

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board Approved Minutes

Monday, April 05, 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; Carl Goldstone; Eric Nyhus; Lin Ho

Boardmembers Absent: None

Staff Present: Serena Ponzo, Associate Planner; John Mullins, Building Official; Cynthia Richardson, Consulting Planner

Others: John Fannon, Council Commissioner

APPROVAL OF MINUTES

A motion (Jewett / Goldstone) to approve the March 03, 2010 ADRB meeting minutes passed 4:0:1 (Nyhus abstained)

A motion (Goldstone / Nyhus) to approve the January 19, 2010 ADRB meeting minutes passed 3:0:2 (Jewett & Ho abstained)

WRITTEN/ORAL COMMUNICATIONS - None

PUBLIC HEARING ITEMS

Regular Items:

Additions/Remodels

1. **1445 Lakeview Drive - Montenegro (Aris Ruiz & Associates)**
Continued review of 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. *(Continued at the March 01, 2010 ADRB Meeting)*

Aris Ruiz, project architect, made a brief presentation to the ADRB and outlined the design revisions made to address comments and concerns of the Board. Aris thanked planning staff for the assistance and time provided during the process.

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

Boardmember Goldstone stated that the improvements and design changes were good. He specifically stated that the corbels on the addition are should match those on the existing residence and the new deck would be improved without the stairway proposed; however visibility from the street remains minimal. He added his preference for landscape improvements to the property.

Boardmember Ho agreed that the improvements were good, specifically the lowering of the height and noted that the harmony with the addition and front elevation was improved. He questioned the potential for drainage issues with the new sunken patio.

Aris Ruiz, project architect, stated that the drainage would be tied into the existing storm drain system.

Boardmember Jewett stated the design changes were an improvement and he expressed his support for the project.

Boardmember Nyhus stated that although the changes were an improvement, the handrails did not match.

Aris Ruiz, project architect, stated that the preference was to have a handrail with minimal obstruction to the views from the new deck area.

Boardmember Nyhus stated that the handrails should all match and noted his preference for the existing railings to match the new.

Chair Heine expressed his support for the proposal and his appreciation for the efforts made to address Board comments. He added that he would be supportive of the second floor ceiling being increased to eight feet as opposed to the seven feet, six inches proposed. He then asked if Staff had any comments to add.

Serena Ponzo, Associate Planner, stated that staff had no comments to add.

A motion (Jewett / Ho) to approve 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 with the condition that the second floor ceiling height be allowed an increase of six inches (to an eight foot ceiling height) passed 5:0.

2. **729 Eucalyptus Avenue - Brubaker (Charlie Barnett Associates)**

Request for first floor additions of approximately 698 square feet (17.3% Floor Area Ratio) inclusive of a new attached garage, driveway reconfiguration and associated facade improvements to an existing one story residence. The proposal includes the enlargement/continuation of an existing legal non-conforming right side setback.

Charlie Barnett, project architect, made a brief presentation to the ADRB on the proposal, noted

the intentions for landscape improvements to the property and made himself available to answer questions.

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

Boardmember Nyhus stated the project overall was good and complimented the proposed trellis work.

Boardmember Jewett complimented the project and expressed his support.

Boardmember Ho noted the proposal as nicely done and intelligently thought out.

Boardmember Goldstone expressed his support for the proposal and for the future landscape plan to be reviewed administratively by planning staff.

Chair Heine expressed his support for the proposal and for a staff level review of the future landscape plan.

A motion (Ho / Nyhus) to approve the request for first floor additions of approximately 698 square feet (17.3% Floor Area Ratio) inclusive of a new attached garage, driveway reconfiguration and associated facade improvements to an existing one story residence, including the enlargement/continuation of an existing legal non-conforming right side setback, with the condition that the landscape plan be subject to the administrative review procedures passed 5:0.

3. **40 Eugenia Way - Charnes (Seshat Design)**

Request for a first and second floor addition of approximately 1,286 square feet (20.0% Floor Area Ratio) to an existing two story residence.

Linda Hinkle, project architect, made a power point presentation on the proposal and addressed staff's concerns with the blank rear wall at the addition area, specifically noting the large amount of trees present which provide screening of the wall.

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

Boardmember Jewett stated that the floor plans indicated a window at the rear elevation and the elevations did not show the window. He expressed his concern regarding the blank rear wall and noted that the trees were temporary. He added that the concept of the project was ok.

Boardmember Ho concurred with Boardmember Jewett and noted that windows added to the rear elevation could be high windows with functional windows at the ground level. He added his preference for some type of windows to be incorporated into the design to reduce the massing of the blank wall.

Boardmember Goldstone expressed his struggle with the project, specifically due to the setbacks and floor area ratio proposed. He concurred with the Boardmembers regarding the blank wall.

Boardmember Nyhus agreed with the Boardmembers comments and expressed his concern with the blank wall. He noted the architecture as interesting and expressed his preference for

windows to be incorporated into the design.

