

# TOWN OF HILLSBOROUGH

San Mateo County

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## Architecture and Design Review Board Approved Minutes

Monday, June 06, 2011 at 4:00 pm  
Town Hall, 1600 Floribunda Avenue – Community Room

### **CALL TO ORDER** – 4:00 PM

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

Boardmembers Absent: None

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

Others: None

### **APPROVAL OF MINUTES**

**A motion (Huebner / Tenenbaum) to approve the May 02, 2011 ADRB Meeting minutes passed 4:0:1 (Nyhus abstaining)**

### **WRITTEN/ORAL COMMUNICATIONS**

Elizabeth Cullinan, Director of Building & Planning, introduced Tim Anderson, Acting Chief Building Official, to the ADRB and members of the public.

### **PUBLIC HEARING ITEMS**

#### **Regular Items:**

Landscape Plans

1. **125 El Cerrito Avenue - Milligan (Michael Yandle Landscape Architect)**

Request for revisions to a previously approved landscape plan associated with the construction of a new single family residence including removal of an existing chain link fence and continuation of a 6 1/2 foot stucco wall along the left side of the front property line/street frontage and incorporation of additional plantings.

Boardmember Tenenbaum recused herself from reviewing the application due to her family relationship with the applicant.

Michael Yandle, landscape architect, made a brief presentation on the proposal and explained the installation sizes and location of the proposed street trees and the mix of tree species including the privets and black oak trees, which are deciduous.

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

Boardmember Nyhus expressed support for the proposal, noting that the continuation of the wall was important to the property and how the trees will be critical in minimizing the size of the home.

Boardmember Huebner expressed support for the proposal, noting the proportion and scale of the wall continuation as appropriate in addition to the screening for privacy.

Boardmember Winges applauded the applicant for the tree sizes proposed and questioned why the spacing of the trees across the street frontage was not consistent.

Alternate Boardmember Ryan expressed support for continuation of the stucco wall along the front property line noting the existing fence did not appear to have the appropriate scale and proportion consistent with the remainder of the project.

Chair Heine agreed with the Boardmembers that the continuation of the wall was a benefit to the remainder of the project; however, he expressed concerns with implementation of the conditions of approval noted in the staff memorandum from the Engineering Department.

Elizabeth Cullinan, Director of Building & Planning, recommended the conditions of approval recommended by the Engineering Department be reworded "to the satisfaction of the City Engineer".

A motion (Huebner / Nyhus) to approve the request for revisions to a previously approved landscape plan associated with the construction of a new single family residence including removal of an existing chain link fence and continuation of a 6 1/2 foot stucco wall along the left side of the front property line/street frontage and incorporation of additional plantings with the condition that the three Engineering conditions of approval be "to the satisfaction of the City Engineer" passed 4:0 (Tenenbaum recused)

## New Houses

- 2. 610 El Cerrito Avenue - Cheung (Lawrence Cheung / Michael Callan Landscape Architect)**  
Request for a second one year extension of an ADRB approval for teardown of an existing two story residence construction of a new two-story Spanish Colonial residence of approximately 5,695 square feet (20.9% Floor Area Ratio) and associated landscape plan including tree removal, new plantings and new retaining walls. *(First one-year extension granted on April 15, 2010 and design originally approved by ADRB on March 02, 2009)*

Larry Cheung, project designer, made a presentation to the ADRB, outlining the history of the project, architectural changes made to address ADRB conditions of approval from 2009 and elaborated on the detailing and high quality materials proposed.

Michael Callan, landscape architect, made a brief presentation on the landscape and noted that the plan would be amended to comply with the Town's Water Efficiency in Landscaping Ordinance.

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

Boardmember Tenenbaum complimented the architectural style and detailing of the proposal and noted that the darker colored hardscape was appropriate for the site.

Boardmember Huebner concurred with Boardmember Tenenbaum.

Boardmember Wingses complimented the design's elegant details, classy proportions and scale. He questioned the project designer how he selected which windows had shutters and what the historical precedent was for shutter design on Spanish colonial homes.

Larry Cheung, project designer, explained that he had done research on the style and the application of architectural details such as shutters. As a result of his research he indicated that the use of too many shutters created an overwhelming feeling and the shutters were more of an aesthetic detail as opposed to functional.

Boardmember Nyhus stated that the shutters would not be used on the recessed windows and asked the applicant if he had explored the opportunity to run the entry stairs straight up from the driveway area as opposed to running them along the side of the house for a more pronounced entry.

