

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board Approved Minutes

Monday, November 01, 2010 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 pm

Boardmembers Present: Chair Heine, Jewett, Nyhus, Ho, Huebner, Tenenbaum (Alternate)

Boardmembers Absent: None

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

Others: John Fannon, Councilmember

APPROVAL OF MINUTES

A motion (Jewett / Ho) to approve the October 04, 2010 ADRB Meeting Minutes passed 5:0.

WRITTEN/ORAL COMMUNICATIONS – None.

PUBLIC HEARING ITEMS

Regular Items:

Landscape Plans

1. **1545 Bellevue Avenue - Thorenfeldt (Michael Callan Landscape)**
Continued review of the request for installation of a new landscape bridge to span Ralston Creek in the rear yard to connect the residential area with an expanse of the rear yard located across the creek channel. The bridge is proposed to consist of an engineered steel bridge 22 feet long and approximately 30 feet wide to span the channel. A Mitigated Negative Declaration has been prepared for this project due to the potential impacts on the riparian corridor. *Continued at the October 04, 2010 ADRB Meeting.*

Elizabeth Cullinan, Director of Building and Planning, made a brief presentation to the ADRB, confirming that the recently received analysis from PBS&J, environmental consultants, concluded that monitoring was no longer required. She added that PBS&J had provided a response to the public comment received on October 25, 2010 and concluded that no environmental impacts were associated with the proposal.

Ralph Osterling, Osterling Consultants, stated he was pleased with the PBS&J comments regarding the lack of environmental impacts associated with the proposal. He added that wood 2x4's, 2x6's and yellow tape were placed across the creek to outline the proposed bridge and that the landscape deck would link the two sides of the property nicely. He described the span of the creek and noted that he had walked the area up and downstream and did not see any evidence of deer.

Michael Callan, landscape architect, responded to the Town's Consulting Landscape Architect (TCLA) comments regarding the inconsistency of the landscaping already installed with the original ADRB approval. He stated that they would be altering the existing landscaping to comply with the approved plan and what exists on the property was installed for putting the house on the market. He added that the amount of existing lawn would be reduced to accommodate the new lawn on the bridge and that the circulation around the lot drove the design. He noted that the previous approval included the construction of a detached second unit adjacent to the creek and that the proposed footprint of the bridge was in approximately the same location. He added that the bridge would have less of an impact than the previously approved second unit.

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 if the bridge was for driveway purposes, there would be no discussion and acknowledged that a lot of effort had been put into the investigation of the proposal. He noted that he had no environmental issues or concerns and appreciated the changes to simplify the railings. He expressed his support for the proposal, noting it would make the other side of the creek more usable.

Elizabeth Cullinan, Director of Building and Planning, clarified to the Board that they could make two motions, one for the environmental review and one for the design, or they could combine both motions into one if they chose to approve the project.

Boardmember Nyhus stated he was in favor of the previous railing design and felt the railings were too simple; however, he acknowledged the reasons for the change and remained supportive of the project.

Boardmember Ho explained that he had visited the property, viewed the deep, natural creek and noticed how the surrounding homes had incorporated the creek into the landscape designs. He expressed his concern with the projects aesthetic inconsistency and noted that Hillsborough is an area with no sidewalks and country like settings. He noted that the design was not honest aesthetically and that a bridge should be a bridge. He stated he was supportive of the environmental review conducted but could not support the design and aesthetics.

Boardmember Huebner expressed his support for the project, noting it was well integrated and enhanced the backyard area.

Boardmember Tenenbaum (alternate) expressed her support for the proposal noting it enhanced the backyard.

Chair Heine expressed his struggle with the design. He stated his preference for a more natural look and expressed his concern with some of the precedent the project would set. He concluded that he would be more supportive if the proposal entailed a more natural design.

A motion (Nyhus / Ho) to adopt the resolution adopting the Mitigated Negative Declaration (MND) and Mitigation Monitoring Plan (MMP) for a new landscape bridge approximately 22-feet wide and 30-feet long to span Ralston Creek in the rear yard to connect the residential area with an expanse of the rear yard located across the creek channel passed 5:0.

A motion (Jewett / Huebner) to approve the design for a new landscape bridge approximately 22-feet wide and 30-feet long to span Ralston Creek in the rear yard to connect the residential area with an expanse of the rear yard located across the creek channel passed 3:2 (Heine / Ho dissenting).

2. **2125 Ralston Avenue - Sieger Development (Lisa Keyston Landscape Architect)**

Request for a revision to the previously approved landscape plan associated with the construction of a new two story residence to remove nine Eucalyptus trees located at the front of the property and an associated tree replacement plan.

