

# 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

Monday, January 23, 2012 at 4:00 pm  
Town Hall, 1600 Floribunda Avenue – Community Room

### **CALL TO ORDER** – 4:00 PM

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

Boardmembers Absent: Jerry Winges (excused)

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

Others Present: Councilmember Larry May (present from 4:00PM to 6:00PM)

### **APPROVAL OF MINUTES**

A motion (Ryan / Nyhus) to approve the December 05, 2011 ADRB Meeting minutes as amended passed 3:0:2 (Huebner & Tenenbaum abstained)

### **WRITTEN/ORAL COMMUNICATIONS** - NONE

### **PUBLIC HEARING ITEMS**

Chair Heine announced and explained the appeals process to members of the public, which allows any decision of the ADRB to be appealed to the City Council within fifteen days of the ADRB decision. He added that all appeals must be filed with the City Clerk.

### **Consent Items**

Boardmember Nyhus recused himself from review of the consent calendar as he is the architect for the project at 25 Bridge Road and he left the chambers.

Additions/Remodels

1. **850 Hayne Road - Horn (O'Sullivan Architecture)**  
Request for review of demolition of an existing detached pool house and construction of a new single story detached pool house of approximately 985 square feet (14.6% Floor Area Ratio) to a property with an existing two story residence.
2. **136 Roblar - Mitchem (Thomas Pippin, Lifebox Studios)**  
Request for a first and second floor addition of approximately 1,071 square feet (22.94% Floor Area Ratio) to the rear of an existing multi-level, Bay Region style residence.
3. **25 Bridge Road - Lang (Nyhus Design Group)**  
Request for revisions to the roofline and front entry of a previously approved ground floor addition of approximately 1,180 square feet (18.2% Floor Area Ratio) to the left side and rear of an existing one story ranch style residence with associated facade improvements including new windows. *(Previously approved by the ADRB at the October 03, 2011 meeting)*

A motion (Huebner / Tenenbaum) to approve consent calendar agenda items #1 - #3 passed 4:0.

#### **Regular Items:**

##### Additions/Remodels

4. **330 West Santa Inez Avenue - Cho (MFA Design / Blasen Landscape Architecture)**  
Request for a first and second floor addition of approximately 2,655 square feet (18.8% Floor Area Ratio) to an existing two story residence, a new detached second unit of approximately 1,200 square feet and a landscape plan including tree removal, new plantings, new half tennis court, new paving materials/hardscape, new fire pit and fountain. *(Received preliminary review by the ADRB at the November 07, 2011 ADRB meeting)*

Maura Abernethy, project designer, made a presentation to the ADRB and provided an overview of the design process, meetings with Planning Staff, architectural challenges of the existing residence and the approach taken to improve the architectural elements of the home while incorporating ADRB comments into the design. She added that their design team had met with a subcommittee of the ADRB, which included Boardmembers Wings and Tenenbaum, to insure the design revisions were headed in the right direction.

Christopher Roach, project architect, made a presentation on the plan materials, including the partee diagrams, volumes of the residence, site planning, revisions to the volumes, high datum lines and the materials and exterior finishes of the project. He provided an overview of the revisions which had been incorporated into the plan and included a slate tile roof at the addition to match the existing residence, new stucco color to match the existing, incorporation of divided lights into the window design, removal of the modern screens, retention of the existing sunroom and a revised second unit design. He added that the front door design had been revised to a steel and glass design for enhanced integration with the modern improvements.

Maura Abernethy, project designer, explained the goals of the project to integrate indoor and outdoor living and elaborated on the sustainable features of the project, the largest being retention of the existing structure and on to incorporation of solar panels. She provided a brief overview of the exterior materials.

Eric Blasen, project landscape architect, provided an overview of the landscape improvements to

the site, specifically noting the new plantings in the front yard and the incorporation of drought tolerant plants throughout, a new drip irrigation system and retention of trees onsite.

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

Boardmember Nyhus reiterated his concerns with the design inconsistency; however, he acknowledged and complimented the efforts made to better integrate the existing and new. He added that the proposal retained good proportions and an improved material palette.

Boardmember Tenenbaum complimented the design revisions, enhanced integration of the design and thanked the applicants for their efforts.

