

TOWN OF HILLSBOROUGH

San Mateo County

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1600 Floribunda Avenue
Hillsborough, CA 94010



Architecture and Design Review Board Approved Minutes

Monday, April 02, 2012 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 pm

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

Boardmembers Absent: Christian Huebner; Julie Tenenbaum

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

Others Present: None.

APPROVAL OF MINUTES

A motion (Wings / Ryan) to continue the January 23, 2012 ADRB minutes to the May 07, 2012 meeting due to a lack of a quorum passed 3:0.

A motion (Ryan / Wings) to approve the March 05, 2012 ADRB minutes passed 3:0.

WRITTEN/ORAL COMMUNICATIONS – None.

PUBLIC HEARING ITEMS

Prior to commencement of the public hearing items, Elizabeth Cullinan, Director of Building & Planning, announced that former ADRB Chair, Mark Heine, had resigned from serving on the ADRB and Eric Nyhus had been appointed the new ADRB Chair.

Regular Items:

Additions/Remodels

1. **535 Pullman Road - Haussler (Pamela Haussler Residential Design)**

Request for ground floor additions of approximately 1,285 square feet of floor area (21.3% Floor Area Ratio) to an existing single story residence and change in architectural style to an English Shingle style cottage.

Pam Haussler, owner and project architect, introduced herself to the ADRB and made herself available to answer any questions.

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

Boardmember Ryan complimented the project, the existing landscaping and commended the applicants for their efforts on improving the property. She acknowledged the architectural consistency throughout, inclusive of the garage doors and transom windows. She stated that the skylight was more than 60-ft away from the street and was supportive of its location. She expressed her preference for a natural roof material as opposed to the composition shingle proposed.

Boardmember Winges expressed his support for the proposal, specifically for the one story elements of the project while bringing architectural diversity to the neighborhood. He stated that the proposed roofing material was of concern and there were better composition shingle products to choose from which would give authentic shake roof appearance. He added that the proposed roof material would likely end up having a “z” pattern, which he was not supportive of. He cautioned on the wattage of the lamps used. He expressed support for the skylight location.

Pam Haussler, owner and project architect, stated that 25 watt bulbs are typically used.

Chair Nyhus expressed support for the location of the skylight due to its distance from the street and noted that he was originally curious about the large shed dormer at the front elevation. He expressed support for the overall approach to the design and recommended that another type of composition shingle roofing be used in as dark of a color as possible.

A motion (Ryan / Winges) to approve the request for ground floor additions of approximately 1,285 square feet of floor area (21.3% Floor Area Ratio) to an existing single story residence and change in architectural style to an English Shingle style cottage passed 3:0.

2. **1120 Southdown - Cusing (Stewart Associates / Bruce MacDonald Landscape)**

Request for a second floor addition of approximately 1,018 square feet of floor area (24.3% Floor Area Ratio) to an existing one story home with a basement, change in architectural style to Mediterranean and an associated landscape plan including tree removal, new fencing, gates and columns along the street, new plantings and new brick walkways and patios.

John Stewart, project architect, made a presentation to the ADRB and requested a change to the proposed window color. He passed around photos of the new window color to the ADRB members and continued to provide an overview of the high quality materials incorporated into the design. He noted that Planning Staff had been helpful through the process and explained the public outreach that had been completed.

Bruce MacDonald, landscape architect, explained the landscape design and the measures in place to bring the property into compliance with hardscape maximums. He explained the privacy screening, new lawn and landscaping plants which were included in the plan. He acknowledged the Town’s Consulting Landscape Architect (TCLA) comments and briefly explained how these

would be addressed. He then requested a staff level review to address the TCLA comments.

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

Boardmember Winges acknowledged the methods used to break up the massing, with the second floor stepped in from the first and noted that the topography obscured the garage from view. He complimented the columns and the landscape plan, which complemented the architectural improvements. He questioned the reasons for retaining the carport and suggested enhancing the thickness of the arches, using stucco columns as opposed to brick and cautioned on the use of water features.

Boardmember Ryan stated the proposal would be a great improvement to the site and complimented the color palette and use of high quality materials. She acknowledged the size of the home would be larger; however, it would result in a more aesthetically pleasing residence with elements true to the Mediterranean style.

