

TOWN OF HILLSBOROUGH

San Mateo County

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1600 Floribunda Avenue
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Architecture and Design Review Board Approved Minutes

Monday, August 02, 2010 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:03 pm

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

Boardmembers Absent: Eric Nyhus (excused)

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

Others Present: None

APPROVAL OF MINUTES

A motion (Goldstone / Jewett) to approve the June 07, 2010 ADRB Meeting & June 17, 2010 Special ADRB Meeting passed 4:0.

WRITTEN/ORAL COMMUNICATIONS - None

PUBLIC HEARING ITEMS

Consent Items

New Houses

1. **414 Pinehill Road - Duffy (Dale Meyer Associates / Bruce MacDonald Landscape)**
Second request for a one-year extension of ADRB approval for a teardown and new two story residence of approximately 8,350 square feet (10.2% Floor Area Ratio), second unit and associated landscape plan, including tree removal, fencing, new driveway location, pool, spa and unlighted tennis court. Previous extension granted on July 06, 2009 (Effective date of approval: July 21, 2009)
Recommendation: Extend ADRB Approval to July 21, 2011, as requested by the applicant.

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

Regular Items:

Landscape Plans

2. **2125 Ralston Avenue - Mezhvinsky (Lisa B. Keyston Landscape / Essalat Architects)**
Request for landscaping including new plantings, gravel motorcourt, gravel pathways, entry gates and columns, and screening trees, associated with the approval of a new two story residence. (*Residence and swimming pool approved on June 07, 2010*)

Lisa Keyston, landscape architect, made a brief presentation to the ADRB, explaining that the proposed landscaping was a requirement of the recent ADRB approval for a new garage, loggia, swimming pool and tennis court. She added that they had been actively working with the rear neighbor to address screening concerns and had agreed to plant two additional oak trees along the rear property line.

Boardmember Ho asked what would be done with the Eucalyptus trees along the front of the property.

Lisa Keyston, landscape architect, responded that the owners had decided that afternoon to pursue removal of the eucalyptus trees at the front of the property after receiving a bid within their budget. She added that she had contacted Planning Staff a few hours prior to the ADRB meeting and Staff had indicated that removal of the trees would be a revision to the approved landscape plan and would require separate notification.

Elizabeth Cullinan, Director of Building & Planning, indicated that the removal of the eleven trees at the front property line would require review by the ADRB at a future meeting in order for the proposal to be properly noticed.

Lisa Keyston, landscape architect, confirmed that there are ten eucalyptus trees to be removed.

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 plan and its diversity, noting it looked good and the applicants were moving in the right direction working with the neighbor. He added that the existing eucalyptus trees along the front of the property offer a scale of plant that gives a sense of time and questioned how you get back that sense of character once the trees are removed.

Boardmember Ho noted that the eucalyptus trees were a part of the characteristics of the property and added aesthetic value to the property. He added that the replacement trees would need to provide that same or equivalent aesthetic heir.

Boardmember Goldstone stated he could support the tree removal so long as the replacement was adequate and noted that once these trees were removed, the plants behind the trees would be minimal. He questioned if the planting plan would work if the trees were removed and stated his preference for the plan to come back to the ADRB with a good replacement plan. He stated the neighbor issues could be resolved at a staff level as well as for the left side fence, which was marked to be determined.

Lisa Keyston, landscape architect, confirmed that the left side fence would be the same as the other sides.

Chair Heine noted that the trees were old world; however, the house across the street had a long

row of eucalyptus trees, contrary to the property at 2125 Ralston. He acknowledged the condition of the trees in the arborist report and noted he was more supportive of the tree removal and replacement. He complimented the courtyard design and noted the submittal package as complete.

Elizabeth Cullinan, Director of Building & Planning, clarified the process for the tree removal, noting it would be considered a revision to the approved landscape plan and would require notification and review at a future meeting. She added that the applicants would also be required to submit an environmental information form with the application.

A motion to approve the request for landscaping including new plantings, gravel motorcourt, gravel pathways, entry gates and columns, and screening trees, associated with the approval of a new two story residence passed 4:0.