Alternate Boardmember Ryan congratulated the applicants on a job well done, noting the home was more elegant and the project was suitable for the site.

Boardmember Huebner stated the submittal package was excellent and extended a job well done to the applicants.

Chair Heine agreed with the other Boardmembers that the applicants did a great job on the revisions and the proposal was of superior quality. He expressed his support for the roof changes, landscaping and project as a whole.

A motion (Nyhus / Huebner) to approve the first and second floor addition of approximately 2,655 square feet (18.8% Floor Area Ratio) to an existing two story residence, new detached second unit of approximately 1,200 square feet and landscape plan including tree removal, new plantings, new half tennis court, new paving materials/hardscape, new fire pit and fountain, with the condition that the TCLA comments be subject to the administrative review procedure, passed 5:0.

5. **1315 Brandt Road - Lee (Buttrick Wong Architects)**

Continued review of the request for a first floor and second floor addition of approximately 1,608 square feet (20.74% Floor Area Ratio) to an existing one story ranch style residence, facade improvements including a new standing seam metal roof on the new addition areas, new windows and new driveway entrance at the west end of the property. The proposal includes an attached second unit in the second story portion of the addition. (*Continued at the December 05, 2011 ADRB meeting*)

Tim Wong, project architect, made a presentation to the ADRB, provided an overview of the previous ADRB comments and the design revisions made to address those comments including a new front yard fence, consistent metal roof throughout, enhanced integration of the stair tower, consistency of roof slopes and window design consistency. He added that window changes had been made to address neighbor concerns regarding privacy.

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

Boardmember Huebner thanked the applicant for the responsive revisions, presentation and complete package submitted. He added that the proposal was appropriate for the neighborhood, well-proportioned and balanced and presented a good integration of materials.

Alternate Boardmember Ryan thanked the applicants for their efforts to address ADRB comments, the project details and for working closely with the neighbors.

Boardmember Tenenbaum stated that the revisions enhanced the project and she expressed her appreciation for the responsiveness to the neighbor's concerns. She noted that the design of the fireplace and stairwell were done well to match the remainder of the architectural improvements.

Boardmember Nyhus expressed his appreciation for the revisions, noting the skylights were a nice addition.

Chair Heine concurred with the Boardmembers comments and stated that the proposal entailed good integration of existing with new; however, he noted that the entry seemed to get lost in the design. He added that the project would benefit from landscape improvements to match the architecture and that the landscape could be reviewed at a staff level.

A motion (Ryan / Tenenbaum) to approve the first floor and second floor addition of approximately 1,608 square feet (20.74% Floor Area Ratio), facade improvements including new standing seam metal roof, new windows, new driveway entrance at the west end of the property and new attached second unit in the second story portion of the addition, with the condition that landscape improvements be subject to the administrative review procedure, passed 5:0.

#### New Houses

6. **10 Farm Lane (APN: 031-370-360) - Whitman / Liu & Chang (Aidlin Darling Design / Lutsko Associates)**

Continued review of the request for the construction of a new Modern/Contemporary, single story residence of approximately 6,690 square feet (18.2% Floor Area Ratio) with a lower level garage and basement on a vacant lot and associated landscape plan including a new driveway cut location & driveway surface, new swimming pool, plantings and retaining walls. The proposal includes grading of 1,930 cubic yards of off-haul and consideration of a mitigated negative declaration and mitigation monitoring plan. *(Continued at the December 05, 2011 ADRB meeting)*

Peter Larsen, project architect, 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.

The ADRB unanimously complimented the design and acknowledged the environmental documents completed for the proposal, noting they were sufficient.

A motion (Huebner / Nyus) to adopt the resolution approving the design and mitigated negative declaration and mitigation monitoring plan associated with the construction of a new Modern/Contemporary, single story residence of approximately 6,690 square feet (18.2% Floor Area Ratio) with a lower level garage and basement on a vacant lot and associated landscape plan including a new driveway cut location & driveway surface, new swimming pool, plantings, retaining walls and grading of 1,930 cubic yards of off-haul, with the condition that TCLA comments be addressed through the administrative review procedure, passed 5:0.