Chair Heine agreed with all comments and noted that the trees may be harmed during construction. He expressed his preference for windows to be added and noted that clerestory windows may be helpful.

A motion (Jewett / Ho) to approve the request for a first and second floor addition of approximately 1,286 square feet (20.0% Floor Area Ratio) to an existing two story residence with the condition that the west elevation (rear elevation) be revised to include changes to the fenestration including high windows or a break in the wall, subject to the administrative review procedures, with the provision that staff refer the revisions to the ADRB for review if the changes are not satisfactory passed 5:0.

New Houses

4. **520 Barbara Way - Ting (TRG Architects / Michael Callan Landscape)**

Request for demolition of an existing one story residence and construction of a new single level contemporary style residence of approximately 4,331 square feet (18.4% Floor Area Ratio) and associated landscape plan including new driveway pavers, new plantings and new patios.
(Preliminary Review: January 19, 2010)

Yossi Zinger, project architect, made a presentation on the proposal, specifically noted that the new house retained similar massing and roof shapes as the existing.

Michael Callan, landscape architect, stated that the owners agreed to revise the planting plan to reflect 40% evergreen trees in the front yard, consistent with the Town's Consulting Landscape Architect comments. He expressed the preference for removal of the two liquidambar trees at the front of the property.

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 project as attractive and requested clarification if the garage was a two or three car garage due to the increased width. He expressed his concerns with the proposed window screens and inquired on the possibility of an alternate material, such as copper.

Yossi Zinger, project architect, confirmed that the garage was an oversized two car garage for extra storage opportunities.

Boardmember Goldstone complimented the project's design evolution, but expressed concern with the minimal detail in the front door. He asked what would be planted in the meadow area and agreed with the Town's Consulting Landscape Architect (TCLA) comments regarding increasing evergreen trees in the front to a minimum of 40%. He expressed his support for removal of the liquidambar trees and questioned the possibility of increasing the oak tree sizes to 36-inch boxes to mitigate the impacts removal of the pines will have. Additionally, he asked for clarification on the type of windows under the proposed window screens.

Yossi Zinger, project architect, stated that the screens were included for privacy screening.

Michael Callan, landscape architect, explained outreach efforts to the neighbor directly to the

rear of the property and the neighbor's preference for limitation of large trees along the rear property line.

Boardmember Jewett stated his general support for the proposal; however, he remained concerned with the proposed window screens, their durability and expressed his preference for revisions to be made to the screens.

Boardmember Nyhus requested clarification if the screens were operable.

Yossi Zinger, project architect, confirmed that the screens included hinges and requested to work with planning staff on revising the screen concept in the plans.

Boardmember Nyhus expressed his support for the project, specifically the rear elevation and noted his curiosity on the interplay between the copper garage door and wood. He questioned if the downspouts could be internalized.

Yossi Zinger, project architect, stated that they could be placed at the corner where the wood is proposed.

Chair Heine expressed his support for the project; however, he remained concerned with the copper finish and wanted to insure an accurate sample was on file for comparison at the time of installation. He questioned how the meadow would be maintained and how it would look in the long term.

Michael Callan, landscape architect, stated that the meadow would be kept low with low water usage plants. He added that the meadow's low water usage would be beneficial as the new landscape water conservation ordinance is introduced.

Chair Heine continued and expressed his support for the TCLA comments regarding increasing evergreen trees to 40% in the front yard.

A motion (Jewett / Ho) to approve the request for demolition of an existing one story residence and construction of a new single level contemporary style residence of approximately 4,331 square feet (18.4% Floor Area Ratio) and associated landscape plan including new driveway pavers, new plantings and new patios with the conditions that 1) the proposed wood louver window screens receive consideration subject to the administrative review procedures, 2) a sample of the copper garage door be submitted to planning staff, 3) TCLA comments be incorporated into the landscape plan subject to the administrative review procedures and the two liquidambar trees at the front of the property be removed passed 5:0.

5. **585 Pullman - Miller (TRG Architects / Michael Callan Landscape)**

Request for demolition of an existing one story residence and construction of a new two-story Spanish Revival residence of approximately 5,743 square feet (24.7% Floor Area Ratio) and associated landscape plan including new plantings, tree removal, new driveway configuration and patio areas. *(Design previously approved by ADRB on September 15, 2008 and expired by time limitation)*

Yossi Zinger, project architect, made a brief presentation on the proposal and indicated that no changes had been made since the last ADRB approval.

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

Boardmember Nyhus expressed support for the proposal.

Boardmember Jewett expressed support for the proposal.

Boardmember Ho expressed support for the proposal and inquired on the possibility of changing the front three windows to two for enhanced symmetry.

Boardmember Goldstone expressed his support for the proposal.

Chair Heine expressed his support for the proposal.