Chair Nyhus agreed with the other Boardmembers and noted that the cast stone separated the columns from the rest of the house and that this element could be revised for enhanced consistency. He agreed that the entry arches should be thicker and noted that the massing was appropriate.

Boardmember Winges noted that the sill detail was missing from the plan sets.

A motion (Winges / Ryan) to approve the request for a second floor addition of approximately 1,018 square feet of floor area (24.3% Floor Area Ratio) to an existing one story home with a basement, change in architectural style to Mediterranean and an associated landscape plan including tree removal, new fencing, gates and columns along the street, new plantings and new brick walkways and patios, with the condition that the details of the thickness and depth of the arch and columns above the entryway be revisited and subject to review by Planning Staff and TCLA comments be subject to the administrative review procedures passed 3:0.

3. **710 Darrell Road - Bernstein (Louis Dorcich Architect)**

Request for ground floor additions of approximately 925 square feet of floor area (14% Floor Area Ratio) to an existing single story residence and associated facade improvements including a new standing seam metal roof, new integral color stucco, new clad wood windows and change in overall architectural style to a contemporary ranch.

Lou Dorcich, project architect, made a brief presentation on the proposal, explained the project objectives and site improvements proposed.

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

Boardmember Ryan complimented the approach to the site improvements and the high quality materials, color palette and angled garage addition. She added that the scale and massing of the proposal was appropriate to the existing neighborhood context.

Boardmember Winges asked for clarification if there would be three separate garage doors. He noted that the location for the new garage was appropriate and complimented the architectural consistency throughout. He added that the proposed improvements were understated,

harmonious and consistent with the existing neighborhood context. He expressed concern with the roofing material profile and recommended the roof profile be revised to a flat rib for a more residential appearance and the color palette be revisited for greater contrast. He added that the property would benefit from landscape improvements.

Chair Nyhus stated that the roofing needed to be revised to a more residential profile and that the garage had been sited at a good angle, consistent with the Design Guidelines. He agreed that the property would benefit from landscape improvements and that the color palette should be revisited for enhanced contrast between the body color and trim.

A motion (Winges / Ryan) to approve the request for ground floor additions of approximately 925 square feet of floor area (14% Floor Area Ratio) to an existing single story residence and associated facade improvements including a new standing seam metal roof, new integral color stucco, new clad wood windows and change in overall architectural style to a contemporary ranch passed 3:0, subject to the following conditions:

1. The metal roof type shall be revisited/revised to a standing seam metal roof with flat panels and flat ribs in the profile more in keeping with the residential character of the neighborhood;
2. The color palette be revisited for greater contrast;
3. The applicant shall submit a landscape plan subject to review by Planning Staff via the administrative review procedures.

New Houses

4. **1520 Kingswood Drive - Sun (Stewart Associates / Michael Callan Landscape)**

Request for demolition of an existing single story Ranch style residence and construction of a new two story English Arts & Crafts residence of approximately 5,312 square feet of floor area (24.4% Floor Area Ratio) and associated landscape plan including tree removal, new front yard fencing and columns, new plantings, driveway paving, perimeter fencing and stone terraces. *(Received preliminary review at the March 05, 2012 ADRB meeting)*

John Stewart, project architect, made a presentation to the ADRB and provided an overview of the changes which had been made to the proposal since the March 05, 2012 ADRB meeting, which included a change in the architectural style, change in roof design to include clipped gable ends (dutch gables), change in roof material to a wood shake roof from slate, reduction in overall height by two feet, shifting the dining and living room walls back two feet, adding a water table around the base of the residence, revisiting the number of divides in the windows and revising the colors to an earth tone palette. He acknowledged the letter of concern received from the adjacent neighbors at 1521 Kingswood Drive and provided the color rendering for viewing.

Michael Callan, landscape architect, provided a brief overview of the landscape improvements and requested a staff level review of the landscape changes to address the TCLA comments.

Chair Nyhus opened the public hearing.

Leo Yuen, 1521 Kingswood Drive, stated that the story poles indicated the new home would be fifteen feet higher than the existing residence and mentioned that the neighbor in support of the project was a cousin of the property owner, Peter Sun. He acknowledged the two foot height

reduction and expressed concern with the thirty foot height proposed and the square footage of the home which remained greater than 5,000 square feet. He stated the home remained massive, too large for the neighborhood and overbearing. He expressed his strong objection to the proposal.