7. **39 Glenbrook Drive - Knuff (Toby Long Design / Magraine Associates Landscape Design)**  
Request for demolition of an existing single story residence and construction of a new multi-level French Provincial style home and detached single story guest house totalling approximately 8,673 square feet (9.17% Floor Area Ratio) with an associated landscape plan including tree removal, new driveway, new patios, retaining walls, new plantings, lawn areas and landscape lighting. *(Received preliminary review at the October 03, 2011 ADRB Meeting)*

Chair Heine recused himself from review of the project due to close proximity of the proposal to his property and left the chambers.

Boardmember Nyhus was appointed as Acting Chair for review of the project.

Elizabeth Cullinan, Director of Building & Planning, made a presentation to the ADRB and members of the public regarding the review process and specifically noting that the purpose of the meeting would be to hear any public comment on the project and for the ADRB to provide design commentary as well as comment on environmental issues and then continue the proposal to the March 05, 2012 ADRB meeting in which action could be taken on the project, after preparation and review of the environmental documents.

Toby Long, project architect, made a presentation on the proposal and presented renderings of the new home, explained the project goals for design and sustainability, and specifically noting the construction methods which would be used and rainwater harvesting. He explained that the project had previously been approved in 2004 by the ADRB and the original placement of the home was similar to the current proposal. He explained the goals of the French Provincial style proposed, specifically noting the goals for a timeless and authentic design with high quality materials. He explained the landscaping and materials and the cross canyon view study that was done, photos of which were included in the packets. He provided an overview of the project revisions that had been incorporated into the design since the preliminary review and explained the cross sections that were developed to respond to neighbor comments, relating to visibility of the residence and screening methods. He further responded to neighbor comment regarding construction vehicle traffic, drainage and the required fire turnaround area.

Penny Magraine, project landscape architect, made a presentation to the ADRB and explained that the project goals included having the least number of retaining walls possible, a Mediterranean planting palette inclusive of Olive trees, a lawn area of dwarf fescue, which would improve drainage, and explained the "green" efforts folded into the landscape design, including the pervious concrete material. She made note of the two dissipaters which were part of the proposal and the elements included in the proposal to address requirements of the Wildland Urban Interface. She explained that removal of the two trees at the front of the property would result in a consistent landscape plan and there would be more screening opportunities with their removal. She added that the proposed improvements would improve the drainage for the site.

Acting Chair Nyhus opened the public hearing.

Mary Ann Basler, 46 Glenbrook Drive, stated that the project needed a good drainage plan and questioned if Glenbrook Drive could accommodate the drainage that would result with the proposed new home. She stated a study should be completed on the drainage/runoff based on a severe storm and not an average storm to determine how much more drainage the street can handle. She objected to the removal of the two trees at the front of the property and reiterated her concerns regarding the drainage. She stated that the hardscape would increase with the

proposal and inquired if the site could drain as fast as it could rain. She expressed her concerns with construction vehicle parking and the landscaping proposed in the right of way, noting that she has the only seven foot wide parking strip on the street. She expressed her concerns with the amount of plant material proposed to be removed and stated the Cedar tree should remain as it provided an easier transition from the existing landscape to the new landscape. She noted that she is happy the existing house will be removed, as it is an abandoned house. She added that Glenbrook Drive is a very special, friendly street and that drainage is most important.

Miklos Salgo, 41 Glenbrook Drive, stated that the installed story poles show a large and imposing structure and he agreed with Mary Ann Basler regarding concerns with drainage. He stated that the two existing trees at the front of the property do provide screening of the house and expressed concern with the required fire turnaround space, noting there was limited space between the turnaround and property line fence for landscape screening. He noted that Italian Cypress plants could be more appropriate for screening.

Beth Rosen, 1046 Parrott Drive, stated she had the opportunity to review the landscape plan and wanted two of the oak trees to remain. She added that although the proposed residence was beautiful, it was almost 9,000 square feet, large and looming and replacing a 2,000 square foot structure. She stated that there would be a lot of grading associated with the home and the proposal moves the house closer to 1046 Parrott Drive. She added that placement of the home remained a concern and that the massing should be reduced.

Acting Chair Nyhus closed the public hearing.

