

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board Approved Minutes

Monday, January 24, 2011 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER

Boardmembers Present: Mark Heine, Chair; Lin Ho; Christian Huebner; Julie Tenenbaum; Nan Ryan, Alternate

Boardmembers Absent: Eric Nyhus (excused)

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

Others: Councilmember/Council Commissioner Larry May

APPROVAL OF MINUTES

A motion (Huebner / Ho) to approve the December 06, 2010 ADRB meeting minutes passed 4-0.

WRITTEN/ORAL COMMUNICATIONS

Elizabeth Cullinan, Director of Building & Planning introduced Councilmember Larry May to the ADRB and announced his recent appointment as the Building & Planning Council Commissioner.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

1. **160 Bella Vista Drive - Zhao (Chu Design Associates Inc. / Michael Callan Landscape Architect)**

Preliminary review of demolition of an existing one story residence and construction of a new two story Mediterranean Villa style residence of approximately 6,667 square feet (24.94% Floor Area Ratio) and associated conceptual landscape plan including tree removal, new swimming pool, new plantings, new walkways and new drive and surfacing.

Boardmember Ho acknowledged that the proposal would be an improvement to the existing conditions onsite; however, he noted that the new residence, as proposed, appeared to be large and massive. He recommended that the design be modulated to avoid boxiness and noted that the landscape plan retained a large amount of hardscape. He added that once the story poles were installed, adjacent neighbors may be concerned.

Boardmember Huebner stated the proposal was nice and headed in the right direction, noting the design was nicely balanced with respect to window shapes and sizes. He complimented the preliminary design and details.

Boardmember Tenenbaum stated the proposal would be a nice replacement to the existing. She added that the hardscape and edges could be softened and proposed entry gates moved back for safety purposes. She noted the importance of the finish details including lanterns and was supportive of the direction of the design.

Alternate Boardmember Ryan agreed that the hardscape should be reduced and softened, specifically to the left of the pool. She complimented the design and project direction.

Chair Heine acknowledged the complete preliminary review package submitted as well as high floor area ratio of 24.9% proposed. He noted that the proposal retained good detail and encouraged the applicants to make note of the Boardmember's and staff's recommendations regarding the hardscape and trees removed. He concluded that the landscape and hardscape plan would be a key factor in the review.

2. **15 Stonehedge Road - Wang / Chen (Stewart Associates / Michael Callan Landscape Architect)**

Preliminary review of demolition of an existing one story residence and construction of a new two story French style residence of approximately 5,229 square feet (19.9% Floor Area Ratio) and associated landscape plan including new plantings, new secondary driveway, driveway surfacing and new walkways.

Boardmember Tenenbaum expressed concern with the mix of styles represented at the front elevation, specifically the combination of wrought iron and leaded glass elements. She added that the angle in the breakfast nook should be revisited and stressed the importance of the finish materials.

Boardmember Huebner noted the inconsistencies with the windows at the front elevation, cast stone sills and questioned the functionality of the dormer elements. He added that the rooflines at the front and left elevations were of concern in terms of their alignment.

Boardmember Ho stated the proposal appeared to be a three story residence because of the third level dormer detail. He added that once the story poles are installed, the adjacent neighbor at 205 Uplands may be concerned.

Alternate Boardmember Ryan noted that the dining room windows appeared to be out of place but did compliment the design of the rear elevation.

Chair Heine noted that the driveway used to be circular and as presented is a long narrow driveway. Although he was not opposed to the design of the driveway, he did question its

functionality. He added that he did not quite understand the reasons for setting the residence at an angle to the street and his preference for a more symmetrical approach. He noted that the although the house was nice, they were trying to fit several different elements into the façade including the wrought iron, shutters, dormers, etc. He added that a dormer was missing on the roof plan at the second floor and the design appeared busy. He concluded that the design was going in the right direction.

PUBLIC HEARING ITEMS

Regular Items:

New Houses

3. **1475 Crystal Drive - Der Abrahamian (Michael R. Carilli Design Group / Michael Callan Landscape)**

Request for demolition of an existing one story residence and construction of a new two story French Eclectic style residence of approximately 5,468 square feet (24.97% Floor Area Ratio) and associated landscape plan including new plantings, new swimming pool, outdoor fireplace and kitchen, tree removal and new driveway cut. *(Preliminary review received at the October 04, 2010 ADRB Meeting)*

Michael Carrili, project architect, made a presentation to the ADRB and overview of the architectural style proposed as well as design revisions made at the first and second level. He elaborated on the changes made to the front entry to address massing as well as the palette of high quality materials proposed including wood windows, ten inch thick walls and recessed window openings.