A motion (Goldstone / Ho) to approve the request for demolition of an existing one story residence and construction of a new two-story Spanish Revival residence of approximately 5,743 square feet (24.7% Floor Area Ratio) and associated landscape plan including new plantings, tree removal, new driveway configuration and patio areas passed 5:0.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

6. 851 Sharon Drive - Kong (Chu Design & Engineering)

Construction of new two story colonial style residence of approximately 6,398 square feet (24.48% Floor Area Ratio) on a vacant lot.

Boardmember Goldstone expressed his support for the design; however he agreed with staff's comments on the scale of the dormers. He added that the stained front door did not appear to be appropriate for the colonial style proposed and expressed his concern with the size of the house as it relates to the lot.

Boardmember Ho stated that due to the high Floor Area Ratio proposed, the design need to be of highest quality. He added that the balcony at the rear did not appear to be consistent with the colonial style proposed and expressed his concern with the variation in the horizontal and vertical elements in the shutters.

Boardmember Jewett stated his general support for the proposal and noted the entry was appropriate to the style; however, he expressed concerns with the setback of the house from the street and its imposition to the street. He added that story poles may be the best form of public outreach.

Boardmember Nyhus stated the home appeared imposing on the street, expressed concern with the front door, noted the dormers as questionable and expressed support for the side garage and windows. He encouraged the applicants to insure the architectural detailing was consistent throughout the design.

Chair Heine expressed his concerns with the shutters and entry columns as they appeared heavy and recommended simplifying the pop-out at the garage wall. He expressed his concern

with the massing but expressed his appreciation for the colonial style proposed.

7. **1465 Black Mountain Road - Arcon Construction (Chu Design & Engineering)**

Construction of a new multi-level modern style residence of approximately 5,745 square feet (24.79% Floor Area Ratio) on a vacant lot.

Boardmember Jewett stated a site section would have been helpful and noted the large amount of house proposed on a very steep site. He expressed his concerns with the prominent massing and recommended further integration of the design.

Boardmember Nyhus stated the design needed balance; however the style appeared intriguing. He added that the materials and hardware would need to be of highest quality and complimented the use of the sod roof.

Boardmember Ho expressed his concerns with the steep site, massing at the retaining walls for the driveway and massing at the front of the residence, specifically noting concerns with the vertical massing. He recommended enhanced harmony into the design.

Boardmember Goldstone agreed with concerns expressed by Boardmember Jewett, specifically expressing concerns with the vertical massing, high retaining walls and recommended insuring the design met all safety codes.

Chair Heine expressed the difficulty of the lot due to the topography and concurred with concerns of the other Boardmembers. He recommended refining the garage door style and recommended the use of visual tools to assess visible impacts to residents across the canyon. He expressed concerns with the proposed 2 inch by 2 inch wood members proposed and recommended streamlining the design.

Boardmember Nyhus recommended increasing the setback of the second floor from the first and grounding the two stone walls proposed on each end of the family room.

8. **2125 Ralston Avenue - Sieger (Essalat Architects)**

Demolition of an existing two story residence and construction of a new two story Mission Revival style residence of approximately 9,905 square feet (21.39% Floor Area Ratio).

Boardmember Ho stated the lot was beautiful; however he expressed his concerns with the symmetry of the proposed residence.

Boardmember Goldstone complimented the design, expressed his concern with the distance of the left side and recommended increasing the distance from the left side and front property lines.

Boardmember Nyhus concurred with increasing the distance from the street and side and complimented the design overall.

Boardmember Jewett expressed his support for the design and noted the wonderful details included in the proposal. He expressed his appreciation for the front elevation and symmetry proposed and recommended centering the home on the lot and increasing the street setback.

Chair Heine recommended increasing the setback from the street, complimented the imbalance of the design at the front and expressed his support for the design overall.

9. **150 Bridge Road - Langmack (Stewart Associates & Michael Callan Landscape)**

Demolition of an existing one story residence and construction of a new two story French style residence of approximately 8,168 square feet (19.7% Floor Area Ratio).

Boardmember Goldstone expressed his general support for the proposal, noting the height of the residence.

Boardmember Ho noted the roofline as busy and expressed his concern with the many design elements included. He expressed his appreciation for the inspiration photo of the home on Willow.

Boardmember Jewett expressed his support for the project, location on the lot and roof; however, he expressed concerns with the number of dormers proposed and recommended revisiting the dormer at the tower.

Boardmember Nyhus noted the roof as interesting and concurred on reduction of dormers. He added that the proposal was well designed all around.

Chair Heine expressed his support for the siting of the residence on the lot; however, he expressed concerns with the scale of the dormers and recommended simplification of the north elevation windows. He added that details of the lanterns and stucco would be important and complimented the roof material.

DISCUSSION ITEM(S) – None.

ADJOURNMENT – 5:36 PM

Minutes Prepared by:



Serena Ponzo, Associate Planner