Alternate Boardmember Ryan stated that although the segmentation of the design reduced the massing, the home was still large. She acknowledged the architectural details and high quality materials proposed. She inquired if the applicants could consider re-siting the home on the property. She commented on the amount of off-haul and grading associated with the project, noting that details of the grading would be reviewed as a part of the environmental review. She expressed appreciation for the Mediterranean landscape and noted that the trees would assist in breaking up the massing of the house and recommended the applicant continue to work with the neighbors. She expressed support for the design.

Boardmember Huebner expressed appreciation for the complete packet submitted. He stated that the cross canyon photos indicated the home did not look out of place. He complimented the architectural design and details and although he appreciated the landscape improvements proposed, he encouraged the applicants to work with the neighbors and to keep neighbor privacy in mind. He inquired if the third story tower level was needed and if there was the opportunity and if the applicants would consider reduction of the height of the tower.

Boardmember Tenenbaum stated that the project was ambitious and the renderings were fabulous. She added that the landscaping was essential and retained a great plant palette, the home would be a beautiful family home and commended the applicants on the sustainable and "green" features incorporated into the design of a traditional style home. She mentioned that solar tiles were now available versus the option of solar panels and she stated that neighbor comments were very important and strongly recommended the applicants address these comments. She inquired on the placement of the fireplace at the front.

Acting Chair Nyhus agreed that the proposal was a great piece of architecture. He added that the details of the drainage and parking strip would be reviewed closely by the Public Works Department and Building Division during the permit process. He added that the neighbor's

comments were very important and stressed the importance of addressing them. He inquired if there was the opportunity to capture water at the front of the property and strongly recommended the applicant work closer with the neighbors and compromise.

A motion (Huebner / Ryan) to continue the request for demolition of an existing single story residence and construction of a new multi-level French Provincial style home and detached single story guest house totaling approximately 8,673 square feet (9.17% Floor Area Ratio) with an associated landscape plan including tree removal, new driveway, new patios, retaining walls, new plantings, lawn areas and landscape lighting, to the March 05, 2012 ADRB meeting passed 4:0.

After the motion was passed, Chair Heine returned to the chambers.

8. **130 New Place Road - Hao (Walker & Moody Architects / Thomas Klope Associates Landscape Architect)**

Request for demolition of an existing one story residence and construction of a new two story modern style residence of approximately 10,275 square feet (13.8% Floor Area Ratio) with a basement and landscape plan including tree removal, new plantings, new retaining walls and new swimming pool. *(Received preliminary review at the November 07, 2011 ADRB Meeting)*

Sandy Walker, project architect, presented the model created for the project and made himself available to answer questions of the ADRB.

Tom Klope, project landscape architect, made a brief presentation to the ADRB, specifically noting the project objectives of minimizing grading and tree removal onsite.

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 siting of the new residence and details of the project, specifically noting that the proposal worked well on the site.

Alternate Boardmember Ryan agreed with Boardmember Tenenbaum and complimented the simplicity of the design and exterior finishes, specifically the copper parapet.

Boardmember Huebner expressed his appreciation for the retention of existing landscaping, the model presented and noted that the proposal would be an improvement to the site.

Boardmember Nyhus noted that the proposal was sophisticated with improved landscaping and that the lot accommodated the size of the home well.

Chair Heine expressed his support for the design, noting the simplicity of the design and the natural surroundings of the site.

Serena Nevarez, Associate Planner, informed the ADRB and members of the public that a letter had been received from Mrs. Iver Lyche, 101 New Place Road, withdrawing her letter of objection to the proposal on January 23, 2012.

A motion (Nyhus / Tenenbaum) to approve the demolition of an existing one story residence and construction of a new two story modern style residence of approximately 10,275 square feet

(13.8% Floor Area Ratio) with a basement and landscape plan including tree removal, new plantings, new retaining walls and new swimming pool with the condition that the TCLA comments be addressed through the administrative review procedure, passed 5:0.

