

TOWN OF HILLSBOROUGH

San Mateo County

Planning Office
(650) 375-7411
Fax (650) 375-7415

1600 Floribunda Avenue
Hillsborough, CA 94010



Architecture and Design Review Board Approved Minutes

Monday, June 07, 2010 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:05 pm

Boardmembers Present: Mark Heine, Chair; George Jewett; Carl Goldstone; Lin Ho; Eric Nyhus

Boardmembers Absent: None

Staff Present: Elizabeth Cullinan, Director of Building and Planning; John Mullins, Building Official; Serena Ponso, Associate Planner; Joan Cassman, Special Counsel

Others: Mayor Christine Krolik; Councilmember John Fannon

APPROVAL OF MINUTES

A motion (Jewett / Ho) to approve the May 03, 2010 ADRB Meeting Minutes as amended passed 5:0

WRITTEN/ORAL COMMUNICATIONS – None.

Chair Heine announced that due to the heightened level of interest in 3115 Ralston Avenue, and at the request of the applicant, the project would be reviewed this evening to be continued to a future meeting date in order to allow adequate time to review additional materials submitted regarding geology and noise impacts.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

1. **234 West Santa Inez Avenue - Bligh (TRG Architects / Terra Ferma Landscapes)**
Preliminary review of major remodel, 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, gravel pathways and entry gate.

Boardmember Jewett stated the design was a nice start; however, he expressed concern with the massing and width relative to the site, specifically due to the fact that the non-conforming setback was being taken advantage of. He noted that the three car garage doors facing the street is something they try to avoid. He stated that the lot was a generous size but the proposal needs a bit more study.

Boardmember Nyhus agreed with the concerns of construction in the setback area and that the proposal was going in a good direction. He noted that the detail at the octagon would be critical and that although the three car garage was set off the road, the preferred solution would be to have the doors face the side, but if that was not feasible, then it would be ok.

Boardmember Ho stated the lot was beautiful, noting the proposal doubled the house in width. He understood the proposed square footage but recommended decreasing the width and increasing the depth to achieve the square footage desired.

Boardmember Goldstone agreed with his colleagues and expressed his struggle with removal of the large existing oak tree. He asked if the applicants had studied building a new house and moving the house forward to save the tree and encouraged them to study alternatives to save the tree. He stated he was struggling with the rooflines but liked the architectural style proposed. He recommended turning the garage to the side and exploring moving the house forward, although he understood it would mean an increase in project cost.

Chair Heine complimented the shingle style proposed and noted that the proposal was close to the maximum floor area ratio with proposed improvements to a side with non-conforming setbacks. He expressed his concerns with the garage doors facing the street and larger concerns with demolition proposed at the non-conforming setback area and stated that the application submitted to staff should clearly indicate what is to be saved and what is to be demolished with respect to the non-conforming side. He added that it was a shame to lose the oak tree, liked the design and the massing was ok.

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

Request for 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. *(1st preliminary review held on April 05, 2010)*

Boardmember Ho stated that the design was much improved and he like it quite a bit. He noted that he was going to suggest a 3-D model, but after reviewing the plans figured it was ok and the design was more harmonious and driveway design improved. He recommended revisiting the stone on the second and third levels at the right and left elevations to enhance design flow.

Boardmember Goldstone agreed that the design was improved and added that good detail on all retaining walls would be needed, noting there was a good amount of grading proposed and the lot would be tough to access. He stated that accurate story poles would be needed and stated he liked the project.

Boardmember Nyhus acknowledged the proposal was lower on the site and retained good site lines. He added that the stone is at a tough angle in the elevation from the side to front and drawings needed to be updated. He added that the two stacked stone entry pieces needed to be

adjusted and perhaps continued around. He noted that the project had good form and great direction.

Boardmember Jewett stated that previously there were big issues with the massing and the design had been significantly improved. He noted that working out the stone elements would be an improvement and acknowledged that there would be a significant amount of grading in the amount of approximately 6,000 cubic yards, which would require sensitivity during the construction process and about 600-700 truck trips. He noted that CEQA review would likely be required due to the grading quantity.