Additions/Remodels

3. **234 West Santa Inez - Bligh (TRG Architects / Terra Ferma Landscapes)**

Request for a major remodel, first and second floor additions of approximately 5,186 square feet (24.85% Floor Area Ratio) and associated landscape plan including new driveway surfacing and configuration, new plantings, tree removal, walkways and new fencing and entry gates.
(Preliminary Review: June 07, 2010)

Randy Grange, project architect, made a presentation to the ADRB, specifically highlighting the public outreach conducted, noting that approximately 30 neighbors attended, all of which were supportive of the proposal. He explained the reasons for retention of the existing spaces due to their good condition and elaborated on the site constraints as well as the need for a garage. He added that the existing oak tree was marked to be removed and replaced with five new oak trees and stated that the garage doors facing the street would be custom carriage doors. He noted that a side garage entrance was explored; however, the twenty five foot back up distance was not adequate. He added that the neighbor on the left side has a non-conforming setback and a side facing garage would pose an impact to them as well. He explained the non-conforming wall at the right elevation and the proposed changes, noting that the change in roof height would reduce the volume at the right side.

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

Brian Koch, landscape architect, stated they had worked closely with Planning Staff to address ADRB comments. He added that the project entailed many architectural details and the landscape improvements were intended to complement those. He concluded that the screening tree at the curve of the driveway would be a large specimen oak tree.

Randy Grange, project architect, explained that the purpose of the curve in the driveway was to insure the line of sight was directed towards the main portion of the residence and not towards the garage.

Boardmember Goldstone asked if the new fence at the front would match the existing and requested clarification from the landscape architect.

Brian Koch, landscape architect, clarified that the driveway and mangate would be wood and the remainder of the fencing would be cyclone to match existing.

Boardmember Goldstone expressed his appreciation for the changes in the plans, noted that the tree at the driveway curve would need to be a very good size tree. He complimented the house design, mentioned the backboard of the tennis court with respect to noise and noted he was supportive of the proposal subject to the Town's Consulting Landscape Architect (TCLA) comments.

Boardmember Ho stated the applicants had done a good job addressing the ADRB comments, complimented the house design and driveway and requested clarification on the type of material to be used at the driveway.

Brian Koch, landscape architect, stated the driveway would be gravel.

Boardmember Jewett stated the concerns regarding the house width had been addressed with the revised design; the shift in the driveway was a good move as well as the proposal to provide screening. He expressed his support for the project.

Chair Heine commented that the proposed demolition plan did not seem accurate for the scope of work proposed. He added that the walls marked "to remain", seem that they will and he remained supportive of the proposal. He concurred with Boardmember Goldstone on the tree size at the driveway curve and noted that a minimum size should be specified.

Elizabeth Cullinan, Director of Building & Planning, clarified the noise ordinance regulations and noted that a specific size for the large oak tree to be planted at the driveway curve could be included in the motion for approval if the ADRB chose to approve the project.

A motion (Goldstone / Jewett) to approve the major remodel, first and second floor additions of approximately 5,186 square feet (24.85% Floor Area Ratio) and associated landscape plan including new driveway surfacing and configuration, new plantings, tree removal, walkways and new fencing and entry gates subject to the TCLA comments and staff review of a minimum 60-inch box tree at the driveway curve passed 4:0.

New Houses

4. **1600 Kingswood Drive - Kong (Chu Design & Engineering / Michael Callan Landscape)**
Request for teardown and construction of a new one story Craftsman style residence of approximately 4,615 square feet (20.06% Floor Area Ratio) and associated landscape plan including tree removal, new plantings and driveway surfacing. *(Design previously approved by ADRB on April 06, 2009 and expired by time limitation)*

James Chu, project architect, made a brief presentation to the ADRB and explained that the project was before them due to approval expiration by time limitation. He added that the design remained the same, as a one story design, which the neighbors were very pleased with at the last review.

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

The ADRB members collectively expressed their continued support for the project.

