

Town of Hillsborough  
Planning Department

**Memorandum**

**Date:** June 2, 2010

**To:** Architectural and Design Review Board  
(ADRB) Members

**From:** Serena Ponzo, Associate Planner

**Subject:** ADRB Meeting – June 07, 2010

*Meeting Minutes: Draft Meeting Minutes from the May 03, 2010 ADRB Meeting are attached.*

**Preliminary Review:**

*New Houses*

**1. 234 W. Santa Inez Avenue – Bligh (TRG Architects / Terra Ferma Landscape)**

This is the request for preliminary review of a major remodel (teardown), facade changes to a shingle style, first and second floor addition of approximately 4,745 square feet (24.5% Floor Area Ratio) to an existing two story residence and associated preliminary landscape plan inclusive of new plantings, driveway material, gravel pathways and entry gate. The property is located in an area of West Santa Inez Avenue with a variety of architectural styles and levels. Many of the homes are larger in scale and feature a larger front setback with entry gates and mature screening. The lot is fairly level and heavily vegetated around the perimeter with existing landscaping inclusive of a large lawn at the front and tennis court and pool at the rear of the property.

The preliminary landscape plan includes new plantings, gravel pathways and driveway materials to complement the proposed improvements.

The proposal includes high quality materials such as copper gutters and downspouts, wood clad windows, painted wood shingles for siding and roof and real stone veneer where proposed. Although the design reflects traditional elements of the shingle style, such as the entry pillars, tower feature and steep pitched roof and includes high quality materials, Staff has expressed concerns with the following:

- Front facing garage doors proposed. The design guidelines note that “*where feasible, entries to garages should be on the sides of buildings to avoid placing them in direct view from a public street*”.
- Integration of the garage rooflines with the proposed architectural style and has encouraged further refinement of these rooflines

Although majority of the residence meets and exceeds the required setbacks, the right side has an existing legal non-conforming setback of approximately 13-feet. The Municipal Code allows for retention of existing non-conforming structures so long as the criteria of HMC Section 17.20.020(A) are met. A specific demolition plan will be required as a part of the formal submittal package to insure the right side non-conforming area does not amount to complete reconstruction and meets all requirements of the code for non-conforming structures.

## **2. 1465 Black Mountain Road – ARCON Construction Inc (Chu Design & Engineering)**

This is the request for the second preliminary review of a new two level contemporary style residence of approximately 5,700 square feet (24.9% Floor Area Ratio) on a vacant lot. The proposal received the first preliminary review at the April 05, 2010 ADRB meeting in which the ADRB provided the applicant with the following comments and recommendations:

- Recommended providing a section through the site and presentation of a model
- Incorporation of the highest quality materials and hardware
- Incorporation of balance and harmony in the design
- The house was noted as large for the lot with prominent massing
- The Board was supportive of the sod roof
- The Board expressed concerns with the following:
  - Driveway length, massing and height & number of retaining walls
  - Massing in front/straight on view and vertical massing
  - Overall height of the garage
  - Visible impacts cross canyon
- Insure the proposed driveway meeting safety codes, specifically for fire access

The applicant has met with Staff on several occasions to refine the design and address Board comments and concerns. The applicant has revised the proposal as follows:

- The driveway configuration has been revised and driveway length significantly reduced
- The proposal has been revised to a lower profile two story residence as opposed to a three level (previously reviewed plans are included in the packet for reference)
- The wood siding elements have been revised to horizontal slats throughout for enhanced consistency
- Use of materials has been refined (less stucco and increased use of wood and stone)

Staff continues to encourage the applicant to use driveway materials and finishes which blend with the hillside and reduce potential visible impacts.

The applicant has actively worked with Staff and the Central County Fire Department to insure the preliminary driveway proposal meets standards for required turn around and accessibility and has obtained preliminary approval for the driveway design from the Fire Department. The property is located in the Wildland Urban Interface (High Severity Fire Zone) and will need to comply with all associated requirements for construction.

## **3. 15 Redwood Drive – Selna (Stewart Associates)**

This is the request for preliminary review for demolition of an existing one story ranch style residence and construction of a new two story French style residence of approximately 5,494 square feet (24.6% Floor Area Ratio). The property is located in a cul-de-sac which primarily consists of single story traditional ranch style homes, although there are many two story residences at the intersection of Redwood Drive and Uplands Drive. The immediate area features low profile landscaping with screening trees interspersed and a mix of exterior finishes ranging from stone wainscoting to horizontal siding and asphalt shingle roofing.

The proposal includes high quality materials such as pre-finished copper roofing, natural slate roofing, painted wood windows, cast stone sills and integral color plaster. Although the materials are of high quality and natural, Staff has encouraged the applicant to explore adjustments and reductions to the massing and scale as well as increasing the front setback for enhanced neighborhood compatibility. Landscaping may be a critical element of the design to create a soft visual transition from the street.

