

TOWN OF HILLSBOROUGH

San Mateo County

Planning Office
(650) 375-7411
Fax (650) 375-7415

1600 Floribunda Avenue
Hillsborough, CA 94010



Architecture and Design Review Board Approved Minutes

Tuesday, July 05, 2011 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 PM

Boardmembers Present: Eric Nyhus, Acting Chair; Jerry Wings; Nan Ryan, Alternate

Boardmembers Absent: Mark Heine (excused); Christian Huebner (excused); Julie Tenenbaum (excused)

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

Others: Council Commissioner, Larry May

APPROVAL OF MINUTES

A motion (Nyhus / Ryan) to approve the June 06, 2011 ADRB Meeting Minutes as amended passed 3:0.

WRITTEN/ORAL COMMUNICATIONS – None.

PUBLIC HEARING ITEMS

Regular Items:

Additions/Remodels

1. **460 Barbara Way - Banatao (Blue Coast Design, Inc.)**
Request for a ground floor addition of approximately 1,401 square feet (15.0% Floor Area Ratio) to an existing one story Ranch style residence.

Natalie Hyland, project designer, made a brief presentation to the ADRB. She explained that the home had been completely remodeled on the interior and one of the project objectives was to add on to the residence with minimal impact to the existing residence. She thanked the ADRB for their time in reviewing the project.

Acting Chair Nyhus opened the public hearing and as no members of the public were present to speak, the public hearing was closed.

Boardmember Winges commented on the pleasing aesthetics of the existing conditions of the project site, specifically mentioning the backyard landscape. He added that he was supportive of the concept of the addition and the area where the addition was proposed; however, he remained concerned with the proposed rooflines and the roof plan inconsistency with the proposed elevations. He added his concerns with the rooflines and the proposal looking like an addition.

Alternate Boardmember Ryan expressed her concerns with the roof plan, noting that it seemed very convoluted. She complimented the existing conditions of the backyard landscape, noting it was well kept and nicely planted.

Acting Chair Nyhus expressed support for the proposed materials, quality of materials and direction of the project, but expressed concerns with how the proposed roof plan would work from a construction standpoint. He commented on the color of the proposed trellis at the rear elevation, acknowledged the public comment received regarding the drainage concerns and inquired if a condition of approval should be included to address the drainage.

Natalie Hyland, project designer, acknowledged the drainage concerns and stated they would be addressed.

Serena Ponzio, Associate Planner, stated that a condition of approval could be incorporated into the approval; however, the Building Division would require a drainage plan associated with the new addition as a standard submittal requirement.

Acting Chair Nyhus and Boardmember Winges discussed their roofline concerns with the applicant and concluded that the rooflines at the addition area would benefit from simplification and perhaps elevation of the existing garage roofline to match the remainder of the house. The ADRB collectively discussed revisions to the proposal being reviewed by Planning Staff and the Acting ADRB chair.

Boardmember Winges commented that the proposed trellis could be more proportional with the use of heavy posts and a lighter wood for the top of the trellis.

A motion (Winges / Nyhus) to approve the request for a ground floor addition of approximately 1,401 square feet (15.0% Floor Area Ratio) to an existing one story ranch style residence with the condition that the roof plan and elevations be revised subject to the administrative review procedures and Acting ADRB Chair passed 3:0.

DISCUSSION ITEM(S) – None.

ADJOURNMENT – 4:26 PM

Minutes prepared by:



Serena Ponzio, Associate Planner