

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board Approved Minutes

Monday, May 02, 2011 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 pm

Boardmembers Present: Mark Heine, Chair; Julie Tenenbaum; Christian Huebner; Jerry Wings; Nan Ryan, Alternate

Boardmembers Absent: Eric Nyhus (excused)

Staff Present: Elizabeth Cullinan, Director of Building & Planning; Serena Ponzo, Associate Planner; Ray Yniguez, Acting Chief Building Official

Others: Councilmember Larry May

APPROVAL OF MINUTES

A motion (Ryan / Wings) to approve the April 04, 2011 ADRB Minutes passed 3:0:2 (Huebner & Tenenbaum abstained).

WRITTEN/ORAL COMMUNICATIONS – None.

PUBLIC HEARING ITEMS

Consent Items

Alternate Boardmember Ryan recused herself from voting on the consent calendar items due to her long standing family relationship with owners of 30 Aster Drive.

Additions/Remodels

1. **30 Aster Drive - Hoefler (Chu Design Associates, Inc.)**
Request for a second floor addition of approximately 316 square feet (22.9% Floor Area Ratio) at the rear of an existing two story residence.

2. **30 Ralston Court - Stamos (Charlie Barnett Associates)**
Request for the construction of a new attached two car garage of approximately 758 square feet (6.0% Floor Area Ratio) to an existing two story Mediterranean style residence.
3. **530 Chelmsford - Lee (TRG Architects)**
Request for a second story addition of approximately 184 square feet (26.5% Floor Area Ratio) at the right side and rear of an existing two story residence and removal of approximately 184 square feet of floor area from the first floor and detached accessory building.

A motion (Winges / Tenenbaum) to approve consent calendar items #1-3 passed 4:0. (Boardmember Ryan recused herself from all 3 items).

Regular Items:

Additions/Remodels

4. **905 La Senda Road - Breen (Rico Huo, Architect)**
Request for a main and lower level addition of approximately 1,336 square feet (12.03% Floor Area Ratio) at the rear of an existing two level residence and facade improvements including but not limited to a new barrell tile roof and increase in roofline height, new integral colored stucco, front entry, custom entry & garage doors associated with the change in architectural style from traditional ranch to rustic country Italian and removal of nine eucalyptus trees along the right side (north) property line.

Rico Huo, project architect, made a presentation to the ADRB and explained the location of the additions at the upper and lower levels of the residence and the change in architectural style.

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

Boardmember Wings questioned if the overall roof height would be increased to be consistent with the height of the installed story poles and if there was a need for two different types of stone. He acknowledged that the property is located in the high fire severity zone and although the requirements were not triggered by the amount of work proposed, he encouraged the applicants to incorporate as many fire reduction measures as possible. He complimented the project design and recommended that the olive trees proposed on the right side at the front elevation be continued on the left side for consistency.

Rico Huo, project architect, confirmed that the entire roofline would be increased and explained the reasons for the two different types of stone veneer proposed.

Boardmember Ryan appreciated the olive trees and expressed appreciation for the proposed treatments to the existing windows which unified the design.

Boardmember Tenenbaum also liked the Olives trees in addition to the folding sliding glass doors at the rear elevation on the main floor. She expressed concern with the color combination of the stone but stated the project was beautifully done.

Boardmember Huebner noted concerns with the contrasting stone colors. He added that the roofing tile blend proposed may have too much color variation and asked if lights would be

included in the design.

Rico Huo responded that lights would be included and the roof blend would be comprised of a 20/20 blend.

Chair Heine noted the plate height differential at the front of the house and asked if the applicant could balance out the landscaping by planting more olive trees on the left side. He indicated concerns with the details and materials, preferring natural stone, limestone, or fieldstone as opposed to the proposed El Dorado stone. He felt the hardiplank window trim may be too dark and recommended a more natural look. He added that the proposed roof tile would present a significant variation of color and would prefer the first option of colors presented which provided a more subtle, natural color combination. He concluded that he was in support of the overall project.

Elizabeth Cullinan, Director of Building and Planning, noted that photo D in the photo key represented the colors of the proposed driveway pavers and summarized comments of the ADRB including concerns with the use of the El Dorado stone, lighting at the rear elevation and amending the roof tile color, as well as a preference for incorporation of additional trees on the left side of the property.

Boardmember Wings commented that the stone on the top of the planter to the left looks out of place and would be lost in the design as one would turn the corner. He recommended the use of natural stone.

Rico Huo asked if the Board would prefer to pull out the lightest color blend of the proposed roof tiles, which were on display.

Boardmember Wings expressed his concern with the El Dorado stone noting its oversized scale and unnatural appearance.

A motion (Winges/Tenenbaum) to approve the request for a main and lower level addition of approximately 1,336 square feet (12.03% Floor Area Ratio) at the rear of an existing two level residence and facade improvements including but not limited to a new barrell tile roof and increase in roofline height, new integral colored stucco, front entry, custom entry & garage doors associated with the change in architectural style from traditional ranch to rustic country Italian and removal of nine eucalyptus trees along the right side (north) property line with the conditions that the stone choice and color be consistent with the consideration that natural stone is preferred; the addition of 1-2 trees on the left side of the property; lighting consistency in the front and the rear yards; the roof contrast to be toned down; the recommendation that stone be wrapped around the planter to the left of the front door and TCLA comments to be addressed subject to the administrative review procedures passed 5:0.

5. **2125 Edgecourt Drive - Evars (Amato Architecture)**

Request for a first floor addition of approximately 1,423 square feet (20.3% Floor Area Ratio) at the rear of an existing single story traditional ranch style residence. *(Approximately 714 square feet of the existing residence will be removed and reconstructed to accommodate the new addition, which is included in the total addition area)*

Rebecca Amato, project architect made a brief presentation explaining that there are no changes to be made to the front of the house with the exception of the connection of the rooflines at the addition area. She then made herself available to answer any questions of the ARDB.

