

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board Approved Minutes

Monday, December 07, 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; Carl Goldstone; Lin Ho; Eric Nyhus, Alternate

Boardmembers Absent: None.

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

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

APPROVAL OF MINUTES

A motion (Werbe / Jewett) to approve the November 02, 2009 meeting minutes passed 5:0.

WRITTEN/ORAL COMMUNICATIONS – None.

PUBLIC HEARING ITEMS

Consent Items

Additions/Remodels

1. **50 Baywood - Wilbur (Walker & Moody Architects)**

Request for continuation of first floor additions of approximately 1,543 square feet (12.6% Floor Area Ratio) to an existing one story residence and associated landscaping including new tree and sod plantings to the January 19, 2010 ADRB Meeting in order make appropriate structural coverage calculations to meet code requirements.

A motion (Jewett / Werbe) to approve the consent calendar item passed 5:0.

Regular Items:

Additions/Remodels

2. **307 Ranelagh - Donald / Curti (TRG Architects / Michael Callan Landscape)**

Continued review of proposed improvements to an existing legal non-conforming two story residence (existing 45.9% Floor Area Ratio) including removal of an existing basement area of approximately 274 square feet & first floor area of approximately 41 square feet, relocation of approximately 31 square feet to the first floor and 217 square feet to the second floor. The proposal includes a full landscape plan, continuation of an existing legal non-conforming setback and roof ridge height and a total floor area reduction of approximately 67 square feet. *(Continued at the November 02, 2009 ADRB Meeting)*

Randy Grange, project architect, made a presentation to the ADRB on the architectural revisions made to the project since the last review which included retention of the existing screening bushes at the left side and an overall volume reduction in the proposal.

Chair Heine opened the public hearing.

Jeanine Klopacki, 104 El Cerrito, expressed her concerns with the following:

- 1) The existing hedge fencing between both properties, which was partially removed once ownership changed; and
- 2) Driveway feasibility and its safety, specifically for the Fire Department, noting the distance between the existing residence and hedge as eight feet at the narrowest point.

Randy Grange, project architect, confirmed that a survey had been completed on the property, which noted the narrowest distance between the property line and existing residence as nine feet. He added that options to enhance feasibility for garage use had been recently discussed with staff and included moving the garage back closer to the rear fence and / or turning the garage to be parallel with the side yard fence, as it is currently placed at an angle from the fence.

Chair Heine closed the public hearing.

Boardmember Goldstone expressed his appreciation for the great improvements made to the design, specifically the changes made at the dormers. He expressed his concern with the garage and asked if the option of moving the garage to the front of the property had been explored.

Boardmember Werbe noted her struggle with the garage and expressed her preference for the applicant to explore options for the garage with Staff. She complimented the improvements overall.

Boardmember Nyhus noted the improvements as great and expressed his two remaining concerns / issues with the proposal as follows:

- 1) Driveway access and the hedge issue; and
- 2) Conflict in front elevation with dormer styles proposed and recommended implementing a shed dormer on the front inside corner.

Boardmember Jewett expressed his continued support for the proposal, noting the change at the rear dormer as an improvement. He expressed his concern with the option of bringing the garage to the front of the property, specifically on the difficulty of making it aesthetically pleasing at the front elevation. He noted his preference for the pavers to be continued back to the garage.

Boardmember Ho expressed his continued concern with the detached garage, the high FAR and reiterated the need for high quality materials.

Chair Heine expressed his support for the design and concurred with Boardmember Nyhus on the need for consistency with the dormers at the front elevation. He expressed his concern with feasibility of using the

garage and hedge screening issues. He added that the option of moving the garage to the front did not seem to be the most aesthetically pleasing.

Elizabeth Cullinan, Director of Building & Planning, explained that options could be explored by Staff for maximization of garage opportunities.

The ADRB discussed options to be explored for the garage and potential issues with utilization of the garage as additional living area / floor area. The ADRB discussed the option of retaining the existing carport structure and improving the structure to be open on at least two sides.

Jeanine Klopacki, 104 El Cerrito, explained to the ADRB that she had attempted to use the driveway with her own vehicle and needed assistance backing out. She added that the garage would bring parking impacts to the area and noted that the home was a "spec" home.