Michael Callan, landscape architect, made a presentation to the ADRB and explained that two neighborhood meetings had been held and story poles representing front yard trees had been installed. He clarified that the existing redwood tree at the left side would remain and the multi-trunk cedar would be removed.

Chair Heine opened the public hearing.

Annie Lee, 1485 Crystal Drive, expressed her concerns with privacy as it relates to the new second floor and new windows. She requested that two 24-inch box trees be installed or second story windows facing her property be removed. She added that the height of the proposed home overshadows the existing homes.

Ted Kevranian, 1145 Lakeview Drive, stated that the owners were proactive in meeting with the neighbors and the proposed home was beautiful. He added that there were two other large homes on the street and the proposed setbacks are larger than the minimum required. He also noted the rooflines were pleasing.

Mehrdad Javaherian, 1470 Crystal Drive, stated he was supportive of the proposal and welcomes the new family to the neighborhood; however, the property naturally slopes up from the street and noted that his home was at a downslope from the street, which made the house appear tall. He added that there are two windows facing the street and wondered if the applicants would consider lowering. He concluded that the house looked beautiful but massive.

Ann Maroney, 1450 Crystal Drive, stated that the existing homes along Crystal Drive are small and although the proposed residence is beautiful, it is too massive and too tall. She stated her preference for the square footage to be spread out as opposed to the proposed.

Chair Heine closed the public hearing.

Boardmember Tenenbaum noted that the proposal seemed massive; however, it was also located in a neighborhood that was changing and expressed her appreciation for the increased setbacks. She added that the house is very symmetrical, noted the backyard plan as beautiful and it was a beautiful project. She added that landscaping in the front yard could soften the appearance of the house.

Boardmember Ho stated the proposed residence was beautiful and wished it was located in a flat neighborhood. He added that the neighborhood was one in transition and additional trees could be planted at the right side to address concerns regarding privacy expressed by the neighbor.

Boardmember Huebner stated that the increased setbacks and landscaping assist in reducing mass. He acknowledged the high quality materials included in the proposal as well as the adjustments made to the design since the preliminary review, noting the changes as good. He mentioned the Town's Consulting Landscape Architect comments, specifically mentioning the recommendation to upgrade the parking strip material to meet Town standards and noted that the BBQ may be located too close to the house.

Alternate Boardmember Ryan stated the home as proposed was beautiful; however, she did notice the massiveness of the proposal. She added that the proposed landscaping was beautiful and if the roof could be lowered a couple feet that would be good.

Chair Heine noted his concerns with the style proposed, as it appeared more modern in design than French eclectic and did not seem to have an authentic appeal. He added that the elevations appeared too clean and were missing details such as leader heads, chimney tops and lanterns. He added that the double gable at the entry and three windows above seemed inconsistent with the French eclectic style and too modern. He noted that the proposal retained nice symmetry and a high quality material palette; however, he struggled with the style, specifically the double gable entry and three windows above.

Michael Carilli, project architect, explained the stucco detail and added that one foot of soil could be removed to bring the overall height of the house down.

Boardmember Tenenbaum asked the neighbor directly across the street, Mehrdad Javaverian, 1470 Crystal Drive, how much of a height reduction would help reduce the impact.

Mehrdad Javaverian, 1470 Crystal Drive, stated that as proposed, more than 50% of his sight line was blocked and a 1-ft reduction would help.

Michael Callan, landscape architect, stated that the trees along the right side could be upsized to 36-inch boxes.

Boardmember Huebner asked if upsizing the trees would impact the vegetable garden.

Michael Callan, landscape architect, confirmed that the upsizing of trees would require reconfiguration of the vegetable garden, but it could be done to fill in the gaps between

properties.

Chair Heine stated his preference to continue the item to the March 07, 2011 ADRB meeting and asked the applicants if they would be amenable to the continuation as well as a reduced height and landscape revisions. He also recommended the double gable entry and three windows above be revisited for enhanced consistency with the French eclectic style and additional details be incorporated into the elevations including leader heads and downspouts.

Michael Carilli, project architect, explained that although the detail was not included in the elevations, it was included in the packet.

Chair Heine stated that the proposal looks modern and was noted as French eclectic. He recommended the applicants choose one style to reflect in their drawings and landscape revisions should be itemized in writing for the next review.