Alternate Boardmember Ryan expressed her support for the proposal, noting the applicant did a good job on the design despite a difficult lot. She added that the different sized windows were ok and the proposal, overall, was an aesthetically pleasing addition to the area.

Chair Heine expressed his support for the proposal.

A motion (Huebner / Wingses) to approve the request for a second one year extension of an ADRB approval for teardown of an existing two story residence construction of a new two-story Spanish Colonial residence of approximately 5,695 square feet (20.9% Floor Area Ratio) and associated landscape plan including tree removal, new plantings and new retaining walls passed

5:0 with the condition that the proposal will be subject to the Water Efficiency in Landscaping ordinance requirements and the requirements of the high fire severity zone.

3. **555 Darrell Road - Pang (Chu Design Associates / Michael Callan Landscape Architect)**  
Request for teardown of an existing one story residence and construction of a new single story Ranch style residence of approximately 3,696 square feet (14.2% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, new landscape retaining walls and new front yard fencing and gates. *(Proposal received preliminary review at the May 02, 2011 ADRB Meeting)*

James Chu, project architect, made a presentation on the proposal, outlined the changes made since the preliminary review 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 Wings expressed his support for the changes made to address preliminary review comments of the ADRB; however, he remained curious about the redesigned recessed entry.

Boardmember Huebner expressed his support for the project and for the changes made.

Boardmember Tenenbaum expressed her appreciation to the applicant for the changes made and noted her preference for a wood garage door as opposed to steel although the garage did not face the street.

Boardmember Nyhus noted a discrepancy in the electronic plans viewed on the screen and the physical plans in the packets. He acknowledged the proposal would be an enhancement to the neighborhood.

James Chu, project architect, confirmed the physical plans were the correct version to review.

Alternate Boardmember Ryan complimented the changes made to the plans, specifically noting the changes made to the roof pitch.

Chair Heine agreed with the Boardmembers and complimented the design, specifically the reduction in hardscape.

A motion (Winges / Tenenbaum) to approve the request for teardown of an existing one story residence and construction of a new single story Ranch style residence of approximately 3,696 square feet (14.2% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, new landscape retaining walls and new front yard fencing and gates passed 5:0.

4. **35 Willard - Wong (Rchitecture / GLS Landscape Architecture)**  
Request for teardown of an existing single story residence and construction of a new single story Ranch style residence of approximately 5,202 square feet (21% Floor Area Ratio) with a basement level of approximately 657 square feet and an associated landscape plan including new plantings, new landscape retaining walls, new front yard fencing and gates, perimeter fencing and patio areas. *(Proposal received preliminary review at the March 07, 2011 ADRB*

*Meeting)*

Nelson Wong, property owner, made a brief presentation to the ADRB and outlined the public outreach conducted as well as design revisions and efforts made to address privacy concerns.

John Chan, project architect, made a presentation and explained the architectural changes made since the last preliminary review in March which included roofline changes for consistency, extension of the eaves and reconfiguration of the retaining walls at the basement area. He added that metal trellises were added at the basement level as well.

Wendy Mok, landscape architect, explained the front yard fence and its staggered design along the street frontage for consistency with the existing neighborhood context. She explained the materials and design approach to the landscaping throughout the property and specifically noted the efforts made to preserve the existing oak tree at the right side.

Chair Heine opened the public hearing.

Michelle and Stephen Forster, 45 Willard Lane, expressed their concerns with privacy associated with the proposed right side upper floor balcony and large master bedroom window; fence along the shared property line and tree removal.

Boardmember Wingses expressed his appreciation for incorporation of many of the Board's comments into the project design. He remained supportive of the overall design, colors, proposed vertical seam roof material and landscape design, although he commented that the proposed 45 degree angle noted on the roof plan needed to be corrected. He complimented the setbacks of the front wall as it correlated to the street curve. He added that a metal trellis appeared to be missing on the right side elevation at the basement level and noted there appeared to be an opportunity to address the presented privacy issues along the right side including relocation of the balcony to the opposite side of the house and a reduction in the window size at the master bedroom which faces 45 Willard Lane.

Boardmember Nyhus commented that the combination of 3:12 and 5:12 rooflines becomes less of a 45 degree angle and needed to be corrected accordingly on the plans. He agreed with Boardmember Wingses that the floor plan could be revised to have the balcony flipped to the other side of the residence to address neighbor privacy concerns. He complimented the aesthetics of the proposal and material choices.