The applicants held an onsite public outreach meeting and at the time of preparation of this memorandum, no public comment has been received.

## **Consent Items:**

### *Additions/Remodels*

#### **4. 540 Darrell Road – Yeo (MAK Studio Design / Gabriel Bonilla Landscape)**

On April 07, 2008, the ADRB conditionally approved the application for a remodel / ground floor addition of approximately 1,382 square feet (19% Floor Area Ratio) to an existing single-story home and landscape improvements to the front yard. On April 06, 2009, the ADRB approved a one year extension for the project. On April 21, 2010, Staff received a request for a second extension of the ADRB's approval due to the current economic climate and as described in the attached request. Design review approvals are valid for one calendar year from their effective date (effective date of 1<sup>st</sup> extension approval: April 21, 2009). The ADRB may consider a request for a one-year extension of time to apply for building permits for this project, if the request is filed prior to its expiration. Due to the fact that this is the second extension request, an 8 ½ by 11 set of the approved plans has been included in the packet for your reference and review. Full size plans are available in the Planning Office. The Hillsborough Municipal Code states that *"A request for an extension will typically be approved unless physical conditions or circumstances related to the site or the surrounding property have changed or unless town standards or requirements have changed"*. No changes have been proposed from the original approval, and the proposal will be subject to the Green Building Ordinance; however, no zoning requirements have changed, which would trigger changes to the approved set of plans. Staff recommends that the ADRB approve an extension of time to apply for building permits to April 21, 2011, as requested by the applicant.

#### **5. 1470 Crystal Drive – Javaherian (Behraves & Associates)**

On May 04, 2009, the ADRB conditionally approved the application for a substantial remodel and ground floor addition of approximately 1,480 square feet (19.2% Floor Area Ratio) to an existing one story residence. On April 12, 2010, Staff received a request for a one year extension of the ADRB's approval due to the down-turn of the economy and difficulty obtaining funding for the project as described in the attached request. The Hillsborough Municipal Code states that *"A request for an extension will typically be approved unless physical conditions or circumstances related to the site or the surrounding property have changed or unless town standards or requirements have changed"*. No changes have been proposed from the original approval, and the proposal will be subject to the Green Building Ordinance; however, no zoning requirements have changed, which would trigger changes to the approved set of plans. Staff recommends that the ADRB approve an extension of time to apply for building permits to May 19, 2011, as requested by the applicant.

## **Regular Items:**

### *Landscape Plans*

#### **6. 20 Ralston Court – Stamos (Michael Callan Landscape Architect)**

This is the request for installation of a new tennis court and associated landscaping including new plantings, retaining walls, pathways, turf area and tree removal at the front of the property at 20 Ralston Court.

The proposal has been reviewed by the Town's Consulting Landscape Architect, who has recommended plan approval as submitted. The property is located at the end of the street at Ralston Court and the existing entry gate screens the property from view.

Staff initially expressed concerns with the heights and finishes of the retaining walls proposed, specifically at the new parking area. As a result, the applicant lowered the wall to six feet and has incorporated a stucco finish to match the residence as indicated on the plans.

At the time of preparation of this memorandum, no public comment has been received.

#### **7. 105 Bella Vista Drive – Carey (Terra Ferma Landscapes)**

This is the request for installation of new landscaping including new plantings, driveway surface (replacement of existing), new tree screening, new swimming pool and pathways associated with previous approval of a new residence and new detached garage. On March 02, 2009, the ADRB approved plans for the demolition of an existing two story residence and construction of a new two story Wurster style residence and detached garage. The ADRB required, as a condition of approval, that a landscape plan be submitted for ADRB review and shall include screening measures for the properties along Fawn Court and to decrease visibility of the new residence from Macadamia Drive. The landscape plan includes Oak and Redwood trees for screening as well as a medley of screening shrubs and groundcover. An orchard has been included as a part of the plan which may also provide screening from the Fawn Court properties.

The proposed landscape plan has been reviewed by the Town's Consulting Landscape Architect (TCLA), who is recommending approval of the plan. Initial TCLA comments required minor revisions to plan, including upsizing of proposed trees to 24-inch box specimens and increasing sizes of screening shrubs to 15-gallon containers. The applicants have responded to these comments with the plan presented for your consideration.

On Tuesday, May 25, 2010, Staff received public comment from Arthur Michael, representing 30 Fawn Court, outlining concerns with the proposed screening trees proximity to the fence and inquiring on incorporation of *Elaeocarpus Decipiens* (Japanese Blueberry tree). As a response to the comments, the applicants reduced the number of redwood trees proposed along the rear property line by one (initial plan included two redwood trees) and moved the redwood tree approximately 16-feet away from the property line. Additionally, all new trees were upsized to 24-inch box containers. Staff has conferred with the TCLA to insure the tree species, sizes, numbers and groundcover plantings were appropriate to the area and addressed the public comment received.