Boardmember Huebner noted that he was unsure if a 1-ft height reduction would change the impacts of the elevation.

Elizabeth Cullinan, Director of Building & Planning, stated that adjustments to the story poles might be helpful to the neighbors.

A motion (Ho / Tenenbaum) to continue the proposal to the March 07, 2011 ADRB meeting to allow the applicants time to incorporate revisions including a height reduction, architectural revisions to the entry for enhanced consistency with the French eclectic style, addition of architectural details into the elevations, including leader heads and downspouts and changes to the landscape plan to address privacy issues along the right side passed 4:0.

4. **610 Brewer Drive - Brewer Development, LLC (Habitat Architecture / Michael Callan Landscape)**

Request for demolition of an existing single story residence and construction of a new two story New England style residence of approximately 7,541 square feet (24.68% Floor Area Ratio) and associated landscape plan including new plantings, new swimming pool, tree removal and new secondary driveway with front yard fencing and gates. *(Preliminary review received at the December 06, 2010 ADRB Meeting)*

Boardmember Huebner recused himself from review of the proposal due to a family relationship with the applicant and left the room.

Alex Mortazavi, project architect, made a brief presentation to the ADRB, outlining the changes which had been incorporated into the design as a result of the preliminary review comments received.

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

Boardmember Ho expressed his support for the proposal and noted the proposal as beautiful.

Boardmember Tenenbaum thanked the applicants for their attention to detail and changes and expressed her support for the gorgeous improvements.

Alternate Boardmember Ryan expressed her support for the shingle style and thanked the applicants for their efforts.

Chair Heine stated the proposal will look great on the site, complimented the shingle style and expressed his support for the proposal.

A motion (Ho / Tenenbaum) to approve the request for demolition of an existing single story residence and construction of a new two story New England style residence of approximately 7,541 square feet (24.68% Floor Area Ratio) and associated landscape plan including new plantings, new swimming pool, tree removal and new secondary driveway with front yard fencing and gates passed 3-0.

Additions/Remodels

5. **748 Jacaranda Circle - Koch (TRG Architects / Terra Ferma Landscapes)**

Request for a first and second floor addition of approximately 1,188 square feet (19.0% Floor Area Ratio) to an existing one story residence and associated landscape improvements at the front and side yard areas.

Boardmember Huebner recused himself from review of the proposal as he has a business relationship with the applicant and left the room. (He recused himself from both 610 Brewer and 748 Jacaranda before the reviews began)

Randy Grange, project architect, made a brief presentation to the ADRB and explained the options that had been explored for the addition to the existing residence. He added that the interior of the residence had been remodeled and the area over the garage was the optimal area for the addition.

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

Boardmember Tenenbaum noted the proposed addition as appropriate to the neighborhood; however, it retained the appearance of an addition because the lanterns were Craftsman style, the columns were traditional round as well as the brackets under the front window. She recommended the columns be squared off or lanterns changed so the addition looks like an integral part of the home.

Boardmember Ho recommended the applicants work to make the design more harmonious.

Randy Grange, project architect, noted that the home would never be seen except from the front elevation and if the addition were placed in the middle of the home, it would look more like an addition than at the proposed location.

Alternate Boardmember Ryan stated the applicants did a good job on incorporating the addition. She agreed with Boardmember Tenenbaum's recommendations and liked the heaviness of the design on the Chateau side.

Chair Heine noted that the site visit helped and liked the perspective; however, he was more concerned with the color board proposed and its lack of contrast in the colors. He added that he would be in favor of the proposal with the incorporation of Boardmember Tenenbaum's

recommendations.

Elizabeth Cullinan, Director of Building & Planning, stated that the ADRB had the option of allowing the applicants to work with Staff on revisions to the color board and incorporation of Boardmember Tenenbaum's recommendations.

A motion (Tenenbaum / Ho) to approve the request for a first and second floor addition of approximately 1,188 square feet (19.0% Floor Area Ratio) to an existing one story residence and associated landscape improvements at the front and side yard areas, with the condition that Boardmember Tenenbaum's recommendations for the columns, lanterns and brackets be incorporated into the design and colors revised for enhanced contrast subject to the administrative review procedures passed 3:0.

DISCUSSION ITEM(S) – None.

ADJOURNMENT – 5:15 p.m.

Minutes prepared by:

A handwritten signature in blue ink, appearing to read 'S Ponzo', is written over a light blue rectangular background.

Serena Ponzo, Associate Planner