Linda Yuen, 1521 Kingswood Drive, restated that the neighbors immediately to the right of the project site were cousins of the applicant and that the other neighbors were downhill from the project and would not be impacted. She referenced the draft minutes of the March 05, 2012 ADRB meeting and noted that the project was essentially the same house. She added that the home remained too tall, the setbacks were not increased and it remained inconsistent with the one story neighborhood. She referenced the design approach taken by the applicants of 1600 Kingswood Drive, which is a new one story residence, and requested that the ADRB reject the proposal and require the applicants to implement additional changes with respect to the ADRB comments.

Boardmember Wings asked if a view was being blocked by the proposal.

Linda Yuen, 1521 Kingswood Drive, responded that a view was not being blocked; however, the project was visible from their master bedroom and living room areas.

Leo Yuen, 1521 Kingswood Drive, explained the situations of the surrounding neighbors, specifically noting that their personal situations made it infeasible for them to object to the proposal.

Dick Sangalli, 1530 Kingswood Drive, stated that he had been teaching architecture for thirty two years and was impressed with the rendering and project details. He added that the pine trees were tall and blocked the house from his view. He expressed his support for the proposal and noted it was a beautiful home.

Boardmember Wings stated that the design had been improved and was consistent throughout. He inquired if the applicants had explored reducing the slope of the roof to further reduce the height. He added if the roof slope remained unchanged, the home would still be tall.

John Stewart, project architect, explained that reducing the slope of the roof would impact the ceiling height in the bedrooms. John added that the streetline setback to the main portion of the residence was thirty feet and to fifty feet to the garage.

Peter Sun, property owner, added that the dining room and living room walls had been pushed back from the street an additional two feet since the last review.

Boardmember Wings added that his only concern with the proposal was the height of the roof and encouraged the applicants to explore the opportunity to reduce the width of the center portion of the residence on the second floor and the roof slope. He added that the overall design is consistent with the Design Guidelines and noted that the round brackets at the right elevation did not seem to work with the other design elements. He noted that the massing of the proposal had been reduced.

Boardmember Ryan stated that the massing had been reduced and any additional height reductions would be appreciated. She added that there was a large distance between the homes and the proposal continued to include high quality materials and architectural elements.

Chair Nyhus expressed appreciation for the changes made to the design and noted that although the proposal was tall, it was below the maximum height limit. He encouraged the applicants to explore opportunity for additional height reductions and acknowledged the high quality materials included in the design as well as the large distance between homes. He added that the proposal was comparable to other homes in the neighborhood and that the topography helped with the massing.

A motion (Ryan / Winges) to approve the request for demolition of an existing single story Ranch style residence and construction of a new two story English Arts & Crafts residence of approximately 5,312 square feet of floor area (24.4% Floor Area Ratio) and associated landscape plan including tree removal, new front yard fencing and columns, new plantings, driveway paving, perimeter fencing and stone terraces, subject to the TCLA comments via the administrative review procedures, passed 3:0. Although not included as a condition of approval, the ADRB recommended that the design be revisited and opportunities explored for an additional height reduction by one or two feet including exploring a revised roof pitch of a 9:12, for example, to achieve an additional height reduction.

5. **501 Remillard Drive - Li / Ma (Stewart Associates / Michael Callan Landscape)**

Request for demolition of an existing single story Ranch style residence and construction of a new two story English Country style residence of approximately 5,363 square feet of floor area (24.5% Floor Area Ratio) and associated landscape plan including tree removal, new fencing, gates and columns along the street, new arbor, new plantings, new stone patio, perimeter fencing, landscape retaining walls and new driveway surfacing. *(Received preliminary review at the March 05, 2012 ADRB meeting)*

John Stewart, project architect, provided an overview to the ADRB of the proposal, including the architectural style, materials and acknowledged the public comment received on the project. He added that two twenty four inch box size trees would be planted on the neighboring property at 505 Remillard to address privacy concerns and that there was an agreement for the installation of an eight foot fence along the right property lines, with the fence costs split. He stated a meeting was held with Mr. & Mrs. Storek, 3780 Ralston Avenue, in which it was agreed that an eight foot fence would be installed at no cost to the Storek's.