Chair Heine stated that the driveway was the most difficult part of the lot and the applicants had done a great job in addressing all comments on the driveway. He stated that the lattice appeared to be an afterthought but complimented all other materials proposed. He noted the challenging topography of the site and noted the direction of the project as great

3. **15 Redwood Drive - Selna (Stewart Associates)**

Request for preliminary review of 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).

Boardmember Nyhus stated he liked the house a lot and that the detail was very well done. He added that the street could handle the proposal and the material board and good color palette would be key. He commented that he liked the use of large timber in the design and liked the direction.

Boardmember Jewett agreed with the style; however, he felt there was a fair amount of massing for the site. He noted that once the story poles were installed it would be quite a contrast and recommended early public outreach to the neighbors.

Boardmember Ho commented that the court was comprised mainly of ranch style homes and felt the residence proposed was huge and a bit inappropriate for the site. He agreed with Boardmember Jewett with respect to early outreach and stated that aesthetically, the proposal was good looking but appeared to belong on Homs Court. He recommended setting the house back further and screening it from street view.

Boardmember Goldstone agreed, noted the home as too large for the lot and a heavily massed structure. He added that the left elevation was ok for massing as it is adjacent to Crystal Springs Road. He expressed his concerns with overwhelming the site, the size of the house on the uphill side of the street and stated that copper gutters should be included in the materials palette.

Chair Heine stated that the proposal was large for the site, specifically since it rises up from the street. He noted that he liked the design but was unsure if it fit, adding that it was aggressive for the site. He noted that between outreach and story poles, the project would likely feel big; however, the design elements and materials proposed were good.

PUBLIC HEARING ITEMS

Consent Items

Additions/Remodels

4. **540 Darrell Road - Yeo / (Mac Studio Design / Michael Callan Landscape)**
Request for a second one year extension of ADRB approval for a remodel / ground floor addition of approximately 1,382 square feet (19% Floor Area Ratio) and landscape improvements. Previous extension approved by ADRB on April 06, 2009 (Effective date of approval: April 21, 2009). *Recommendation: Extend ADRB Approval to April 21, 2011 as requested by the applicant.*
5. **1470 Crystal Drive - Javaherian (Ben Behraves & Associates)**
Request for a one year extension of a substantial remodel and ground floor addition of approximately 1,480 square feet (19.2% Floor Area Ratio) to an existing one story residence. Previously approved by ADRB on May 04, 2009 (Effective date of approval: May 19, 2009). *Recommendation: Extend ADRB Approval to May 19, 2011 as requested by the applicant.*

A motion (Jewett / Ho) to approve the consent calendar items #4 and #5 passed 5:0.

Regular Items:

Landscape Plans

6. **20 Ralston Court - Stamos (Michael Callan Landscape Architect)**
Request for installation of a new tennis court and associated landscaping including new plantings, retaining walls, pathways, turf area and tree removal.

Michael Callan, landscape architect, addressed staff comments included in the staff memo and made himself available to answer questions of the ADRB.

Boardmember Nyhus noted a correction that needed to be made on the arrows for the retaining walls on the plans.

Boardmember Ho asked if lighting was proposed at the tennis court

Michael Callan, landscape architect, responded that no lighting was proposed, as it was not permitted on tennis courts.

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

The ADRB collectively complimented and expressed support for the project.

A motion (Goldstone / Jewett) to approve the proposed tennis court and landscape improvements passed 5:0.

7. **105 Bella Vista - Carey (Terra Ferma Landscapes)**
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. *(Residence and detached garage approved by ADRB on March 02, 2009)*

Andrew Spiering, landscape architect, made a brief presentation to the ADRB and outlined the revisions made to the plan to address neighbor concerns, specifically the switching from Oaks to Redwoods for a more immediate screen.