Lisa Keyston, landscape architect, made a brief presentation to the Board and explained that the request was for a revision to the previously approved landscape plan. She then explained the tree replacement plan proposed.

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

Boardmember Huebner expressed his support for removal of the eucalyptus trees, which have shallow roots and noted the tree replacement plan was sufficient.

Boardmember Ho stated that the eucalyptus trees do not belong and the use of oaks and cedars for replacements is good.

Boardmember Jewett stated that the eucalyptus trees were like weeds and the replacements proposed were adequate.

Boardmember Nyhus agreed with Boardmember Jewett and expressed his support for the proposal.

Boardmember Tenenbaum (alternate) noted she was supportive of the proposal.

Chair Heine stated he had nothing to add and was supportive.

A motion (Nyhus / Jewett) to approve the revision to the previously approved landscape plan associated with the construction of a new two story residence to remove nine eucalyptus trees located at the front of the property and associated tree replacement plan passed 5:0.

New Houses

3. **555 Barbara Way - Lu (Chu Design / Michael Callan Landscape)**

Request for review of proposed demolition of an existing one story residence and construction of a new single story spanish style residence of approximately 4,486 square feet (20.53% Floor Area Ratio) and associated landscape plan including tree removal, new plantings and driveway resurfacing. *(Design previously approved by ADRB at the May 21, 2007 ADRB Meeting and expired by time limitation)*

James Chu, project architect, made a brief presentation on the proposal including the project's history since the 2007 ADRB approval. He clarified that the applicants were proposing to use Owens-Corning stone and noted that the entry on the roof plan should be corrected to show a gable end.

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

Boardmember Huebner commented on the heavy use of stone at the front; however, he remained supportive.

Boardmember Nyhus agreed with the heavy use of stone and its concentration at the front. He added that the house was beautiful.

Boardmember Jewett stated he was generally supportive. He commented that the entry proposed is covered in stone but works and liked the element to the left of the front door. He stated the curved wall was nice but expressed concern with the roof tile proposed and asked if it was a natural clay tile.

James Chu, project architect, confirmed that the roof material was a natural clay tile.

Boardmember Jewett remained concerned with the roof tile as he was not certain how it would look. He mentioned Redlands Clay tile and the matte, antique finish the tiles have. He asked if a sample was available of the proposed roof tile.

James Chu, project architect, confirmed that a sample was not available.

Boardmember Ho commented that the proposal was beautiful and an improvement; however, he remained concerned with the use of stone, noting it did not make sense architecturally. He asked if the Owens-Corning stone was natural.

James Chu, project architect, confirmed that the stone was a natural stone.

Boardmember Tenenbaum (alternate) commented that the proposal was a great improvement; however, the outdoor light fixtures appeared to be underscaled. She asked if the front door would be stained.

James Chu, project architect, confirmed that the front door would be stained.

Chair Heine complimented the style, massing and design and noted that the sizing of the lanterns was important. He commented on the natural stone proposed and indicated the applicant could work with Staff on the stone, so long as it is a natural stone. He added that the

roof tiles in the photo provided look shiny and that is the issue with the proposed tile. He added that color samples of the stone and roof tile could be submitted to Staff and if the tile was similar in finish and texture to Redlands, it would be acceptable. He added he was ok with the landscape comments.

Boardmember Jewett asked if the shutters would be painted or stained.

James Chu, project architect, stated that the shutters could be stained.

A motion (Jewett / Nyhus) to approve the request for review of proposed demolition of an existing one story residence and construction of a new single story spanish style residence of approximately 4,486 square feet (20.53% Floor Area Ratio) and associated landscape plan including tree removal, new plantings and driveway resurfacing with the condition that sample of the stone and roof tiles be submitted to staff subject to the administrative review procedures passed 5:0.

4. **1465 Black Mountain Road - Libov (James Chu Architect / Michael Callan Landscaping)**
Request for construction of a new multi-level modern style residence of approximately 5,774 square feet (24.9% Floor Area Ratio), associated landscape plan including new retaining walls, new plantings, new driveway and earthwork in the amount of approximately 5,745 cubic yards of off-haul associated with the construction of the new driveway and main residence. The proposal includes review of an Initial Study, Draft Mitigative Negative Declaration and Draft Mitigation Monitoring Plan due to the amount of grading proposed and tree removal.

James Chu, project architect, provided a brief history on the design changes, noting that the stonework was brought down to the ground; wood lattice would be changed to wrought iron and the railings were redesigned. He thanked Staff for their work on the environmental review and touched on the multi-department review the proposal required. He added that the applicants had held two public meetings.

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 design was beautiful but that the grading was a serious problem.