Bogden Klopacki, 104 El Cerrito, expressed his preference for a solution of reducing the width of the residence to create a wider driveway.

Boardmember Werbe expressed her preference for the option of a new carport with at least two sides open.

Warren Donald, property owner/applicant, expressed his willingness to construct a carport as opposed to the garage proposal.

A motion (Jewett / Werbe) to approve the proposed improvements to an existing legal non-conforming two story residence including removal of an existing basement area of approximately 274 square feet & first floor area of approximately 41 square feet, relocation of approximately 31 square feet to the first floor and 217 square feet to the second floor, full landscape plan, continuation of an existing legal non-conforming setback and roof ridge height and a total floor area reduction of approximately 67 square with the conditions that: 1) The garage be replaced with a carport open on at least two sides, subject to the administrative review procedures; and 2) the fence at the left side shall be replaced and hedge restored, passed 4:1 (Heine dissenting).

3. **1395 Buckingham Way - Marshall (J Deal Associates)**

Request for a first floor addition of approximately 71 square feet and second floor addition of approximately 574 square feet (22.8% Floor Area Ratio) to an existing two story residence.

Michael Kaindl, project architect, provided the ADRB with an overview of the project details, specifically noting the reuse of existing roof tiles and all new materials to match existing.

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

Boardmember Jewett noted the proposal as a reasonable project to achieve square footage objectives.

Boardmember Ho stated that the proposal was a nice addition to the floor plan and that it was consistent with the existing neighborhood context.

Boardmember Nyhus expressed his support for the project and noted the placement of the interior staircase in the garage as odd.

Boardmember Goldstone stated the proposal was in keeping with the neighborhood context and expressed his support for the project.

Boardmember Werbe expressed her support for the proposal and cautioned the applicant to take great care with the matching of the existing roof tiles.

Boardmember Jewett questioned the access to the powder room from the foyer.

Michael Kaindl, project architect, confirmed that there is access to the powder room from the foyer, noting the graphic error in the floor plan.

Chair Heine expressed his support for the proposal and reiterated the caution that should be taken with the matching of existing roof tiles.

A motion (Werbe / Ho) to approve the requested first and second floor addition of approximately 574 square feet to an existing two story residence passed 5:0.

4. **265 Uplands Drive - Lanzaveccia (Design Practice / Michael Callan Landscape)**

Request for a basement addition of approximately 195 square feet, first floor addition of approximately 313 square feet and second floor addition of approximately 978 square feet (24.7% Floor Area Ratio) to an existing one story residence and associated landscape plan including new plantings, swimming pool and front yard fencing and gates. (*Preliminary Review: September 08, 2009 ADRB*)

Diego Pacheco, project designer, made a presentation to the ADRB and outlined the changes made to the design, specifically to address visible impacts, neighborhood context, massing at rear elevation, elevated roof eave, Cape Cod characteristics and green elements incorporated into the project details.

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

Boardmember Ho noted the design as improved, specifically with the removal of the two front dormers. He then expressed his concern with the density of the second floor at the rear elevation as well as visibility, noting the rear elevation as massive.

Boardmember Goldstone stated his general support for the proposal and recommended incorporation of copper gutters and downspouts. He stated his concern with the proposed eight foot tall solid wood fence along the Normandy Court side as well as the visual impacts of the rear elevation.

Boardmember Nyhus expressed his support for the proposal, stating that massing was not an issue; however, he noted the challenges associated with the remodel, specifically due to traditional proportions of the Cape Code style.

Diego Pacheco, project designer, noted the bay window as a challenge for the front elevation.

Boardmember Nyhus stated that the shed roof at the rear elevation involves a major second story addition to the existing house and referenced the inspiration photos which illustrated the shed dormers/elements as secondary to the major roofline, unlike the proposal. He stated that the proposed shed roof at the rear elevation was too large to be considered a dormer and recommended incorporating traditional proportions into the design. He added that there were issues to be worked out in the roof plan and concluded by expressing his appreciation for efforts made in working with the existing structure.