Chair Heine opened the public hearing.

Art Michael, 1 Farm Lane, provided background on previous tree removal which had occurred at 105 Bella Vista and stated that although he was supportive of the TCLA comments and moving the trees sixteen feet back from the property line, he requested that several additional trees be included in the plan, as there appeared to be more than 18-feet of open holes. He stated that four of five more twenty four inch box trees would be adequate and he was willing to cover the cost. He stated that his mother, who resides at 30 Fawn Court, is eighty years old and his intention was to regain privacy screening.

Chair Heine closed the public hearing.

Boardmember Ho noted he was sympathetic to Fawn Court residents and recommended incorporation of additional screening trees larger in size.

Boardmember Goldstone noted that additional trees could be subject to a staff review.

Boardmember Jewett noted that the landscape was appropriate for the site and the neighbor's offer was helpful. He encouraged approval with the condition that additional trees be incorporated into the landscape plan subject to a staff level review.

Boardmember Nyhus stated that it appeared that attempts had been made to resolve the issues and that it needed resolution, which could be done at a staff level. He stated that the rest was great.

Chair Heine agreed that the landscape improvements, inclusive of the pool and pathways were good. He noted the difficult part was to quantify, noting that immediate landscape screening tends to be ok at first and then overgrown as time goes on. He stated that the screening issues should be able to be worked out with the TCLA and Staff, otherwise, it would need to go back to the ADRB for final review.

A motion (Jewett / Ho) to approve the proposed landscape plan with the condition that coordination with the owners, neighbor and staff to address screening issues be subject to the administrative review procedures passed 5:0.

Additions/Remodels

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

Continued review of a request for a first floor addition of approximately 405 square feet (15.5% Floor Area Ratio), roof change from flat to pitched and associated facade improvements including a new entry. (*Continued at the May 03, 2010 ADRB meeting*)

Eric Parker, project architect, presented the changes incorporated into the plans to address previous ADRB comments and made himself available to answer questions.

Boardmember Nyhus asked if the entry was still open.

Eric Parker, project architect, responded yes.

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

public hearing was closed.

Boardmember Goldstone stated the changes were a substantial improvement, specifically the reduction of the roofline by 1-foot, 4-inches and the change from composition shingle to slate roofing. He pointed out that there was one stone chimney and two stucco chimneys and expressed his preference for the lattice as opposed to the water feature. He noted the need for a landscape plan and site cleanup.

Boardmember Jewett agreed with the improvements to the plans and expressed his appreciation for the roof pitch change. He made note of the tower windows and if they were open they could allow for light to filter in and was unsure about the mesh features and its contribution to the improvements, expressing a preference for the lattice. He added that maintenance may be an issue with the water curtain and there may be a better solution, noting he was supportive, but would also be supportive without the mesh panels.

Boardmember Nyhus noted he was not at the previous meeting but stated the proposal was an improvement from the existing condition of the residence and agreed with Boardmember Jewett on the tower windows. He touched on the mesh features and posed the question if they should be incorporated around the house, noting it all came down to taste. He stated that the landscape and trellis work could be improved and perhaps reviewed at a staff level. He stated he was pleased with the stone work and suggested continuing the stone around the house to embrace the style. He added that the integrity of the architecture should be maintained and noted the front improvements as compelling and great.

Boardmember Ho stated the proposal was a big improvement and agreed with Staff's comments in the staff memorandum. He agreed with Boardmember Nyhus on architectural consistency and added that the chimneys should all be the same and agreed that the windows should be operable at the tower feature. He concurred with continuing the stone around the residence.

Chair Heine noted the improvements as better but not quite there. He stated that details were missing and it appeared to be ok in 1/8-inch scale; however, he was less enthusiastic about the proposal although it was an improvement from the existing conditions.

Boardmember Nyhus noted the beige color as "too cool" for the woods proposed to be used.