Michael Callan, landscape architect, stated that the property retained a unique layout due to its corner location. He elaborated on the tree preservation and removal as well as the changes to the plans which would address neighbor concerns, such as the installation of additional evergreen trees, with participation of the neighbors for tree placement. He added that the three evergreen trees would be realigned at the back right corner of the property to insure they provided adequate privacy screening. He requested to work with Staff on the proposed landscape changes to address TCLA comments and neighbor concerns.

Chair Nyhus confirmed with the applicant that two twenty four inch box evergreen trees would be planted on the property at 505 Remillard with realignment of the three evergreen trees at the back corner of the property.

Michael Callan, landscape architect, confirmed and requested to work with Staff on the landscape changes.

Chair Nyhus opened the public hearing.

Joyce Spence, 3665 Ralston Avenue, objected to the proposal, cited Chapter 5 of the Design Guidelines, which states that building massing should generally conform to the buildings in the surrounding vicinity. She added that the home would be massive and would overwhelm the neighborhood, inconsistent with the Design Guidelines. She expressed concern with the change which would occur to the neighborhood if the proposal was approved and noted that the proposal required a larger lot.

Cindy Chew, 505 Remillard Drive, provided the ADRB with an overview of her experience in the year 2000 as it related to the construction of a new two story home and landscape screening at 506 Craig Road, which was currently not providing adequate screening of the two story home since the trees had been cut.

Chair Nyhus questioned if the landscape screening was providing sufficient screening prior to them being cut.

Cindy Chew, 505 Remillard Drive, stated that the ADRB's decisions were impactful to the lives of others and noted that she was not reliant on the good deeds of others. She stated that the proposal was massive and stated she would resign in objecting to two story proposals. She expressed her concern with the amount of time it would take for the screening to take effect and the number of windows facing her property. She inquired on the possibility of the number of windows being decreased or the installation of opaque windows. She confirmed that the landscape architect had suggested three Grecian Laurel trees but she felt uneasy of the amount of screening they would actually provide. She expressed interest in a minimum height requirement for the trees to be maintained in perpetuity. She then thanked Serena Nevarez, Associate Planner, for her assistance through the process, for explaining the story poles installed and visiting her property to view the existing conditions. She expressed her appreciation for the time Staff had taken to assist her in understanding the project details and was pleased with her interactions. She added that staff was an asset to the Department of Building & Planning.

Craig Storek, 3780 Ralston Avenue, explained that he had resided at 3780 Ralston Avenue since 1959, had raised a family and had a great affection for the area. He expressed his concern with privacy and acknowledged the eight to nine foot elevation difference between properties and the four sizable windows at the rear elevation of the proposal which presented privacy issues. He confirmed he had met with Galen Ma, owner's representative, on two occasions and referenced the letter addressed to the ADRB. He requested that a retaining wall be installed on the 501 Remillard side to increase the elevation, fence height and the screening height of the trees. He stated that the installation of the retaining wall and eight foot wood fence would allay his concerns. He expressed his preference for the oaks to be maintained and stated that his property received a fair amount of drainage from Craig Road; the installation of the retaining wall would aid with erosion. He added that he had no objection to the front of the residence, but felt it necessary to express his concerns, as he did not do that for the proposal at 506 Craig Road, which he had concerns with as well.

Donald Koppel, 3755 Ralston Avenue, acknowledged the six requests for demolition on the agenda and expressed objection to the urbanization of Hillsborough. He stated that a one story proposal would be more complimentary to the topography of the site and there was enough room in the footprint to building a one story residence. He added that the home was tall, would block the landscape and sunlight and would appear as a multi-story house to all folks where the land sloped away. He expressed concern with the increasing number of two story homes, which would result in a wind tunnel through Ralston of two story residences. He requested the ADRB reject the proposal.

Duane Spence, 3665 Ralston Avenue, stated that he had resided at his home for 36 years and although he appreciated the diversity of the design, the existing neighborhood was predominantly single story ranch style homes and he did not believe this neighborhood was one in transition.

John Stewart, project architect, stated that a retaining wall could not be built within the public utility easement at the back of the property.

Michael Callan, landscape architect, stated that the retaining wall was a possibility and he wanted the opportunity to meet with the Storek's. He explained the retention of the existing oak trees on site and the combination of evergreen trees to provide screening. He added that if a retaining wall were added, it would appear massive from 501 Remillard; however, with engineering, the grade could be elevated and a three foot retaining wall may be a possibility.

Boardmember Winges questioned the planting solution for both neighbors.

