

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board Minutes

Tuesday, January 19, 2010 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 pm

Boardmembers Present: Mark Heine, Chair; Jennifer Werbe; Carl Goldstone; Eric Nyhus, Alternate

Boardmembers Absent: George Jewett (excused); Lin Ho (excused)

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

Others: John Fannon, Council Commissioner

APPROVAL OF MINUTES

A motion (Goldstone/Werbe) to approve the December 07, 2009 ADRB Meeting Minutes passed 4:0.

WRITTEN/ORAL COMMUNICATIONS – None

PUBLIC HEARING ITEMS

Chair Heine moved to change the order of the agenda and Agenda Item #2, 265 Uplands Drive, was reviewed first.

Regular Items:

Additions/Remodels

1. **50 Baywood - Wilbur (Walker & Moody Architects / Terra Ferma Landscapes)**
Request for first floor additions of approximately 1,223 square feet (11.3% Floor Area Ratio) to an existing one story residence and associated landscaping including new trees and sod. *(Continued at the December 07, 2009 ADRB Meeting)*

Sandy Walker, project architect, made a presentation on the proposal and informed the ADRB that he was the original architect to design the existing residence.

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

Boardmember Goldstone complimented the improvements and expressed his support for the project.

Boardmember Nyhus complimented the use of the space and the reduction of hardscape and driveway.

Boardmember Werbe concurred and expressed her support for the project.

Chair Heine noted the interesting configuration of the lot and expressed support for the proposed improvements.

A motion (Goldstone/Werbe) to approve the first floor additions of approximately 1,223 square feet (11.3% Floor Area Ratio) to an existing one story residence and associated landscaping including new trees and sod based on consistency with the residential design guidelines passed 4:0.

2. **265 Uplands Drive - Lanzaveccia (Design Practice / Michael Callan Landscaping)**

Continued review of a request for a basement addition of approximately 48 square feet, first floor addition of approximately 336 square feet and second floor addition of approximately 691 square feet (22.6% Floor Area Ratio) to an existing one story residence and associated landscape plan including new plantings, swimming pool and front yard fencing and gates. *(Continued at the December 07, 2009 ADRB Meeting)*

Diego Pacheco, project architect, made a presentation to the ADRB and highlighted the changes made to address previous board comments including reductions in the floor area proposed and size of the rear dormer as well as adjustments to the front shed dormer. He presented 3-D images which illustrated the revised dormer as an incidental architectural element and provided an overview of the project's evolution.

Michael Callan, landscape architect, explained landscape revisions made to address TCLA (Town Consulting Landscape Architect) comments, enhance privacy along the rear property line and revisions to the side yard fencing for enhanced neighborhood compatibility. He clarified that tree #2 is located on the neighboring property and the applicants will continue to work directly with the neighbor regarding the TCLA comments as they relate to this tree specifically.

Erica Lanzaveccia, property owner, provided the ADRB with background information on the reasons for their move to Hillsborough, inclusive of the park like environment and schools. She explained the project objectives and explained the public outreach efforts made in which all attending neighbors expressed their support for the design and scope of work proposed. She requested that any additional revisions be subject to a staff level review and noted the challenges of working with an existing structure.

Chair Heine opened the public hearing.

John Stewart, Architect, informed the ADRB of his participation in the revision process and expressed his support for the revisions presented.

Chair Heine closed the public hearing.

Boardmember Werbe thanked the applicants for their efforts and noted the project as the best set of progressive drawings she had reviewed. She added that the design of the home was successful and expressed her full support for the proposal.

Boardmember Goldstone expressed his support for the proposal, specifically supporting the floor area reduction; however, he expressed his preference for a lighter color than the proposed for the residence.

Boardmember Nyhus expressed his support for the reduction of the rear dormer size, discussed the molding detail proposed at the gutter and made note of the break in symmetry at the rear due to the reduction in the size of the second floor balcony.

Chair Heine concurred with the boardmembers and expressed his support for the proposal.

A motion (Werbe/Nyhus) to approve the basement addition of approximately 48 square feet, first floor addition of approximately 336 square feet and second floor addition of approximately 691 square feet (22.6% Floor Area Ratio) to an existing one story residence and associated landscape plan including new plantings, swimming pool and front yard fencing and gates, subject to the TCLA comments and based on consistency with the residential design guidelines and existing neighborhood context passed 4:0.

3. **100 Crystal Springs Road - Yip / Chan (TRG Architects / Michael Callan Landscaping)**
Request for a second floor addition of approximately 70 square feet (17.1% Floor Area Ratio) to an existing two story residence and associated landscape plan including new plantings, paver driveway, fencing and front entry gate.

Randy Grange, project architect, presented a color rendering to the ADRB and explained the exterior finishes proposed, including integral color plaster, new garage doors and new entry feature.

Chair Heine opened the public hearing.

Michael Callan, landscape architect, explained the revisions made to the plan to address TCLA comments. He added that the site plan would need to be revised to match the landscape plan.