Boardmember Tenenbaum acknowledged the progress the applicants had made with the evolution of the design and noted that the proposal now worked well with the neighborhood. She agreed with the Boardmembers' recommendations to flip the balcony location to address privacy issues and complimented the style, materials and finishes.

Boardmember Huebner agreed with the Boardmembers regarding the details of the house but felt the proposed front yard fence design was not consistent with the neighborhood context and expressed concern with the proposed bamboo. He agreed with changing the location of the balcony or removing the balcony and continuing the master bedroom wall to address privacy issues. He complimented the use of the metal trellises at the basement level.

Alternate Boardmember Ryan concurred with previous comments made by the ADRB regarding the design and privacy issues and expressed appreciation for the proposed tree protection measures. She complimented the final design of the home and metal roof material.

Chair Heine asked if the applicant intended to miter the siding.

John Chan, project architect, confirmed that the proposed hardiplank siding came with a guarantee for mitered corners.

Chair Heine asked for confirmation if the proposal was for a complete demolition and construction of a new residence.

Elizabeth Cullinan, Director of Building & Planning, confirmed the plans indicated complete demolition of the existing residence and construction of a new residence.

Chair Heine commented that the metal trellis should be consistent at the basement level for all three sliding doors. He complimented the roof material and was supportive of the front yard fence so long as the landscaping was adequate for softening. He stated that the privacy issues should be addressed with revisions to the balcony and master bedroom window at the right side elevation.

Elizabeth Cullinan, provided the ADRB with an overview of the items to be addressed, which could be reviewed administratively, including:

- Relocation of the master bedroom balcony
- Removal or reduction of the master bedroom window
- Incorporation of a metal trellis or one large metal trellis at the basement level sliding doors

A motion (Nyhus / Winges) to approve the request for teardown of an existing single story residence and construction of a new single story Ranch style residence of approximately 5,202 square feet (21% Floor Area Ratio) with a basement level of approximately 657 square feet and an associated landscape plan including new plantings, new landscape retaining walls, new front yard fencing and gates, perimeter fencing and patio areas passed 5:0 with the condition that to address privacy concerns, the master bedroom balcony be relocated and master bedroom window be removed or reduced in size and the trellis be revised for consistency at the basement level, subject to the administrative review procedures.

## **PRELIMINARY REVIEW**

**(Not public hearing items; Board comments only.)**

New Houses

5. **40 Bates Road - Miller (TRG Architects / Michael Callan Landscape)**  
Request for preliminary review for the construction of a new English Country style residence of approximately 5,140 square feet (25% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, patios, retaining walls, perimeter fencing and new driveway on a vacant lot.

Boardmember Winges recused himself from review of the project due to proximity of his residence to the project site and left the room.

Boardmember Huebner expressed his support for the design, noting the landscape appeared to be a balanced design.

Boardmember Tenenbaum expressed appreciation for the style change, adding that the style would be a nice addition to the neighborhood. She commented that the opportunity to angle the house and take advantage of the view should be explored and the proposal was headed in a good direction. She cautioned on potential drainage issues with the rear neighbor on Hayne Road.

Boardmember Nyhus complimented the use of high quality materials in the proposal and questioned the visible impacts the flat roof portions would have on the uphill neighbors.

Alternate Boardmember Ryan commented that the design was headed in the right direction despite the difficult site. She added that the home was larger; however, the design reflected one and a half stories, which would be helpful in mitigating visible impacts. She expressed support for the quality materials proposed.

Chair Heine expressed support for the style proposed and noted the importance of the front yard landscaping. He added that the siting of the residence was good and project was headed in the right direction.

## **DISCUSSION ITEM(S)**

Elizabeth Cullinan, Director of Building & Planning, provided the ADRB with an overview of the role of each subcommittee and an estimate of the number of meetings included in each process.

### **Appointment of ADRB Subcommittee for Design Guidelines Roofing update**

Chair Heine and Boardmember Wingses were appointed as the ADRB Subcommittee for the Design Guidelines Roofing update.

### **Appointment of ADRB subcommittee for development of multi-family design guidelines**

Chair Heine and Boardmember Nyhus were appointed as the ADRB subcommittee for the development of multi-family design guidelines.

## **ADJOURNMENT** - 6:15 PM

Minutes Prepared By:



Serena Ponzo, Associate Planner