1,384 square feet and ground level addition of approximately 680 square feet (17.1% Floor Area Ratio) and the addition of upper, ground and lower level deck areas to an existing multi-level residence.

Peter Lam, project architect and Al Gomez, property owner, made a brief presentation to the ADRB and explained the objectives of the proposal as well as changes made to the design to address Staff concerns.

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 appreciation for the revisions; however, he remained uncertain with the massing of the proposal.

Boardmember Ho expressed his support for the project, complimenting the use of the proposed oak trees for screening. He inquired about the neighbor across the canyon.

Al Gomez, property owner, explained his outreach efforts to the neighbor, noting that no comments had been received.

Boardmember Ho inquired about the impacts to the adjacent property at 35 Cinnamon Court.

Al Gomez, property owner, explained that the new addition and deck areas would be difficult to see from 35 Cinnamon Court due to its layout.

Chair Heine concurred with Boardmember Jewett, noting the busy feel of the proposal created from the repetition of knee braces, lattice and railings. He suggested elimination of the knee braces for a simplified design.

Al Gomez, property owner, indicated that elimination of the knee braces could be explored to address concerns of the ADRB.

Chair Heine commented that more roof than railing, as presented, may be the better alternative and that the removal of knee braces would result in an improvement.

A motion (Jewett / Ho) to approve the lower level, ground level and deck additions with the condition that elimination of the knee braces be explored, as feasible, or an alternative, simplified design be incorporated into the plans, subject to the administrative review procedures passed 3:0.

DISCUSSION ITEM(S)

Discussion of landscaping for completed ADRB projects.

The ADRB discussed recent comments submitted by former ADRB member Richard Reisman regarding potential over-landscaping issues and noted the points well taken. The ADRB discussed landscaping installation, maintenance and replacement procedures and agreed that while over-landscaping a project is good keep to in mind the issue was not prevalent in Town.

ADJOURNMENT – 4:33 pm

Minutes Prepared By:
Serena Ponzo, Associate Planner