Chair Heine closed the public hearing.

Boardmember Nyhus noted the inconsistencies in the windows as the second floor windows featured divides and the first floor windows did not. He expressed his concern with the proposed dormer at the front, specifically with its size and acknowledged the challenges of working with the existing floor below. He complimented the improvements to the rear elevation.

Boardmember Werbe expressed her concerns with the proposed entry design and patch and match roofing, noting she could not support the application with the entry details proposed.

Boardmember Goldstone expressed his concerns with the front dormer and proposed width, minimum distance proposed for the new driveway gate as it relates to adequate access and safety, specifically requesting that this be reviewed further and the materials and finishes which would be used below the patio at the rear elevation. He requested a rear elevation with additional detail be submitted, stated he was not concerned with the hardscape in the front yard area and noted that the existing wood shingles were in good condition.

Chair Heine supported the direction; however, he expressed concern with the proposed match of the existing wood shingles and recommended replacing the shingles on the front facing elevation and retaining the existing on the garage and rear rooflines. Further, he expressed concern with the style of the front entry and the use of El Dorado Stone. He complimented the rear elevation improvements and agreed that the roof should not be a patch and match.

Boardmember Goldstone expressed his preference for the proposal to be continued for revisions to be made and reviewed at a future ADRB meeting.

The ADRB collectively discussed the project should be revised to address concerns with the entry, dormer size, rear elevation of beneath the patio, El Dorado stone proposed and vehicular access as it relates to the minimum setback for driveway gates.

Randy Grange, project architect, explained to the ADRB that several renditions of the front entry had been explored and the difficulty of working with the existing floorplan.

Chair Heine agreed that the proposal should be re-reviewed by the ADRB after revisions were incorporated into the design.

Boardmember Goldstone noted the several conditions which needed to be met, thus the reason for requiring review by the ADRB.

Randy Grange, project architect, stated that pre-aged shingles could be used to address concerns with the patch and match proposal.

Elizabeth Cullinan, Director of Building & Planning, explained that the ADRB had the option of having an ADRB subcommittee review the revisions or the item could be continued to the March 01, 2010 ADRB meeting.

A motion (Goldstone/Werbe) to continue the proposal for a second floor addition of approximately 70 square feet (17.1% Floor Area Ratio) to an existing two story residence and associated landscape plan including new plantings, paver driveway, fencing and front entry gate to the March 01, 2010 ADRB meeting in order to allow the applicants time to address the entry design/detail, revisit the proposed dormer, provide an elevation of the rear patio, revise proposed stone and address concerns with vehicular access as it relates to the driveway gate location passed 4:0.

4. **1145 Barroilhet Avenue - Puterman (TRG Architects / Michael Callan Landscaping)**
Request for a first floor addition of approximately 117 square feet, second floor addition of approximately 618 square feet (24.9% Floor Area Ratio) and associated rear yard landscape plan including tree removal, new plantings, new patio, retaining walls and walkways.

Randy Grange, project architect, made a presentation to the ADRB on the proposal, including the challenges of working with the existing structure and architectural style. He presented photos of existing residences in Hillsborough which featured two distinct architectural styles on the same house. He explained the exterior finishes proposed, noted that the existing are of the residence would be painted to match the new addition and provided the ADRB with a massing diagram as a part of the presentation.

Chair Heine opened the public hearing.

Michael Callan, landscape architect, noted the concerns of the TCLA and of staff and stated new plantings in the front yard could be incorporated into the proposal.

Shelley Puterman, property owner, explained the public outreach efforts made and noted that the neighbors to the right had no issues with the proposal. She added that the rear neighbors could see the story poles and their concerns were addressed with incorporation of additional landscape screening, which is included in the landscape plan proposed. She concluded by noting the eclectic mix of architectural styles which exist in the immediate neighborhood.

Chair Heine closed the public hearing.

Boardmember Goldstone expressed his support for the plan and direction of the proposal; however, he remained concerned with the high floor area ratio proposed and lack of integration of the existing portions of the residence with the new addition areas. He expressed his preference for stucco to be incorporated into the existing residence and landscaping for the front yard.

Boardmember Nyhus noted the proposal for two architectural styles as a big issue and explained that although homes existed with two distinct architectural styles, the ADRB strived to maintain the integrity of design and uphold the residential design guidelines. He added that the improvements at the rear elevation were beautiful and expressed his concern with the entire second floor addition proposed in the right corner and the break in symmetry it caused at the front elevation.

Boardmember Werbe noted her struggle with the two architectural styles proposed. She noted the rear elevation improvements as spectacular and expressed the need for a marriage of the front and back due to the high floor area ratio proposed.

Chair Heine expressed his support for the rear and right elevations and recommended the new materials be incorporated into the front elevation. He added that the front landscaping needed work and reiterated that due to the high floor area ratio proposed, the design would need to be of the highest quality.