Michael Callan, landscape architect, explained that the screening solution was different for both neighbors, as each situation was unique.

Galen Ma, applicant and owner representative passed around a mobile phone with photos of the story poles from the rear yard of 3780 Ralston Avenue.

Elizabeth Cullinan, Director of Building & Planning, offered any members of the public the opportunity to view the photos presented to the ADRB on the mobile phone.

Chair Nyhus closed the public hearing.

Boardmember Ryan expressed her understanding of the neighbors' concerns with the number of dormers and referenced the ADRB's previous recommendations for a reduction to three dormers as opposed to the four proposed. She encouraged the applicants to continue to work with the neighbors to address their concerns and noted that the rear elevation of the home was more intrusive. Although she expressed support for the style proposed, she recommended the number of dormers be reduced and remained concerned how the neighbors' issues would be addressed.

Boardmember Winges acknowledged the topic of growth and development with two story proposals and noted that the Design Guidelines address two story proposals. He stated that all proposals should be reviewed on an individual basis and supported the massing of the proposal as it appeared as a one story residence from the front elevation and the second story was within the roofline. He added that the design was appropriate to the site and privacy concerns could be addressed through implementation of landscape screening. He stated that the home was simple in design with appropriate recessed windows, details and stucco returns for the style proposed. He noted that the windows in the dormers at the rear elevation could be reduced in size, which would reduce the view into the rear yard of neighboring properties. He stated he could support the proposal so long as the rear windows could be changed.

Chair Nyhus stated that the design needed enhanced articulation, such as a water table at the base of the home and noted that the entry was out of scale. He added that the four dormers at the rear elevation were a problem and the brackets were randomly placed. He noted that there were several pending items and expressed his preference to continue the proposal to the May

07, 2012 ADRB meeting.

A motion (Winges / Ryan) to continue the request for demolition of an existing single story Ranch style residence and construction of a new two story English Country style residence of approximately 5,363 square feet of floor area (24.5% Floor Area Ratio) and associated landscape plan including tree removal, new fencing, gates and columns along the street, new arbor, new plantings, new stone patio, perimeter fencing, landscape retaining walls and new driveway surfacing to the May 07, 2012 ADRB meeting passed 3:0 with the following direction to the applicants:

- 1) The landscape issues should be addressed and revisions to address neighbor concerns should be included in the plan sets that are enforceable;
- 2) The four dormers at the rear elevation should be reduced to three;
- 3) The design should be enriched with more detail and a water table should be incorporated into the design

6. **537 Craig Road - Williamson (Robert Williams Architect / Small Brown Landscape Architects)**

Request for demolition of an existing two story residence and construction of a new two story Normandy style residence of approximately 7,073 square feet of floor area (22.9% Floor Area Ratio) and associated landscape plan including tree removal, new front yard fencing, gates and columns, new plantings, new driveway surfacing, new patios, spa and retaining walls. *(Received 2nd preliminary review at the March 05, 2012 ADRB meeting)*

Robert Williamson, property owner, made a presentation to the ADRB and outlined the changes incorporated into the plans to address comments received during the preliminary review. He elaborated on drainage concerns expressed by an adjacent neighbor on Pullman Road.

Ruth Brown, landscape architect, explained the goals of the landscape plan, including the staggered fence design and substantial tree screening. She commented on the TCLA recommendations for a mix of evergreen and deciduous trees at the front of the property and although she preferred the current plant palette, she noted she would change the tree types if the ADRB felt necessary.

Bob Williams, project architect, explained the changes incorporated into the plan since the preliminary review, including an increase in the front door recess. He explained the eight foot off-set to the second floor from the first and the changes made to the roof plan.

Chair Nyhus opened the public hearing.

Richard Latzer, 685 Pullman Road, expressed concerns with the current drainage problem in which his rear yard floods and wanted to insure his concerns were on the record. He expressed concern with the location of the sports court and new terraces as they relate to the increase in drainage and asked the ADRB to insure the drainage is taken care of. He added that he was concerned about oak tree removal as it related to his privacy and noted that the house would be worthwhile to the neighborhood.

Ruth Brown, landscape architect, explained that the trees proposed to be removed were beneath existing tree canopies.

Chair Nyhus closed the public hearing.