At the time of preparation of this report, no additional public comment has been received.

#### *Additions / Remodels*

#### **8. 250 Darrell Road – Collins (CONima Constructed Image)**

This is the continued request for a first floor addition of approximately 405 square feet (15.5% Floor Area Ratio), roof change from a flat to pitched and associated façade improvements inclusive of a new entry, new natural stone wainscoting, new entry door and exterior lighting.

The application was continued at the May 03, 2010 ADRB meeting in which the ADRB requested the following revisions be incorporated into the plan:

- Exploration of incorporating a lower roofline (4:12)
- Incorporation of additional architectural interest and fenestration at the front elevation, specifically noting the number of blank walls at the front
- Revisiting details of the proposal including the proposed vinyl windows, window trim and chimney detail
- Exploring the opportunity for landscape improvements

The applicant has submitted a revised plan which incorporates the following to address ADRB comments:

- Hip roofing has been incorporated into the front elevation and gable ends removed
- Roofline has been reduced to a 4:12 pitch (previously 5:12)
- Additional chimney detail has been incorporated into the design (brown copper patina shrouds)
- Lattice detail and framed niches have been incorporated into the front façade for additional architectural interest
- Natural slate roofing replaces the previous proposal for asphalt shingle

The proposal continues to retain new white vinyl windows in the plan. Although no landscape improvements have been proposed as a revision, it appears, based on site inspections conducted, that many of the existing plants require maintenance and/or replacement. Administrative review of these improvements may be appropriate.

The applicant has adjusted the installed story poles to illustrate the roof pitch change. At the time of preparation of this memorandum, no public comment has been received.

If the ADRB is inclined to approve the project, a condition of approval requiring full code compliance (i.e. relocation of trailer, correction of any unpermitted work and compliance with any outstanding code enforcement issues) would be appropriate.

#### **9. 1225 San Raymundo Road – Wang-Lu (Architects LTD)**

This is the request for a first floor addition of approximately 746 square feet (12.6% Floor Area Ratio) to an existing two story residence. The neighborhood consists of a variety of architectural styles and homes which are predominantly two levels and larger in size. The majority of the properties feature hedging at the front elevation for screening purposes and entry gates with pillars.

The existing detached garage features a flat roof, appears to be in need of maintenance and is a departure from the architectural style of the main residence. The proposal includes reconstruction of this existing detached garage and connection to the lower garage to provide additional enclosed parking. The proposed architectural style is low profile and while it does not detract from the main residence, it includes architectural features which complement the half timbering seen on the main building.

The proposed addition has been designed for architectural compatibility with the main residence with materials and finishes as follows:

- Paint colors to match the existing residence
- Stucco exterior finish
- Wood rail and window trim
- Reuse of existing light fixtures
- Brick

Public notification has been sent to all property owners within a 500-foot radius and at the time of preparation of this memorandum, one public comment in support of the improvements was received; however the neighbor expressed concerns with the existing conditions of overgrown vegetation on the Le Cumbre side of the property. On June 1, 2010, Staff met with a neighbor of the property who expressed the same concerns with the overgrown vegetation along Le Cumbre. The applicant has been informed of these concerns and has indicated that clean up will occur. Should the ADRB feel inclined to approve the project, a condition of approval requiring weed clean up and property maintenance may be appropriate.

#### **10. 1395 Buckingham Way – Marshall (J.Deal Associates)**

This is the Request for revisions to a previously approved first and second floor addition of approximately 782 square feet (23.31% Floor Area Ratio) to an existing two story residence. The proposal was originally approved by the ADRB at the December 07, 2009 meeting. Since that time, the applicant has submitted revisions to design which include the following:

- Additional 24 square feet at the first level from initial approval
- Additional 113 square feet at second level from initial approval
- Removal of roofline between first and second level and incorporation of a flush wall design at the addition area (approved plans are included for reference)
- All windows are to be replaced with wood clad windows, which is an enhancement from the initial submittal

The proposal continues to propose to match the exterior materials of the addition to the main residence as follows:

- Roofing – Monier Lifetile Concrete Shakes – *reuse of old tiles and incorporation of new tiles where needed;*
- Gutters – match existing painted;
- Shutters – match existing wood shutters;
- Stucco exterior – painted to match existing;
- Trim – painted to match existing.

The existing residence features a three car garage and as a part of the renovations, three new individual garage doors are proposed as part of the design. Due to the minor modifications proposed, story poles were not required for the revisions.