9. **625 West Santa Inez Avenue - Ma (Stewart Associates / Michael Callan Landscape)**

Request for demolition of an existing one story residence and construction of a new two story French style residence of approximately 6,203 square feet (24.4% Floor Area Ratio) and associated landscape plan including tree removal, new perimeter fencing, driveway gates and columns, outdoor fireplace, new plantings and retaining walls. *(Received preliminary review at the December 05, 2011 ADRB Meeting)*

John Stewart, project architect, made a powerpoint presentation to the ADRB and provided an overview of the following:

- Introduction of the project goals and objectives
- The shape and characteristics of the lot
- An overview of the existing neighborhood context (styles, heights and sizes of existing homes)
- An overview of the landscape screening the new plan will provide with a note that plants could be installed early in the construction process and the applicants would be willing to upsize the 11 street trees from 36-inch box containers to 48-inch box containers
- Computer images of the landscaping screening at the time of construction completion and a projection of the landscape screening three to five years later
- The neighbor outreach completed for the project; comments received from the ADRB at the December 05, 2012 ADRB meeting; project revisions incorporated into the design to address ADRB comments including removal of the picture frame moulding from the railing at the front terrace, detail incorporated into the wrought iron railing design, elimination of base moulding
- Overview of neighborhood concerns and public comment received

John Stewart, project architect, then presented design alternatives to address public comment and requested a conditional approval with the following design changes:

- Rotating the house to increase the streetline setback from 30-ft to 40-ft at its closest point
- Switch the second floor plan which would result in removal of the second story element from the downhill/left side
- Upsize the street trees to 48-inch box containers

Michael Callan, project landscape architect, made a presentation to the ADRB members on the details of the landscape plan.

Chair Heine opened the public hearing.

Chick Runkel, 640 West Santa Inez, expressed her appreciation for the early outreach conducted and her excitement to see a new home constructed; however, she expressed concerns with the massiveness of the structure. She acknowledged that the area is comprised of two story homes but the configuration and shape of the lot, the home would appear large from West Santa Inez and Chelmsford. She stated it would be great to have eleven additional street trees and inquired on a reduction in the height of the residence.

Pauline Beare, 665 West Santa Inez, expressed concern with the massive size of the home, particularly as one drives up West Santa Inez. She expressed concern with the safety of the

site, specifically noting that the parking strip area would be the most important element, as cars traveled quickly up and down West Santa Inez. She expressed her concerns with traffic safety during and after construction.

Betsy Pace, 620 West Santa Inez, expressed her appreciation for the work the ADRB completes to keep the community looking the way it does. She thanked John Stewart for his efforts in addressing the concerns of the neighbors. She made reference to the December 05, 2011 ADRB minutes, noting the ADRB's preliminary concerns and comments regarding the size and mass of the home relative to the site. She added that the home is proposed on the flat part of the lot; however, it is also located on a rise on the property, which may pose privacy issues. She acknowledged the large proposals on the same agenda and expressed her desire to preserve the harmony of the neighborhood.

Chair Heine closed the public hearing.

John Stewart responded to the public comment and concerns expressed, noting that the revisions to the project mentioned in his presentation including rotation of the house, an increase in the streetline setback and additional trees would help address concerns with massing and height. He requested a conditional approval from the ADRB.

Boardmember Nyhus stated that a reduction in the height of the parapet would help and acknowledged the size of the home; however, he stated that the landscape plan was adequate and the benefits of removal of the secondary driveway. He understood the desire for ten foot ceilings and appreciated the proposal for rotation of the home, adding that reduction of the parapet height in combination with the rotation would be helpful.

Boardmember Tenenbaum stated that with the proposed changes, the project would be very nice.

Alternate Boardmember Ryan stated that the architecture was great; however, the home remained massive. She added that the changes proposed in the architect's presentation would be helpful in addressing neighbor comments.

Boardmember Huebner acknowledged the neighborhood consists of several two story residences and that the proposed revisions to the project would be helpful in addressing concerns. He added that with the proposed changes, the home would look like it belonged in the neighborhood and that the neighbors should participate in review of the proposed changes.

Chair Heine inquired if a privet hedge would be installed to cover the perimeter wall. He added that the installation of a nine foot wide parking strip around the perimeter of the street facing property line would be beneficial as there was no screening included in the plan between the rock wall and privet hedge.