Boardmember Werbe complimented the contents of the submittal package; however, she remained concerned with the proposal and its inconsistencies with the traditional Cape Cod style, noted the preference for removal of the front shed dormer. She added that the color did not appear consistent with the Cape Cod style and agreed with Boardmember Goldstone that the fence as proposed was not compatible with the existing neighborhood context. She expressed her appreciation for the remodel and working with the existing structure.

Boardmember Jewett expressed his struggle with the rear dormer as well and provided recommendations for design alternatives. Additionally, he encouraged revising the fence along the Normandy Court side. He complimented the submittal package.

Chair Heine thanked the applicants for submitting a complete and thorough package, noting it should be used as an example for ADRB submittals. He expressed his support for the front elevation, inclusive of the front shed dormer and encouraged the applicant to revisit the design of the rear dormer, noting the great difference in the rear elevation from the front. He expressed his preference for painted gutters and downspouts and thanked the applicant for changing the roof to a wood shingle.

A motion (Jewett / Werbe) to continue the proposed basement addition of approximately 195 square feet, first floor addition of approximately 313 square feet and second floor addition of approximately 978 square feet to an existing one story residence and associated landscape plan including new plantings, swimming pool and front yard fencing and gates to the January 19, 2010 ADRB meeting to allow the applicant time to revisit the rear elevation, massing and revise the side fencing for enhanced neighborhood compatibility, passed 5:0.

New Houses

5. **125 El Cerrito Avenue - Milligan (Taylor Lombardo Architects / Michael Yandle Landscape)**
Demolition of an existing one story residence and construction of a new two story French Country style residence of approximately 12,655 square feet, new detached pool house of approximately 220 square feet, maintenance of an existing detached guest house of approximately 576 square feet (16% Floor Area Ratio) and associated landscape plan including new plantings, tree removal, new swimming pool, new patio areas and new front yard fencing and gates. *(Preliminary review: November 02, 2009 ADRB Meeting)*

Tom Taylor, project architect, made a presentation to the ADRB on the proposal, thanked Staff and continued with an explanation of the site, tree retention and reduction of the height and width of the tower feature.

Michael Yandle, landscape architect, provided the ADRB with a summary of the project objectives, including tree preservation, the new garden features appropriate to the new home while respecting the existing, the proposed front yard fencing designed for neighborhood compatibility and concluded with the note that the plantings would be watered by well water and cistern from the roof leaders.

John Milligan, property owner / applicant, provided the ADRB with an overview of the neighborhood outreach conducted for the proposal, confirming that approximately thirty neighbors attended the outreach event held at the subject property.

Chair Heine opened the public hearing.

Jeanine Klopaki, 104 El Cerrito, expressed her support for the proposal, commending the applicants on their excellent outreach to the neighbors.

David Folkman, 117 Roblar, expressed his support for the proposal and thanked the applicants for their outreach.

George Drysdale, 139 De Sabla, expressed his support for the project, noting the applicants were actively working with him to address his concerns regarding privacy and relocation of the pool equipment.

Chair Heine closed the public hearing.

Boardmember Werbe commended the applicants on their public outreach, noting it as exemplary, and concluded that the proposal was a good project.

Boardmember Jewett stated that the project was a job well done, noted the proposal as gorgeous and commended the applicants for working with the existing footprint.

Boardmember Ho noted the project as superb and expressed his support for the project and incorporation of a six car garage.

Boardmember Goldstone echoed the support of the other Boardmembers, noting the need to address Town Consultant Landscape Architect (TCLA) comments, the pool equipment and visible impacts to Homs Court.

Boardmember Nyhus noted the proposal as a signature home with an organic arrangement.

Chair Heine thanked the applicants for taking the time to hold an on-site meeting, noting it was nice to get the full perspective. He then commended the applicants on their great public outreach and requested confirmation on the stucco, specifically if it would be smooth.

Tom Taylor, project architect, confirmed the stucco would be a smooth finish.

Elizabeth Cullinan, Director of Building & Planning, stated that the motion should be a recommendation to the City Council, as all homes greater than 8,000 square feet require Council review. She added that the Council review could be waived with a unanimous vote of approval by ADRB and sign off from the Council Commissioner and Director of Building & Planning.