Public notification of these changes has been sent to all property owners within a 500-foot radius of the site and at the time of preparation of this memorandum, no public comment has been received.

#### *New Houses*

#### **11. 2125 Ralston Avenue – Sieger Property Development (Essalat Architects)**

This is the request for demolition of an existing two story residence and construction of a new two story mission revival style residence of approximately 10,109 square feet (21.84% Floor Area Ratio). The proposal received preliminary review at the April 05, 2010 meeting in which the ADRB complimented the design, lot and setting; however, they recommended setting the house back further from the street than proposed and further from the left side property line. The ADRB noted the garage door as simple, front entry as nice and details as wonderful.

Since that time, the applicant has submitted a revised plan with the following changes to address ADRB comments and concerns:

- The house has been set back an additional ten feet, which provides for a 48-foot setback from the right side garage area and a 97-foot setback from the left side two story portion of the residence.
- Additional details have been incorporated into the plan inclusive of light fixtures and cast stone baluster details
- A detached loggia/pool house has been added to the plan
- The left side setback remains unchanged

The property is located in a neighborhood with a mix of architectural styles which consists primarily of larger two story residences and all of which feature hedging and trees for front yard screening. The property is screened by mature eucalyptus trees and is occupied by an existing two story residence and detached three car garage. Due to the age of the existing home, the applicant worked with Staff to complete an historical analysis, which determined that the home was not historically significant for architectural reasons.

The proposal continues to include high quality materials including:

- Redlands Clay tile
- Copper gutters & chimney caps
- Integral color stucco
- Kolbe wood windows
- Stained cedar garage doors

Although the preference is typically to have a landscape plan accommodate the plans, the applicant has requested that the landscape plan come forward to the ADRB for review at a future meeting date and the arborist report has been included for reference. Due to the resulting Floor Area in excess of 8,000 square feet, City Council review will be required unless waived by a unanimous vote by the ADRB and consent by the Director of Building & Planning and Council commissioner

All property owners within a 500-foot radius have been notified of the proposal and at the time of preparation of this memorandum, no public comment has been received.

## **12. 889 Sharon Drive – Jurash/Khan (Kaindl & Partners / Michael Callan Landscape)**

This is the request for construction of a new two story French style residence of approximately 6,311 square feet (24.1% Floor Area Ratio) on a vacant lot and associated landscape plan including new plantings, tree removal, new driveway, entry gates and terraces. The proposal received preliminary review at the May 03, 2010 ADRB meeting. Although the Board was supportive of the siting and direction of the design, they stressed the importance of historical accuracy and authenticity to the architectural style proposed and the use of a natural slate roof. Additionally, they noted that a complete plan package would be needed for formal review and cautioned the applicants on potential massing issues.

The lot was recently subdivided from the lot immediately to the north. This subdivision was approved in April 2009. During the subdivision review, the City Council specifically noted that consideration to the neighbors should be given by maintaining the landscape screening along Sharon Drive. A reference packet inclusive of the City Council meeting minutes, conditions of approval and approved recorded map for the subdivision is available for review in Town Hall.

The neighborhood is composed of a variety of styles and levels of homes, and the lot is fairly level and heavily vegetated. The proposal continues to include a palette of high quality materials consistent with the French style proposed including wood windows with true divided grids, natural slate roofing, copper gutters, downspouts and chimney caps and stained wood garage & entry doors. A color and material board will be presented at the meeting and a photo copy is included in the packets.

The proposal includes a full landscape plan inclusive of new plantings, tree removal, new driveway, entry gates and terraces. The Town's Consulting Landscape Architect (TCLA) has worked closely with Staff in reviewing the landscape plan and insuring that new tree sizes and quantities are adequate to replace removed vegetation and appropriately screen the new residence from neighboring properties and the street and has recommended approval as submitted. Due to the fact that the lot is heavily vegetated and development of the property will bring substantial change to the site, Staff expressed concerns with removal of vegetation at one time; therefore, Staff is recommending that, should the ADRB approve the proposal, a landscape phasing plan be included as a condition of approval, subject to review by Planning Staff and the TCLA. The landscape phasing plan would identify which portions of existing landscape would remain and which would be removed at various phases of construction. The applicants have retained several existing oak trees along Sharon Drive for compliance with the original subdivision conditions.

A notice to all property owners within a 500-foot radius has been mailed and at the time of preparation of this memorandum, one public comment letter in support of the proposal has been received and is included in the packet for your consideration. Preliminary plans are available in Town Hall or in PDF format for distribution.

**13. 3115 Ralston Avenue – Brewer Development LLC (Habitat Architecture / Michael Callan Landscape**

PLEASE REFER TO THE ATTACHED DOCUMENTS