Michael Callan, project landscape architect, added that line of sight issues could be worked out and discussed with the Public Works Department and Building Division for continuation of the parking strip along the street frontage facing West Santa Inez.

Chair Heine inquired if the applicants had considered rotating the home and incorporating a pedestrian path. He noted that the house would be pushed back and the trees would be pushed back. He expressed support for the house and appreciated the changes discussed to address neighbor comment.

Elizabeth Cullinan, Director of Building & Planning, provided the ADRB with options for review of the proposed changes, noting that the changes had not been reviewed by staff or by the public. She indicated that the proposal could be continued to the March 05, 2012 ADRB meeting or if the ADRB was inclined to require a staff level review, a subcommittee of the ADRB may be appropriate to review the changes proposed.

A motion (Huebner / Nyhus) to approve demolition of an existing one story residence and construction of a new two story French style residence of approximately 6,203 square feet (24.4% Floor Area Ratio) and associated landscape plan including tree removal, new perimeter fencing, driveway gates and columns, outdoor fireplace, new plantings and retaining walls passed 5:0 with the following conditions:

- 1) The trees included in the landscape plan along the front of the property shall be upsized to 48-inch box containers and shall be installed at the commencement of construction or earlier if feasible
  - 2) The house location (siting) shall be setback forty feet at its closest point to the property line and rotated as presented in the revised site plan at the ADRB meeting
  - 3) The flat roof/parapet portion of the residence shall be reduced in height by one foot
  - 4) The landscape plan shall be revised to include an extended nine-foot parking strip around the property or nine-foot planting buffer between the street and perimeter fence, to the greatest extent feasible and as approved by the Planning Division and Engineering Department, to the satisfaction of the City Engineer.
10. **3465 Ralston Avenue - 3465 Ralston LLC (Habitat Architects / Michael Callan Landscape)**  
Request for demolition of an existing single level residence and construction of a new two story modern style residence of approximately 6,213 square feet (23.17% Floor Area Ratio) and landscape plan including tree removal, new plantings, new driveway surfacing, new swimming pool, spa, stone patios and front yard fencing and gates/columns. *(Received preliminary review at the December 05, 2011 ADRB Meeting)*

Alex Mortazavi, project architect, made a powerpoint presentation to the ADRB, which provided an overview of the site design, materials and finishes, preliminary ADRB review comments, entry gate and fence design, revised roof plan with location of solar panels, cross sections of the property and proposed retaining walls. He then elaborated on the current concerns regarding view impacts from adjacent neighbor at 492 Pullman Road and provided aerial photos of the lot configurations, current view corridor and general line of sight issues for property owners in the area due to the topography. He explained that the design included a flat roof in the area of concern and was below the maximum height limitation. He noted the challenging features of the site and added that although he had met with Planning Staff to discuss the neighbor concerns, there were no options for changes.

Michael Callan, project landscape architect, made a presentation on the landscape plan, specifically outlining the measures taken to provide screening to the surrounding neighbors.

Chair Heine opened the public hearing.

Michael Buckmaster, 492 Pullman Road, noted that he was surprised by some of the comments made in the applicant presentation; however, he moved on to present the ADRB with photos of the story poles from the interior of his living room, dining room and master bedroom. He noted that the impacts would be to the most interactive rooms of the house where guests and family

stay. He referenced the Residential Design Guidelines, specifically page 24, which states that “where feasible, buildings and trees should be designed and sited so as to minimize the obstruction of key views from adjacent properties”, and noted that the architect had not accomplished that with the current design. He added that the proposed new residence would block the existing view from all key areas of the residence and if approved and constructed, it would have a detrimental aesthetic and financial impact to his property.

Chair Heine closed the public hearing.

Boardmember Huebner complimented the design of the house, noting its consistency with the Design Guidelines, as it brought diversity to the neighborhood and design was carried through in a nice way. He noted that it was important to maintain the larger existing trees, including the existing oaks for privacy and that the structure was designed lower than the maximum height allowed.

Alternate Boardmember Ryan complimented the design, roof material and details and noted the well prepared packet that was submitted. She acknowledged the impacts the proposal would have on the adjacent neighbor, noting it was an issue.

