

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board Minutes

Monday, March 01, 2010 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, Carl Goldstone

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

Review of the January 19, 2010 meeting minutes was continued to the April 05, 2010 ADRB meeting due to lack of a quorum.

WRITTEN/ORAL COMMUNICATIONS

Boardmember Jewett stated that the meeting minutes dated March 21, 2007, which were included in the 611 Fairway Circle reference packet, were incorrect, as he was not present at the meeting and the minutes included commentary from him. Staff noted the correction accordingly and informed Boardmember Jewett that this would be included in the March 01, 2010 minutes as a part of the record.

PUBLIC HEARING ITEMS

Consent Items

Additions/Remodels

1. **425 Pinehill Road - Wang (Essalat Architects / Suzman & Cole Landscape)**
Request for demolition of an existing one story residence and construction of a new two story modern style residence of approximately 16,112 square feet (19.12% Floor Area Ratio) and

associated landscape plan including tree removal, new plantings, new paver driveway, new pool and terracing. *(Preliminary Review: December 07, 2009)*

Applicant is requesting continuation to a date off calendar in order to allow for design revisions.

Recommendation: Continue the application to a date off calendar as requested by the applicant.

A motion (Jewett/Goldstone) to approve the consent calendar item passed 4:0.

Regular Items:

Additions/Remodels

2. **100 Crystal Springs Road - Yip / Chan (TRG Architects / Michael Callan Landscaping)**
Continued review of a 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. *(Continued at the January 19, 2010 ADRB meeting)*

Randy Grange, project architect, made a presentation on the design changes made to address ADRB comments and concerns, which included a reduction in the width of the front dormer, refinement to the front entry, proposed use of natural stone veneer at the chimney and conversion of open space under the rear yard patio into storage area.

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 support for the application and stated that the changes made addressed the ADRB's previous concerns. He expressed his concern with the trend of large shed dormers running across front elevations to achieve additional square footage.

Boardmember Goldstone expressed his support for the proposal and noted the project should be subject to the Town's Consulting Landscape Architect's comments and conditions of approval provided by the Engineering and Police Departments.

Boardmember Ho inquired on the relocation of the existing solar panels at the front elevation and if new solar panels would be installed on the residence.

Randy Grange, project architect, stated that solar panels were being explored but would not be placed on the front elevation of the residence.

Boardmember Ho expressed his support for the proposal and revisions; however, he expressed the same concerns as Boardmember Jewett in regards to the trend of large shed dormers at the front elevation, although he understood the concept.

Chair Heine noted the package completeness and stated the house will benefit from the proposed improvements. He expressed support for the front door changes and asked that a sample of the natural stone veneer be brought to Staff for final review.

Boardmember Goldstone asked if the roof would be a pre-aged shingle or all new shingle on the front elevation.

Chair Heine asked that the applicants bring in samples of the pre-aged shingles to Staff and if concerns existed, the front elevation would be required to be re-roofed.

A motion (Jewett/Ho) passed 4:0 to approve the 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, subject to the TCLA comments and the following:

- 1) The proposed pre-aged shingle roofing shall be subject to the administrative review procedures or the entire front elevation shall be re-roofed.
- 2) The conditions of approval as required by the Engineering and Police Departments including:
 - a) The driveway gate be setback a minimum of 18-feet from the edge of pavement;
 - b) The existing mature hedge at the front property line shall be maintained at a maximum height of two and a half feet (2 ½ feet)
 - c) The applicants shall obtain encroachment permits from the City of San Mateo for any and all work performed in the right of way (ROW is within San Mateo City limits).

3. **1145 Barroilhet Avenue - Puterman (TRG Architects / Michael Callan Landscaping)**

Continued review of a 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 front and rear yard landscape plan including tree removal, new plantings, new patio, retaining walls and walkways. *(Continued at the January 19, 2010 ADRB Meeting)*

Randy Grange, project architect, made a presentation to the ADRB, outlining design changes and enhancements made to address comments and concerns from the January 19th ADRB meeting.

Michael Callan, landscape architect, addressed the TCLA comments and requested maintenance of existing hardscape amounts. He clarified that there would be nine of tree "B" and that the proposed tree list would need to be corrected.

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

Boardmember Goldstone noted the changes as great, specifically the continuation of the new roof overhangs around the residence. He added that the landscape plan should be revised to correct the number of tree "B" as nine in the tree list and that the hardscape should be reduced at the driveway area, specifically when the driveway is replaced. He expressed his concerns regarding removal of the two larger *Deodora* cedar trees at the front and noted his preference for their retention.

Boardmember Jewett complimented the proposal overall and revisions made to address ADRB concerns and comments. He noted the hardscape as a non-issue and although he expressed slight concern with the roof, he was supportive of the project overall.

Boardmember Ho expressed his support for the project, complimenting the design elements of the rear elevation and noted his concerns with the proposed cedar screens at the front elevation and his preference for a more cohesive match of cedar material at the front.

Chair Heine expressed his support for the proposal and encouraged the applicants to explore hardscape reduction during driveway repair. He added his preference for the large trees to remain, agreed with Boardmember Ho about the cedar window treatments and noted he was glad it came back to the ADRB for review.