Vladimir Libov, applicant and contractor, outlined the grading procedures.

John Mullins, Building Official, elaborated on the plan check process, specifically for the grading and noted that preliminary discussions had begun with the contractor.

Serena Ponzo, Associate Planner, noted that the Mitigated Negative Declaration featured mitigation measures for traffic, specifically due to the grading and the Mitigation Monitoring Plan included the requirement that a traffic plan be submitted to the Town during the plan check process which would include more specifics and would need to be to the satisfaction of the Building Official.

Boardmember Jewett remained supportive of the proposal and expressed appreciation for the design changes, noting the larger change was the floating stone. He added he was satisfied with the Mitigated Negative Declaration and Mitigation Monitoring Plan.

Boardmember Nyhus stated he was glad attention was given to the Mitigated Negative

Declaration and complimented the design.

Boardmember Huebner asked if the proposal included pedestrian access from the street and noted the design could benefit from additional outdoor lighting on the back of the house. He added that the floorplan and elevations needed to match, noting that internal consistency was important.

Elizabeth Cullinan, Director of Building and Planning, clarified that no parking strips providing pedestrian access from the street would be provided.

Boardmember Tenenbaum (alternate) stated the proposal was a great enhancement and inquired on the length of time for the grading.

Elizabeth Cullinan, Director of Building and Planning, noted that the estimation of time for the grading had not yet been provided.

Chair Heine stated the design looked great and acknowledged the challenging site. He expressed his support for the project.

A motion (Nyhush / Jewett) to adopt the resolution adopting the Mitigated Negative Declaration (MND) and Mitigation Monitoring Plan (MMP) for the construction of a new single family multi-level modern style residence and associated landscape plan including new retaining walls, new plantings, new driveway and earthwork in the amount of approximately 5,745 cubic yards of off-haul associated with the construction of the new driveway and main residence passed 5:0.

A motion (Huebner / Ho) to approve the design of the new single family residence of approximately 5,774 square feet (24.9% Floor Area Ratio), associated landscape plan including new retaining walls, new plantings, new driveway passed 5:0.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

5. **35 Willard - Wong (John Chan, Architect / Wendy Mok, Landscape Architect)**
Request for second preliminary review of a new two story modern ranch style single family residence of approximately 5,453 square feet (24.0% Floor Area Ratio) and associated conceptual landscape plan. *(1st Preliminary review held at the September 16, 2010 ADRB Meeting)*

Boardmember Jewett stated he was not supportive of the previous proposal and noted the redesign fits better. He found the combination of the 2:12 and 6:12 roof pitches odd. He added that the proposal was drawing a better vocabulary with a better design but could not figure out what was trying to be achieved. He concluded that the plans should communicate the design clearly and broadly.

Boardmember Nyhus agreed with Boardmember Jewett regarding the first preliminary review including the size, shape and design. He added that the redesign used a more sensitive approach but agreed that the use of the 2:12 and 6:12 combination was awkward. He

commented on the face of the hip and the effect the different roof pitches had. He appreciated the split level effect and noted that the proposal was a big move for the community but would be a big improvement.

Boardmember Huebner stated that the presentation should be cleaner and renderings would be critical in the design review. He inquired on the pair of chimneys at the front.

John Chan, architect, stated the chimney on the left was a skylight and the chimney on the right was functional.

Boardmember Ho stated the design was much improved since the last, noting the split level design. He added that the proposal still needed quite a bit of work.

Boardmember Tenenbaum (alternate) stated that the plans were a little too vague and more design detail was needed.

Chair Heine noted the plans were a one line drawing and needed to be enhanced and stressed the importance of renderings. He liked the direction and acknowledged the intent for a simple plan submittal for a preliminary review. He informed the applicant that the Board commentary seemed hesitant due to the lack of detail in the plans. He recommended using renderings to provide more of a picture of the proposal.

Boardmember Nyhus commented on the on the proposed standing seam roof, noting that with the combination of a 2:12 and 6:12, the seams will not match and recommended better integration of seams and roof pitches.

Chair Heine recommended including colors with the submittal.

Boardmember Tenenbaum (alternate) recommended early installation of story poles.

DISCUSSION ITEM(S)

Prior to adjourning the meeting, Chair Heine thanked Boardmember Jewett for his time served on the ADRB and extended his thanks to Councilmember Fannon for his time as the Building & Planning Council Commissioner.

Elizabeth Cullinan, Director of Building & Planning, extended staff's appreciation to Boardmember Jewett and Councilmember Fannon as well.

ADJOURNMENT – 4:55pm

Minutes prepared by:



Serena Ponzo, Associate Planner