Craig Collins, property owner of 250 Darrell Road, stated that he had no objection to continuing the stone around the house and incorporating it on the chimneys. He requested that the changes be subject to a staff level review.

A motion (Jewett/Ho) to approve the proposed addition and façade improvements passed 4:1 (Heine dissenting) with the following conditions:

1. The natural stone wainscoting shall be continued around the residence for architectural consistency subject to the administrative review procedures.
2. The chimneys exterior finish shall be revised to natural stone subject to the administrative review procedures.
3. The architectural elements at the front facing side of the garage and fountain areas shall be adjusted and refined subject to the administrative review procedures.
4. A landscape improvement plan for the street frontage areas shall be submitted subject to the administrative review procedures.

5. All pending code enforcement issues shall be resolved and the applicant shall maintain full code compliance with all municipal code regulations (i.e. relocation of trailer, correction of any unpermitted work and compliance with any outstanding code enforcement issues).

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

Request for a first floor addition of approximately 746 square feet (12.6% Floor Area Ratio) to an existing two story residence.

Peter Lam, project architect, explained the proposed addition 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 Ho noted the proposal as an improvement to existing conditions.

Boardmember Goldstone stated the proposal was a good improvement, expressed his support for the proposal and appreciation for retention of the redwood tree.

Boardmember Jewett noted that the proposal improved the existing conditions and the design was almost there; however, he felt the shallow diagonals of the half timbers could be adjusted to better match the house with a steeper angle.

Boardmember Nyhus agreed and suggested a 45 degree or greater for the half timbers or alternating members.

Chair Heine questioned Staff about existing conditions of the vegetation based on concerns received from neighboring residents.

Boardmember Ho indicated that the vegetation had been cleared.

Serena Ponzo, Associate Planner, stated that the cleanup of the site could be confirmed by site inspection and included as a condition of approval for the project.

A motion (Nyhus / Ho) to approve the proposed ground floor addition with the conditions that 1) the rails be revised to match the main residence subject to the administrative review procedures and 2) site cleanup be verified by Staff site inspection passed 5:0.

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

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. *(Previously approved at the December 07, 2009 ADRB Meeting)*

Jerry Deal, project architect, made a brief presentation, highlighting the changes proposed and specifically noting that all windows would be replaced with wood clad windows and garage doors would be replaced as well.

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

Boardmember Nyhus expressed his support for the reduction in garage doors from three to two and wished the transition was easier architecturally, but remained supportive of the improvements.

Boardmember Jewett stated his preference for the previous elevation with the break in the wall lines, remained supportive of the improvements, but preferred the break in the wall lines.

Boardmember Ho remained supportive of the improvements.

Boardmember Goldstone stated the window changes were great and noted that the changes were not so substantial from the last set of plans. He expressed his concern with insuring the roof tiles matched and his preference for staff to review the match.

Chair Heine concurred with the roof tile concerns and preferred the previous design from a massing standpoint.

A motion (Goldstone/Ho) to approve the revisions to a previously approved first and second story addition with the conditions that the matching of the roof tiles be subject to the administrative review procedures passed 5:0.

New Houses

11. **2125 Ralston Avenue - Sieger (Essalat Architects)**

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).
(Preliminary review: April 05, 2010)

Farro Essalat, project architect, provided an overview of the changes incorporated into the proposal to address ADRB comments from the preliminary review, inclusive of moving the house back ten feet and refinements made to the design.

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

Boardmember Goldstone expressed his support for the project and the increase in front setback by ten feet. He noted that the left side screening would be important and clarified that the approval was for sheet A.3, not T.1.

Boardmember Ho stated that the rendering was improved since the preliminary review.

Boardmember Jewett thanked the applicant for the increased setback, noting it was a step in the right direction. He stated his preference for the simple pearl of the original detail and rendering than the proposed rendering for consideration and complimented the proposal overall.

Boardmember Nyhus noted that the property was well screened and commented on the proposed double door for the garage, noting that three single doors may be more appropriate for the style proposed.

