

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board Approved Minutes

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

CALL TO ORDER - 4:00 PM

Boardmembers Present: Eric Nyhus, Acting Chair, Christian Huebener, Jerry Wings, Julie Tenenbaum, Nan Ryan, Alternate

Boardmembers Absent: Mark Heine, Chair (excused)

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

APPROVAL OF MINUTES

A motion (Tenenbaum / Wings) to approve the August 01, 2011 ADRB meeting minutes passed 3-0-2 (Nyhus & Huebner)

WRITTEN/ORAL COMMUNICATIONS - None

PUBLIC HEARING ITEMS

Consent Items

Additions/Remodels

1. **330 Eucalyptus Avenue - Braccia (Charlie Barnett Associates)**
Request for a first and second floor addition of approximately 310 square feet (22.7% Floor Area Ratio) at the rear of an existing two story Monterey Colonial style residence.
2. **665 Darrell Road - Shen**
Request to re-roof an existing one story traditional ranch style residence with a new standing seam metal roof (Omega Roof) in a "weathered copper" color.

A motion (Huebener / Wings) to approve consent calendar items #1-2 passed 5-0.

Regular Items:

New Houses

3. **515 Craig Road - Thorenfeldt (TRG Architects / Michael Callan Landscape)**

Request for demolition of an existing split level residence and construction of a new two story French Country style residence of approximately 5,349 square feet (23.6% Floor Area Ratio) and associated landscape plan including a new driveway entrance and surfacing, new plantings, tree removal, new retaining walls and pathways. *(Received preliminary review at the August 01, 2011 ADRB meeting)*

A motion (Huebener / Ryan) to continue the proposal at 515 Craig Road to the October 3, 2011 meeting for a correction of the story pole installation and possible design revisions per Staff's recommendations passed 5-0.

4. **935 Chiltern Road - Miller (TRG Architects / Michael Callan Landscape)**

Request for demolition of an existing one story residence and construction of a new two story Arts & Crafts style residence of approximately 6,378 square feet (24.9% Floor Area Ratio) and associated landscape plan including new driveway surfacing, tree removal, new plantings, retaining walls and patio areas. *(Preliminary review received at the August 01, 2011 ADRB meeting)*

Randy Grange, project architect, made a presentation to the ADRB, outlining the architectural changes made as well as the landscaping additions. He then made himself available to answer any questions.

Michael Callan, landscape architect, outlined changes made to the landscape plan to address neighbor concerns at the shared rear property line including retention of the existing Cedars, an increase in fence height to 8-feet and retention of existing oak trees which contribute to privacy screening. He added that he continued to work with the neighbor to the left of the property on landscape enhancements for privacy without impacting the existing solar panels.

Randy Grange, project architect, noted that the applicant would continue to work with the left side neighbor at 255 Ridgeway and window placement could be adjusted accordingly during the framing process to address privacy concerns.

Boardmember Winges noted a discrepancy in the rooflines, specifically the clipped gable on the right side which was incorrectly noted on the roof plan.

Boardmember Huebner asked whether the design could be balanced with incorporation of a larger shed dormer on the right side.

Randy Grange, project architect, explained this could be done.

Acting Chair Nyhus opened the public hearing.

Aaron Rang, 255 Ridgeway Rd, commented on how supportive Otto Miller and Michael Callan were regarding communication with him. He explained that privacy is an important issue, especially on the left / East side elevation and Otto Miller had offered to make adjustments to the study room window placement during the framing of the home. He also expressed privacy concerns with the deck area noting the additional trees would be helpful. He expressed concern with potential impacts to his solar panels due to the additional landscaping and wanted to state for the record that he has two German shepherd dogs that may bark during the construction project.

Acting Chair Nyhus closed the public hearing.

Boardmember Wingses complimented the project adding he liked this design scheme better as it retained understated elegance. He stated he would be in support as long as neighbor concerns would be addressed.

Boardmember Huebner questioned the French doors and noted the left side elevation as inconsistent with odd elements. He complimented the design and stated that with the upgrades he would be supportive.

Boardmember Tenenbaum stated her support for the proposal, noting it would be an improvement to the neighborhood, specifically with the suggestions incorporated into the design. She acknowledged the good communication between the neighbors and applicant on the privacy issues.

Boardmember Ryan noted there were good modification's added to this project since the preliminary review, such as a simplified entrance. Additionally, she complimented the semi-circular patio in the back.