A motion (Werbe/Goldstone) to continue the request for a first floor addition of approximately 117 square feet, second floor addition of approximately 618 square feet (24.9% Floor Area Ratio) and associated rear yard landscape plan including tree removal, new plantings, new patio, retaining walls and walkways to the March 1, 2010 ADRB meeting to address inconsistencies with the front and rear elevations and front yard landscaping passed 4:0.

New Houses

5. **310 W. Santa Inez Avenue - Aristides (TRG Architects / Michael Callan Landscaping)**
Request for demolition of an existing two story residence and construction of a new two story shingle style residence of approximately 7,987 square feet (20.3% Floor Area Ratio), retention of an existing second unit of approximately 1,218 square feet and associated landscape plan including new plantings, stone patios, new swimming pool, new front yard fencing, gates and tree removal. (*Preliminary Review: December 07, 2009*).

Randy Grange, project architect, presented the project objectives, specifically noting the goal of a quiet house, nestled on the lot and appearing as if it has always been there. He explained the revisions made since the preliminary review, including simplified windows, revised classic entry and elaborated on the siting of the residence.

Chair Heine opened the public hearing.

Michael Callan, landscape architect, explained the revisions made to the entry gate based on staff comments and recommendations for an open design consistent with the existing neighborhood context. He added that trees #10 and 11 would be upsized to address TCLA comments and concluded by confirming that neighbor sign off had been received for the pool which is located in the interior setback area.

Randy Grange, project architect, explained the extensive public outreach conducted by the owners, specifically noting the support letters received.

Chair Heine closed the public hearing.

Boardmember Werbe stated the proposal was stunning and a beautiful design.

Boardmember Goldstone noted his concerns with the eyebrow feature but remained supportive of the proposal.

Boardmember Nyhus complimented the revisions made to the garage and gable end. He added that the windows in the attic space appeared random and noted that the stone proposed on the chimney was great.

Chair Heine complimented the design and landscaping and expressed his full support for the proposal.

A motion (Nyhus/Werbe) to approve the request for demolition of an existing two story residence and construction of a new two story shingle style residence of approximately 7,987 square feet (20.3% Floor Area Ratio), retention of an existing second unit of approximately 1,218 square feet and associated landscape plan including new plantings, stone patios, new swimming pool, new front yard fencing, gates and tree removal, based on consistency with the residential design guidelines and existing neighborhood context passed 4:0.

6. **171 Tobin Clark Drive - Wang (Stewart Associates / Michael Callan Landscaping)**
Request for review of a new two story Tuscan style residence of approximately 7,232 square feet (13.45% Floor Area Ratio), new second unit of approximately 1,197 square feet and associated

landscape plan including new plantings, tennis court, retaining walls, paver driveway, fencing and gates. (*Design previously approved by ADRB on March 05, 2007 but permits expired on August 17, 2008*)

John Stewart, project architect, made a brief presentation to the ADRB on the history of the project and the request.

Chair Heine opened the public hearing.

Rosa Ruiz, 165 Tobin Clark, noted her issue with the proposed garage door design and its resemblance to a barn door.

Chair Heine closed the public hearing.

Boardmember Nyhus noted the proposed residence and detailing as beautiful. He added that the design was unified, integrity of the proposed Tuscan design was maintained and the proposed garage door design was consistent with the Tuscan style.

Boardmember Goldstone expressed his support for the proposal.

Boardmember Werbe expressed her full support for the proposal, noting its consistency with the residential design guidelines and specifically noting the appropriateness of the garage door design with the architectural style proposed.

Chair Heine expressed his continued support for the proposal.

A motion (Werbe/Nyhus) to approve the request for a new two story Tuscan style residence of approximately 7,232 square feet (13.45% Floor Area Ratio), new second unit of approximately 1,197 square feet and associated landscape plan including new plantings, tennis court, retaining walls, paver driveway, fencing and gates, based on consistency with the residential design guidelines, neighborhood context and hillside development guidelines passed 4:0.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

7. 520 Barbara Way - Ting (TRG Architects)

Preliminary review of a request for demolition of an existing one story house and construction of a new modern style one story residence of approximately 4,225 square feet (18% Floor Area Ratio)

Boardmember Goldstone noted the rendering appeared institutional, basic and very straight through. He added that he had concerns with the proposed standing seam roof.

Boardmember Nyhus noted the entry as elegant and the roof as relentless. He recommended the addition of height variety in the roof and stated that the rock wall had great interplay with the roof. He added that the façade of the house was not fully integrated, complimented the direction of the design and expressed his support for the standing seam roof.

Boardmember Werbe noted her support for the materials proposed and the fact that the landscape plan has not been reviewed yet, which will aid in softening the façade and will add to the elegance of the proposal. She recommended the applicants be conscious of the neighbors while maintaining integrity of the modern ranch design proposed.

Chair Heine noted the proposal as a nice change from the original design. He acknowledged that landscaping will help the design and when done right, modern ranch styles look great. He added that green elements should be incorporated into the design.

ADJOURNMENT – 5:30 pm

Minutes prepared by:



Serena Ponzo, Associate Planner