A motion (Jewett / Werbe) to recommend approval of the request for demolition of an existing one story residence and construction of a new two story French Country style residence of approximately 12,655 square feet, new detached pool house of approximately 220 square feet, maintenance of an existing detached guest house of approximately 576 square feet (16% Floor Area Ratio) and associated landscape plan including new plantings, tree removal, new swimming pool, new patio areas and new front yard fencing and gates, with the conditions that 1) Neighbor communication regarding pool equipment location continues and 2) TCLA comments are addressed, passed 5:0.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

6. 425 Pinehill Road - Wang (Essalat Architects)

Preliminary review of demolition of an existing one story residence and construction of a new two- level modern style residence of approximately 16,286 square feet with a full basement (23.36% Floor Area Ratio).

Boardmember Nyhus expressed his appreciation for the site visit, noting the proposal as an organic approach to contemporary architecture.

Boardmember Goldstone stated the proposal was a nice project to a unique property and encouraged the applicants to continue to work with the neighbors. He added the importance of integrating the materials and colors into the natural setting and noted that the proposed skylight on the roof may pose an impact to the neighbors.

Boardmember Ho requested confirmation from the applicant on the materials proposed.

Farro Essalat, project architect, confirmed the materials as concrete and steel.

Boardmember Jewett complimented the design and the use of the existing footprint. He mentioned the impacts the proposal will have on the secondary view of the neighbors and encouraged the applicant to be sensitive with the use of materials and finishes. He recommended the incorporation of more wood into the finishes for the proposal and working out the issues with the neighbors early on in the process.

Boardmember Werbe noted the project as exciting and dynamic. She complimented the cover letter submitted outlining the project goals and objectives.

Chair Heine stated that the proposal incorporated nice details and elements without being too overbearing. He added that the only impact will be the neighbor's view; however, any addition to the residence would

impact the neighbor's view due to the configuration of the lots and siting of the residences. He recommended revisiting the north elevation, noting that colors will be important.

Boardmember Nyhus stated the opportunity exists to incorporate as many sustainable features as possible and noted that this project could be a poster child for sustainability.

7. 310 W. Santa Inez Avenue - Aristides (TRG Architects)

Preliminary review of demolition of an existing two story residence and construction of a new two story shingle style residence of approximately 7,367 square feet and maintenance of an existing guest house and pool house (18.9% Floor Area Ratio). The proposal includes a preliminary landscape plan including new plantings, swimming pool, front yard fencing & gates and driveway configuration.

Boardmember Ho stated that the property is located on a great street; however, he expressed concern with the shed roof integration at the front elevation and recommended incorporating a good fence plan for the front yard.

Boardmember Goldstone concurred with Boardmember Ho, expressed his support for the reduction of driveway entrances from two to one and recommended exploring the option of transplanting the mature olive trees rather than completely removing them. He added that the formal submittal should include elevations of the front gates.

Boardmember Nyhus expressed his excitement and support for the change, noting that the front elevation is prominent and recommending running the gable end straight out over the garage. He added that stone should be incorporated on the chimney and stated that the design was going in the right direction.

Boardmember Werbe concurred with the other Boardmembers on their reaction to the front elevation and stated that the style was appropriate to the neighborhood.

Boardmember Jewett expressed his support for the elevations, noting the left elevation as interesting. He added that the existing residence is set well back from the street and the proposed is too far forward. He recommended placing the new residence in the general vicinity of the existing.

Chair Heine noted his support for all elevations except the front elevation, which includes some elements authentic to the shingle style and some which are not. He added that the combination of the shed dormer, triangle dormer and eyebrow are contradictory and recommended enhancing and refining the front entry. He added that the stucco finish at the front elevation should be refined to insure consistency with the shingle style and to insure the residence is not sited too far forward from the existing homes location. He concluded that the proposal was going in the right direction.

DISCUSSION ITEM(S) – None.

ADJOURNMENT – 5:53 pm

Minutes Prepared by:



Serena Ponzo
Associate Planner