Acting Chair Nyhus expressed his support of the project with the exception of the inconsistency in the dormers at the front elevation.

A motion (Winges/Tenenbaum) to approve the request for demolition of an existing one story residence and construction of a new two story Arts & Crafts style residence of approximately 6,378 square feet (24.9% Floor Area Ratio) and associated landscape plan including new driveway surfacing, tree removal, new plantings, retaining walls and patio areas with the condition that neighbor issues be resolved passed 5:0.

Additions/Remodels

5. **1435 Carlton Road - Elie (Arcus Architecture + Planning)**

Request for a ground floor addition of approximately 927 square feet (17.36% Floor Area Ratio), facade improvements including new windows, new roofing, new decking and associated front yard landscape plan including new driveway pavers, new plantings and front yard fencing and entry gate to an existing one story ranch style residence.

Sam Kong, Architect of the project, made a presentation to the ADRB explaining the topography, exterior finishes and scope of work proposed. He noted the project would not be visible from the street but he would be willing to add landscaping to assist with privacy concerns.

Acting Chair Nyhus questioned the reasons for the different mullion patterns in the windows.

Sam Kong, architect of the project, responded after researching the topic, the three pane horizontal design is historically accurate to the ranch style.

Boardmember Wingses asked if Mr. Kong could elaborate on the scope of work for the project.

Sam Kong, project architect, explained in detail, the areas where the additions would occur, the façade improvements and the front yard landscape enhancements.

Boardmember Winges inquired if the siding and stucco would be changing and if they had considered a change in the overall design for a more uniform look as opposed to having two exterior finishes. He also asked if the under-deck area could be screened with lattice.

Sam Kong, project architect indicated that lattice or landscaping could be incorporated into the scope of work and the sliding door design could be revisited.

Acting Chair Nyhus questioned if the applicant would consider including the mullion pattern as an element to revisit.

Boardmember Winges inquired about the floor plan and if there was the opportunity to revisit the master bedroom configuration to simplify the roof and interior wall angles.

Sam Kong, project architect, referred to sheet A9 and explained that the roofline integration was kept as low profile for consistency with the original structure.

Acting Chair Nyhus opened the public hearing.

Norman Book, owner of 1431 Carlton Road, commented that he was glad to have a family moving in. He expressed support for the proposal although he remained concerned about the condition of the existing eucalyptus trees at the front of the property, noting that if one of the trees were to fail, it could possible damage or fall on his home. He indicated he was supportive of removing the trees and sited the Town's General Plan policy regarding non-native tree species, such as blue gum eucalyptus as supporting documentation for the tree removal.

Boardmember Ryan expressed her support of the project, indicating she would like to see divided light windows throughout the design for architectural consistency.

Boardmember Tenenbaum thought the addition was very nice, complimented the color palette and the roof. She expressed concern with the style inconsistencies, specifically the modern lights with a traditional brick and wrought iron front gate. She stated that these elements should be consistent and match in terms of style. She added that the property would benefit from more landscaping to soften the house.

Boardmember Huebner noted the project would be a beneficial update to the neighborhood. He added that the garage door should be updated to a wood door to match the shutters and the dining room window should have three mullions. Overall, he remained supportive of the proposed improvements.

Boardmember Winges noted the project appeared to have several different elements with the conflicting window styles. He added that the drawings did not represent the wood windows proposed as they appeared to be aluminum in elevation form and noted that the arches in the garage doors were inconsistent with the remainder of the improvements. He noted that the patterns of horizontal and vertical elements in the design did not integrate well and he identified the missed opportunities within the interior which would make for a streamlined floor plan. He remained concerned with the large open area under the new deck.

Acting Chair Nyhus indicated the drawings did not look well integrated and appeared to be out of scale. He recommended the drawings be refined and although he was generally supportive of the proposal, he agreed with the concern for the open area under the deck and stated his preference for enhanced landscaping throughout the property. He recommended installing the highest quality composition shingle and questioned if the windows were simulated divided lights.

Sam Kong, project architect noted that the trued simulated divided lights.

Acting Chair Nyhus noted that the garage door should be revised and the mix of horizontal and vertical patterns should be revisited as it appears the house has an established vertical pattern. He questioned the procedure for removal of the Eucalyptus trees.

Elizabeth Cullinan, Director of Building and Planning stated that the Town would ask for a revised arborist report and with the number of design issues noted by the ADRB, provided the ADRB with the option of continuing the project to the October 3, 2011 meeting.