Boardmember Tenenbaum expressed her support for the architectural style and detail, noting it would fit well on the site. She complimented the floorplan design.

Boardmember Nyhus complimented the design of the house. He noted that the first floor retains an 11-ft ceiling and the second floor has a 9-ft ceiling height and that the view blockage should be considered. He added that the barrel design of the roof presents an approximate 12-ft high impact and that some view corridor should be provided. He noted that concessions should be made and to be sensitive to the impacts to the neighbor; he recommended the height be reduced by 1-2 feet.

Chair Heine agreed with Boardmember Nyhus, noting that the neighbor had a compelling argument. He added that although he liked the architecture of the house, he remained concerned with the backyard design, noting that the spatial areas felt constricted. He added the importance of retaining the existing oak tree and recommended that a site study be done from the upper neighbor’s property. He noted that he was not completely supportive of the proposal as presented.

Boardmember Huebner stated that the Town did not have a view protection ordinance.

Gary Goodman, 3480 Ralston Avenue, stated that when he was building his home, he designed it around the neighbors and to reduce impacts to his neighbors. He added that a smaller view is even more important and acknowledged that although the design review process takes a lot of work and money, it is a good process. He encouraged the applicant to revisit the design and take the neighbor’s concerns into consideration.

Alex Mortazavi, project architect, explained the reasons for not changing the plans and explained that the home at 492 Pullman Road was built at a lower elevation, which contributed to the elevation challenges with development of 3465 Ralston and the view blockage. He recommended that a policy be created for the five lots which would be impacted by second level development due to the topography of the area.

Chair Heine explained that each site is reviewed independently and the ADRB would not set a

policy for five lots. He added that the Design Guidelines were not intended to be vague and stated that he had always been hesitant with this proposal.

Boardmember Nyhus noted that homes are changing in Hillsborough and a good compromise would be to lower the height of the home.

A motion was made by Boardmember Huebner to approve the project as submitted. As no second for the motion was made, the motion failed.

Boardmember Tenenbaum asked the architect if he could lower the residence.

Boardmember Nyhus indicated that a good compromise would be to lower the residence by one foot.

Chair Heine indicated his preference of reviewing the change at a later meeting.

A motion (Nyhus / Tenenbaum) to approve the demolition of an existing single level residence and construction of a new two story modern style residence of approximately 6,213 square feet (23.17% Floor Area Ratio) and landscape plan including tree removal, new plantings, new driveway surfacing, new swimming pool, spa, stone patios and front yard fencing and gates/columns with the condition that the residence be reduced in height by a minimum of 18-inches and to be reviewed by Planning Staff, passed 4:1:0 (Heine abstained).

**11. 25 Tevis Place - Fu / Den (Nyhus Design Group)**

Request for a major remodel/teardown, second floor addition of approximately 411 square feet, construction of a detached guest house of approximately 441 square feet (24.90% Floor Area Ratio) and change in architectural style to Tuscan. *(Received preliminary review at the December 05, 2011 ADRB Meeting)*

Boardmember Nyhus recused himself from review as the architect of the project and left the chambers.

Jim Treman, architect representing the project, made a brief presentation to the ADRB and responded to the public comment received, specifically noting that the proposal exceeded the minimum setback requirement and was well below the height limit. He presented photos to the ADRB and explained that the homeowners remained happy to work with the neighbors on the landscaping.

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

Alternate Boardmember Ryan stated that she liked the design even more than as presented during the preliminary review. She complimented the materials, noting that the street offered a great amount of privacy and expressed her support for a staff level review of landscaping.

Boardmember Huebner expressed support for the proposal, noting it would be an immense improvement.

Boardmember Tenenbaum expressed support for the proposal, noting its elegance and symmetrical features.

Chair Heine noted the project as well done and expressed his support for the improvements.

A motion (Huebner / Tenenbaum) to approve the major remodel/teardown, second floor addition of approximately 411 square feet, construction of a detached guest house of approximately 441 square feet (24.90% Floor Area Ratio) and change in architectural style to Tuscan passed 4:0.