Chair Heine opened the public hearing. As there were no members of the public for this item, the public hearing was closed.

Boardmember Huebner commented on the nice integration of roof lines and noted that egress should be included in the loft area only if necessary. He expressed concern with the sunroom indicating that there could be another way to incorporate the flat roofline with the existing residence.

Boardmember Tenenbaum stated that the addition was aesthetically pleasing though the loft should not be subject to egress requirements as it is not a bedroom.

Alternate Boardmember Ryan also commented on the positive aesthetics of the addition with the exception of the side window of the family room.

Boardmember Winges expressed concerns in regards to the roof recommending a double gable and questioned the feasibility of the proposed roof plan. He specifically noted that the front roofline integration did not seem feasible and the proposed flat roof portion of the addition did not seem consistent with the rest of the house. He also commented the addition may not integrate well thus may not appear as drawn.

Chair Heine expressed his support for the addition but noted it could appear out of scale with the existing home, suggesting to perhaps lower the garage roofline.

A motion (Huebner/ Ryan) to approve the request for a first floor addition of approximately 1,423 square feet (20.3% Floor Area Ratio) at the rear of an existing single story traditional ranch style residence with the conditions that staff review the roofline details and a reduction of the height of the sunroom.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

6. **165 Woodridge Road - Chu (Richard Tapp & Associates / Bruce MacDonald Landscape)**
Request for second preliminary review of a new two level residence of approximately 14,388 square feet (15.0% Floor Area Ratio) and associated landscape plan including new plantings, retaining walls and driveway surfacing on a vacant lot.

Boardmember Tenenbaum stated this was a large exciting project with high quality materials. She noted the amount of windows makes the home look less like a single family residence and perhaps this could be addressed. Additionally she appreciated the proposed rooflines and noted that the increased setbacks provide for a stately appearance.

Alternate Boardmember Ryan acknowledged the scale and complexity of the project, adding that drainage was a concern and asked for clarification on the proposed "fireman's connection".

Richard Tapp, project architect, confirmed that the "fireman's connection" was an access requirement to the site based on the Central County Fire Department's review of the project.

Alternate Boardmember Ryan stated that although the proposal looks large, it was improved from the last review. She added that the existing oak trees onsite were beautiful and hoped that the applicant would retain as many as possible.

Boardmember Huebner noted the project was interesting and acknowledged the large amounts of glass in the design and noted the project model was helpful. He noted he was in favor of the development direction.

Boardmember Winges expressed appreciation for the creative architecture and style proposed. He added that he reviewed the previous ADRB comments and noticed that the applicants had not terraced the proposal into the hillside as previously recommended and noted that although the span across the lot had been reduced, the volume of the proposal remained unchanged. He complimented the color and materials proposed; however, he expressed concern with the front elevation and its similarity to multifamily housing developments, noting that the front elevation would be extremely tall when viewed from the roadway. He added that caution should be taken with exterior lights and stated the the proposed entry gate in the landscape plan was set back quite a ways from the street, which was a positive design feature.

Chair Heine expressed his appreciation for the architecture, specifically noting his preference for the north and south elevations. He added that mass and size were still of concern to him and although the model was helpful, the house still appeared large and held the potential to appear as a multifamily development. He acknowledged the large amount of work the applicant had completed to present to the ADRB and the challenging aspects of the site. He added that environmental review would likely be a part of the review process and although he liked the direction, he remained concerned with mass and size. He noted that the round area in the front elevation was of concern and the left elevation was the most successful. He recommended the applicant take caution on the overall vertical effect and noted his concerns that the residence would appear too tall. He encouraged the applicant to keep the off haul to a minimum and noted that the large amounts of glass in the design held the potential to create a looming effect on the hillside and potential for reflectivity.

Boardmember Winges complimented the use of a modern style on the hillside, noting the style was appropriate for the site and concluded that it was a matter of making the home look single family and less overwhelming.

Chair Heine noted that additional visual tools would be helpful including photos which incorporate neighboring sites.

7. **555 Darrell Road - Pang (Chu Design Associates, Inc.)**

Request for preliminary review of a teardown and construction of a single story updated ranch style residence of approximately 3,627 square feet (13.90% Floor Area Ratio).

Boardmember Huebner stated the project was headed in the right direction and would upgrade the look of the neighborhood. He questioned whether or not the secondary driveway was an essential element of the design and needed to be retained and if the applicant had explored incorporating shutters in the front elevation at the left side.

Boardmember Winges expressed his concern with the proposed classical entry with round columns and craftsman elements found elsewhere in the design. He recommended revisiting the proportions of the entry, garage door design, incorporating an entry more consistent with the Ranch style proposed and exploring the opportunity for a raised roof pitch.

Alternate Boardmember Ryan stated that the project was a great improvement from the existing conditions and agreed with the recommendation for a higher roof pitch. She expressed appreciation for removal of the metal garage structure, noted the site contained too much hardscape and recommended that the windows be revisited for a consistent style throughout. She added that the windows and entry should be unified in design.

Boardmember Tenenbaum recommended utilizing a paneled shutter as opposed to louver for consistency with the architectural style proposed and revisiting the window design.

Chair Heine expressed his appreciation for a complete submittal package and stated the project was headed in the right direction. He stated that the entry did not appear to be consistent with the architectural style proposed and recommended that the applicants choose one style for the project. He added that the composition shingle roof proposed was appropriate for the site and neighborhood context and agreed that the hardscape could be reduced on site.

DISCUSSION ITEM(S) – none.

ADJOURNMENT – 5:25 PM

Minutes prepared by:
Vikki Grundmann, Building & Planning Dept. Service Clerk