A motion (Huebner/Winges) to approve the request for a ground floor addition of approximately 927 square feet (17.36% Floor Area Ratio), facade improvements including new windows, new roofing, new decking and associated front yard landscape plan including new driveway pavers, new plantings and front yard fencing and entry gate to an existing one story ranch style residence passed 5:0 with the following conditions:

- 1) The applicant shall submit a landscape plan for the property subject to the administrative review procedures, which shall include measures to address ADRB comments regarding the open area beneath the new deck at the rear yard;
- 2) The eucalyptus trees at the front of the property shall be assessed and included in the landscape plan subject to the administrative review procedures;
- 3) The applicant shall revisit the design of the window mullions, shutters and garage doors, subject to the administrative review procedures.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

6. **366 Hilsborough Blvd. - Laugesen (TDG The Design Group / Michael Callan Landscape Architect)**

Request for preliminary review of demolition of an existing split level residence and construction of a new two story modern craftsman residence of approximately 4,067 square feet (24.8% Floor Area Ratio) and associated conceptual landscape plan including tree removal, new driveway paving, new plantings, new retaining walls and new patio areas.

Boardmember Huebner acknowledged the cleanup work which has begun onsite and added that the low pitched roof worked well with the topography of the site and would work well in that environment. He stated that there appeared to be limited grading associated with the proposal.

Boardmember Tenenbaum stated the proposal fit well within the existing neighborhood. She expressed concern with grading and drainage; however, she looked forward to reviewing the details and color palette. She recommended breaking up the retaining wall at the front with landscaping.

Boardmember Ryan questioned what the existing square footage of the home was and acknowledged the limited visibility at the site when entering and existing the property. She noted her general support at this stage for the proposal.

Boardmember Wingses expressed his appreciation for the project, the scale proposed and noted that it fit well into the site. He expressed support for the eucalyptus tree removal and noted the

design as similar to Berkeley or Alameda homes. He recommended pushing the right side retaining wall behind the garage back further to increase the back up space and provide greater turnaround distance. He recommended refinement to the ends of the eaves and trim details, but noted the project was headed in a good direction. He cautioned on the use of El Dorado stone and recommended the use of a thin natural stone veneer. He questioned the parking available onsite and if it met Town Standards.

Elizabeth Cullinan, Director of Building & Planning, confirmed that the proposal met the parking requirements, based on the number of bedrooms proposed; however, the ADRB reserved the discretion to require additional parking based on the neighborhood parking situation.

Acting Chair Nyhus complimented the project design and acknowledged the use of three different materials at the front elevation, questioning if layering of materials was necessary with the proposed design. He added that all three materials were within five feet of each other. He noted that the brackets on the underside were wider than the rafters and noted there were some double hung and casement windows in the design based on the mullion patterns. He questioned if the double hung would meet egress requirements and stated that the project was headed in a great direction.

7. **10 Farm Lane - Whitman / Liu & Chang (Aidlin Darling Design / Lutsko Associates)**
Request for preliminary review of a new modern/contemporary style residence of approximately 6,414 square feet (17.5% Floor Area Ratio) on a vacant lot and associated conceptual landscape plan including new plantings, new driveway, swimming pool and retaining walls.

Boardmember Winges stated the proposal was one of the most interesting and exciting projects he had reviewed, with an interesting layout, which seemed to fit the site well. He added that the angles and roof shapes appeared to have been designed with more than function in mind. He questioned the purpose of the tower and added that the siting was good for catching sun. He questioned if the proposed garage and guest spaces would be adequate to meet minimum parking requirements and recommended including an adequate planting plan for privacy screening along the right/south property line as a new home could be built on the neighboring vacant lot in the future. He cautioned on potential shading of the pool by the new privacy screening.

Boardmember Ryan complimented the design of the linear structure, its subtle angles and the underground garage. She stated that the design appeared to be married to the site and looked forward to reviewing the formal plans in the near future.

Boardmember Tenenbaum complimented the design, noting its peaceful and zen like elements.

Boardmember Huebner noted the design was very contrary to the traditional styles of the neighborhood; however, the Design Guidelines encourage diversity and creativity. He questioned the height of the cupola.

Acting Chair Nyhus noted it was nice to see an Aidlin-Darling project in Town, it was a great start to the design and design ideas were outside of the box.

DISCUSSION ITEM(S) – None.

ADJOURNMENT – 5:05 PM

Minutes Prepared by: Vikki Grundmann, Service Clerk II, Building & Planning Department