## **PRELIMINARY REVIEW**

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

### New Houses

12. **LOT 11 Farm Lane (APN: 031-373-050) - Whitman / Wagonfield (Charlie Barnett Associates)**

Request for second preliminary review of the construction of a new two story Spanish Colonial style residence of approximately 7,750 square feet (18% Floor Area Ratio) on a vacant lot. *(First preliminary review received at the December 05, 2011 ADRB Meeting)*

Boardmember Nyhus complimented the transformation of the proposal to a more true architectural style, the reduced scale, noted the rear elevation was less imposing and acknowledged the garage door change. He referred to the rear elevation, specifically noting that the upper level window at the right end could be centered and reduced in size. He referred to the left elevation and recommended including an additional window at the first floor storage room as well as in the garage for balance. He referred to the front elevation and noted that the windows at the front elevation, right side could be relocated. He closed by stating the improvements and revisions made for a beautiful home.

Boardmember Tenenbaum complimented the style and the lot. She stated that the landscape plan would be an important element and expressed her support for the architectural details and historical accuracy to the Spanish Colonial Revival style proposed.

Alternate Boardmember Ryan stated that as a result of the revisions, the home was beautiful and much improved. She stated that the garage doors were acceptable.

Boardmember Huebner acknowledged the location and size of the lot and recommended that layers of landscaping be incorporated into the landscape plan at the front. He complimented the proposal.

Chair Heine stated the inspiration photos were a great choice for the project and complimented the applicants on the revisions done, noting the reduction made the new residence less imposing. He added that the garage, as designed, would sit nicely in relation to the driveway layout and expressed support for the use of layered planters.

13. **537 Craig Road - Spina (Bob Williams, AIA / Small Brown Landscape Architecture)**

Request for preliminary review of demolition of an existing two story residence and construction of a new two story English Tudor style residence of approximately 7,072 square feet (23% Floor Area Ratio) and a conceptual landscape plan including new front fence wall, new plantings, new driveway surfacing, and retaining walls.

Alternate Boardmember Ryan noted that the proposal seemed very massive; however, she expressed appreciation for the detail in the casement windows, transoms and wood detail. She commented that there were several windows and the design could benefit from reduction of the number of windows and realignment of the location of the windows. She commented that proposal included a heavy use of stone veneer and recommended that it be reduced. She stated that the proposal was large for the lot size.

Boardmember Huebner complimented the vertical elements and stateliness of the design and recommended the stonework be minimized. He acknowledged the amount of half-timbering in the design and commented that the proposal included a great amount of detail compared to other houses in the area. He added that the back to back walls of windows appeared to be an odd detail.

Boardmember Tenenbaum agreed with the other Boardmembers and commented on the size of the house, specifically noting that the home did not include a formal living room. She stated that the home was a rapid transformation and a large home which may look out of place compared to the existing neighborhood context. She acknowledged the inspiration photos provided in the packet and stated that it appeared that the inspiration home was placed directly on the site. She encouraged the applicant to simplify the design, noting there were too many details. She added that the two story window section needed clarification.

Boardmember Nyhus stated the home looked large as presented; however, he supported the transformation of upper Hillsborough. He recommended that the stone veneer be used as a base for the design of the home and that the half-timbering was a good detail. He complimented the use of the glass at the rear elevation and noted the preliminary plans were a good start.

Chair Heine stated that the design was difficult to put into context and that it appeared large for the neighborhood. He added that the project will be significant in terms of its impact to the area. He stated the project had a large variety of detail and recommended that the design be simplified. He encouraged the applicants to revise the proposal for consistency in design elements as well, including dormers, renderings and landscaping. He noted that in the current design there were different types of dormers, including a clipped gable dormer at the rear which seemed to be inconsistent with the design. He added that all four elevations will be critical in reviewing the plans along with perspectives and renderings to clearly convey the design. He noted that he liked the direction; however, the current proposal included too many details. He commented on the inspiration photos of the Brewer Drive house, specifically noting that the Brewer house was simple in design and did not include stone detail. He encouraged the applicants to take more inspiration from the Brewer home and apply it to the new home on Craig Road. He expressed support for the direction.

**DISCUSSION ITEM(S)** – None.

**ADJOURNMENT** – 7:45 PM

Minutes Prepared By:



Serena Nevarez, Associate Planner