A motion (Goldstone/Ho) passed 4:0 to approve 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 front and rear yard landscape plan including tree removal, new plantings, new patio, retaining walls and walkways subject to the TCLA comments and the following, all subject to the administrative review procedures:

- 1) Improvements shall be made to the front window cedar coverings;
- 2) The landscape plan shall be revised to indicate the two large *Deodora* Cedar trees located at the front of the property to remain;
- 3) The applicant shall consider and explore reduction of hardscape.

4. **1445 Lakeview Drive - Montenegro (Aris Ruiz & Associates)**

Request for a first floor addition of approximately 72 square feet and second floor addition of approximately 426 square feet (21.94% Floor Area Ratio) to an existing one story residence.

Mac Rogers, representative of the owners, introduced himself to the ADRB and made himself available to answer any questions.

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

Boardmember Ho stated the positive aspect of the project as the low visibility and expressed concern with the north elevation as it appeared asymmetrical and the proposed removal of a garage space.

Boardmember Jewett expressed his concerns with the design and noted he was not supportive of the proposal. He added that no windows were included in the design of the exercise room and this may not meet code requirements for light and ventilation. He expressed his concerns with the reduction of enclosed garage spaces.

Boardmember Goldstone expressed his concern with the reduction of enclosed garage spaces from three to two and noted that the proposal did not include a high Floor Area Ratio percentage.

Chair Heine concurred with the concerns of the Boardmembers relating to the lack of windows in the exercise room, loss of the garage space, patio proposed off of the wardrobe and lack of design integration into the existing residence. He added that the applicants should revisit the relocation of the electrical meter, which could be very difficult to change.

A motion (Jewett/Ho) to continue the request for a first floor addition of approximately 72 square feet and second floor addition of approximately 426 square feet (21.94% Floor Area Ratio) to an existing one story residence to the April 5, 2010 ADRB meeting in order to allow for design modifications passed 4:0.

5. **611 Fairway Circle - Salma (TRG Architects / Michael Callan Landscape)**

Request for revisions to previously approved ADRB plans including a new detached garage and guest room of 882 square feet, revisions to main residence including revised front entry and first floor addition of approximately 93 square feet (24.9% Floor Area Ratio) and associated landscape revisions including removal of secondary drive, new plantings, tree removal and installation of new driveway.

Randy Grange, project architect, made a presentation on the proposal and made himself available to answer questions of the ADRB.

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

Boardmember Jewett complimented the project, specifically the landscaping proposed. He added that the previous entry design worked well, but remained supportive of the new entry proposed.

Boardmember Goldstone expressed his support for the proposal.

Boardmember Ho expressed his appreciation for the applicant's efforts to finish the project which is currently under construction. He expressed his support for the proposed changes.

Chair Heine noted the new driveway configuration and removal of the secondary driveway as a good move and expressed his support for the proposal.

A motion (Jewett/Goldstone) passed 4:0 to approve the Request for revisions to previously approved ADRB plans including a new detached garage and guest room of 882 square feet, revisions to main residence including revised front entry and first floor addition of approximately 93 square feet (24.9% Floor Area Ratio) and associated landscape revisions including removal of secondary drive, new plantings, tree removal and installation of new driveway subject to the following conditions:

- 1) TCLA comments shall be incorporated into the landscape plan subject to the administrative review procedures;
- 2) No parking strips shall be permitted within 40 feet of the corner in each direction. A pathway at the corner connecting to the driveway approach with vegetation between the path and the curb and gutter shall be incorporated into the plan;
- 3) Planting height at the new driveway area shall be restricted to 2 1/2 feet maximum at full maturity.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

6. **3115 Ralston Avenue - Brewer Development LLC (Habitat Architecture/Michael Callan Landscape)**

Preliminary review of demolition of an existing residence and construction of a new two story Mediterranean style residence of approximately 11,309 square feet (14.96% Floor Area Ratio)

and associated landscape plan including new plantings, tree removal, new tennis court, swimming pool and terraces.

Boardmember Goldstone complimented the project design and the public outreach efforts conducted by the applicants. He expressed his concern with the visual impacts of the proposed tennis court from Pinehill Road, specifically noting the two six foot high retaining walls. He made note of the complete package submitted and the 48-inch box size trees which had already been planted along Pinehill Road.

Boardmember Ho noted the proposal as appropriate to the site and expressed slight concern regarding the height of the proposed chimneys and detail.

Boardmember Jewett noted the discrepancy in the renderings and plans of the porte-cochere arches and recommended that the rendering detail be incorporated into the plans. He expressed his support for the design and made note of the signatures included in the public outreach packet, nine of the sixteen which were residents not from the immediate area.

Chair Heine noted the site inspection of the property as helpful and complimented the drawings and submittal package. He added that Ralston is a low key area and the design fits well within the existing context and was appropriate to the lot and neighborhood. He noted the home's low visibility and stressed the importance of material selection on the tennis court wall. He encouraged the applicants to include a section which articulates the visibility from Pinehill Road and incorporates the trees and tennis court.

Boardmember Jewett encouraged the applicants to include sections and renderings which would communicate what would be seen from Pinehill Road.

DISCUSSION ITEM(S) – None.

ADJOURNMENT – 5:00 PM

Minutes Prepared By:

A handwritten signature in blue ink, appearing to read 'S. Ponzo', is written over a light blue horizontal line.

Serena Ponzo, Associate Planner