Chair Heine asked if the red color on the color and material board was the color of the door frame.

James Chu, project architect, confirmed that the red color was indicative of the front door stain only.

A motion (Jewett / Ho) to approve the request for teardown and construction of a new one story Craftsman style residence of approximately 4,615 square feet (20.06% Floor Area Ratio) and associated landscape plan including tree removal, new plantings and driveway surfacing passed 4:0.

5. **15 Redwood Drive - Selna (Stewart Associates / Michael Callan Landscape)**

Request for demolition of existing one story residence and construction of a new two story Country French style residence of approximately 5,493 square feet (24.6% Floor Area Ratio) and associated landscape plan including new plantings, patios and driveway pavers. (*Preliminary Review: June 07, 2010*)

John Stewart, project architect, explained the changes made to the proposed residence to reduce the massing and address ADRB comments.

Brian Selna, property owner, explained the community outreach efforts made and noted that involving the neighbors early in the process was key and important to them as is Redwood Drive. He thanked the ADRB for their time.

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

Boardmember Jewett stated the three foot roof drop was a benefit to the design and noted the slight increase in the front yard setback as good. He stated that the public outreach spoke the most volume. He noted his tendency to support the proposal; however, stated it was large for the lot. He asked about the comments from the neighbors at 10 Redwood Drive as they were not included in the signatures submitted.

Brian Selna, property owner, stated that they did not hear back from them.

Serena Ponzo, Associate Planner, stated that she spoke with the owner of 10 Redwood Drive who indicated she had no objection to the proposal.

Boardmember Ho stated that the house looked good and questioned whether the strawberry tree would provide enough screening.

Elizabeth Cullinan, Director of Building & Planning, confirmed that the strawberry tree is evergreen and will provide year round screening.

Boardmember Goldstone stated he was supportive of the house design, the lack of opposition from 10 Redwood was key and recommended that the chimney detail, which was not included, be reviewed at a staff level. He commented that the rear elevation might be improved if it mirrored the front elevation.

Chair Heine stated that the submittal was a complete package; however, the home was borderline large, noting that the dormer removal in the attic space was a good move. He expressed his support for the project.

A motion (Jewett / Ho) to approve the request for demolition of existing one story residence and construction of a new two story Country French style residence of approximately 5,493 square feet (24.6% Floor Area Ratio) and associated landscape plan including new plantings, patios and driveway pavers subject to the TCLA comments passed 4:0.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

6. **2135 Parkside Avenue - Pang (Chu Design & Engineering / Michael Callan Landscape)**
Preliminary review of demolition of an existing single story residence and construction of a new two story mediterranean style residence of approximately 6,543 square feet (24.99% Floor Area Ratio) and preliminary landscape plan including new plantings, driveway pavers, stone patios and resurfacing of existing swimming pool.

Boardmember Jewett noted the project was a good one and off to a good start. He added that the proposal would be a substantial improvement to the site and area and was sited appropriately. He commented that there was quite a bit of hardscape and asked the applicants to revisit that element of the proposal. He complimented the proposed reclaimed roof tiles and noted the design as a job well done.

Boardmember Ho stated the proposal was a great improvement and liked the style proposed. He added that he was pleased the secondary entrance at the back of the property along Barroilhet would be closed.

Boardmember Goldstone stated that the Mediterranean style worked well in the area, the amount of hardscape proposed was a bit much and noted that the left side of the residence was at the minimum setback, encouraging the applicants to soften this side. He complimented the landscaping proposed at the Barroilhet side and liked the decomposed granite proposed along the street. He expressed his appreciation for inclusion of the landscaping with the plans for preliminary review.

Chair Heine stated the proposed residence was placed well on the lot and had nice symmetry. He complimented the front door and roof proposed and commented that it appeared that almost all trees were new. He noted that well placed larger trees would be a critical element on the review and agreed with the hardscape as being excessive. He added that the project was going in a great direction.

DISCUSSION ITEM(S) – None.

ADJOURNMENT – 5:04 PM

Minutes Prepared by:

Serena Ponzo, Associate Planner