Chair Heine stated he had nothing to add and acknowledged that the front landscaping would change and would not look the same as it is now. He questioned if the landscaping at the left

side would be retained.

Farro Essalat confirmed that the left side landscaping would remain.

A motion (Jewett/Nyhus) to approve the new two story residence with the condition that original detail be reincorporated into the design subject to a staff level review passed 5:0.

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

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. (*Preliminary review: May 03, 2010*)

Michael Kaindl, project architect, provided an overview of the materials, style and siting of 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 Ho noted his preference for retention of the landscaping and complimented the roof material. He inquired if there was a method to curving the driveway but remained supportive of the proposal as presented.

Boardmember Goldstone questioned if a fence was included at the front.

Michael Callan, landscape architect, confirmed that no fence was included and hedges would provide a natural perimeter barrier.

Boardmember Goldstone questioned if the parking strip area would be granite fines or asphalt.

Michael Callan, landscape architect, stated there was a typographical error on the plans.

Boardmember Goldstone stated it was difficult to see the story poles but appreciated the style and design of the residence, noting his preference for decomposed granite in the parking strip areas.

Boardmember Nyhus stated the proposed color palette was dark.

Boardmember Jewett expressed support for the darker color palette.

Chair Heine complimented the siting of the residence; however he was not completely supportive of the garage door style and commented that there was very little lighting on the house. He stated that the lighting needed improvement.

A motion (Jewett / Ho) to approve the new two story residence with the conditions that a landscape phasing plan be subject to the administrative review procedures and that consideration be given at a staff level to the trees adjacent to the driveway passed 5:0.

13. **3115 Ralston - Brewer Development LLC (Habitat Architecture / Michael Callan Landscape)**

Continued review of demolition of an existing residence and construction of a new two story

Mediterranean style residence of approximately 12,717 square feet in floor area (16.82% Floor Area Ratio) and associated landscape plan including new plantings, tree removal, new tennis court, swimming pool and terraces. The project also includes on site grading of approximately 3595 cubic yards of cut and 2660 cubic yard of fill earth material with approximately 935 cubic yards of exported earth materials. The application also includes consideration of Adoption of Mitigated Negative Declaration and Mitigation Monitoring Plan and Design Review. *(Continued at the May 03, 2010 ADRB Meeting)*

Elizabeth Cullinan, Director of Building and Planning, recommended the ADRB continue review of the proposal to a special meeting date, as requested by the applicant. She noted that request was specifically for June 17, 2010 or June 18, 2010.

Boardmember Jewett inquired on how to coordinate the special meeting date.

Elizabeth Cullinan, Director of Building and Planning, stated that the motion would be to consider the item at a July 7th ADRB meeting or a special meeting date on either June 17th or 18th.

Boardmember Goldstone asked if the special meeting would be to review the environmental documents only or the whole project.

Elizabeth Cullinan, Director of Building and Planning, stated that the meeting would be to review the whole project.

Boardmember Jewett asked if the proposal was continued at a public hearing to a specific date and time then further notification would not be required.

Elizabeth Cullinan, Director of Building and Planning, confirmed that no further notice would be required.

Boardmember Goldstone asked if public comment could be heard at the present meeting.

Chair Heine noted the preference for comments to be held until the special meeting date unless any member of the public is unable to attend.

Elizabeth Cullinan, Director of Building and Planning, stated that letters could also be submitted to Staff if unable to attend the meeting.

Steve Mattas, representing attorney for the Wilsons, Garnetts and Ralston Hills neighborhood association, stated that June 16th did not work for the Garnetts.

The Board opted for June 17, 2010 at 3:00pm.

A motion (Jewett / Goldstone) to continue review of the proposal at 3115 Ralston Avenue to a special hearing to be held on June 17, 2010 at 3:00pm passed 5:0.

DISCUSSION ITEM(S) – None.

ADJOURNMENT – 5:55pm.

Minutes prepared by Serena Ponzio, Associate Planner