Boardmember Wings expressed his concern with the size of the residence despite the fact that the neighborhood is one in transition. He stated that the design had positive design elements such as the arched windows and low roof on the right near the garage. He expressed appreciation for the increase in recess of the front door; however, he remained concerned with the massing. He stated that the terrace at the rear added to the mass and bulk of the proposal, in addition to the flat roof areas. He noted that the front gable at the entry was a concern and included a massive thirty foot high wall which he was not supportive of. He added that the rear gable protruded out beyond the front roof and contributed to the mass of the proposal. He concluded that the proposal was too close to the street, too massive and did not fit well into the existing neighborhood context.

Boardmember Ryan agreed with Boardmember Wings and stated that the proposal was more massive in its current form than previously. She recommended the applicants reduce the massing and minimize the boxy appearance of the home. She noted a partial second story could address the concerns with size and massing.

Chair Nyhus commented that the story poles appeared to be quite large and the front entry gable was massive. He recommended the height be reduced and flat roof portions be eliminated. He encouraged the applicants to take more effort in addressing the concerns, referencing the preliminary comments in which the ADRB stated the home was too large.

Robert Williamson, property owner, inquired on the possibility to work with Staff on the changes.

Elizabeth Cullinan, Director of Building & Planning, noted that massing was a more substantial measure and revisions to the proposal would benefit from review by the ADRB.

Chair Nyhus noted that a 3D rendering would have been helpful in the review and that the dormers should be revisited, and plate line reduced.

Boardmember Wings expressed his preference for the item to be reviewed by the ADRB at the May 07, 2012 ADRB meeting.

Elizabeth Cullinan, Director of Building & Planning, presented the option of an ADRB subcommittee to provide feedback to the applicants on design revisions prior to the May 07, 2012 ADRB meeting.

Chair Nyhus appointed Boardmember Wings and Boardmember Ryan to the ADRB subcommittee for the 537 Craig Road proposal.

A motion (Wings / Ryan) to continue the request for demolition of an existing two story residence and construction of a new two story Normandy style residence of approximately 7,073 square feet of floor area (22.9% Floor Area Ratio) and associated landscape plan including tree removal, new front yard fencing, gates and columns, new plantings, new driveway surfacing, new patios, spa and retaining walls to the May 07, 2012, with review by the appointed ADRB subcommittee prior to the ADRB meeting passed 3:0.

7. **3935 Ralston Avenue - Petrushka (TDG – The Design Group, De Nguyen / Michael Callan Landscape)**

Request for demolition of an existing single story residence and construction of a new two story

Colonial Revival style residence of approximately 5,769 square feet of floor area (24.36% Floor Area Ratio) and an associated landscape plan including tree removal, new plantings, new driveway surfacing, landscape dry stack stone walls, new brick walkways and terrace, stone patio and renovation of the existing swimming pool and retention of existing mature trees. *(Received preliminary review at the March 05, 2012 ADRB meeting)*

Naomi Petrushka, property owner, made a presentation to the ADRB and explained the outreach efforts made to the surrounding property owners prior to the ADRB meetings.

De Nguyen, project architect, presented the changes incorporated into the design to address the comments of the ADRB from the preliminary review. These changes included a lowered roof pitch, rotation of the garage entrance to face the side property line and refinements to the elevations to insure the windows were aligned correctly.

Michael Callan, landscape architect, explained the screening measures at the right side to address neighbor privacy concerns as well as the intent to retain the mature trees at the Ralston side of the property to screen the second story portion of the residence.

Chair Nyhus opened the public hearing.

Donald Koppell, 3755 Ralston Avenue, commented on the previous house and massing comments. He asked the ADRB for clarification on the comments and if the design review process was subjective in nature.

Chair Nyhus explained that the discussion related to roof forms and two story elements associated with massing. He confirmed that the design review process was subjective; however, the ADRB was given Design Guidelines in which to base their decisions. He explained that the members of the ADRB were volunteers of the community.

Elizabeth Cullinan, Director of Building & Planning, added that roof forms were not the only aspect of design which were reviewed and contributed to massing. She added that the topography of each site was considered on an individual basis as well.

Duane Spence, 3665 Ralston Avenue, expressed his objection to the proposal and the same concerns as he stated previously with the 501 Remillard proposal. He expressed concerns with treating every corner lot as a transitional lot and expressed his concerns with two story and multi-level developments.

Robert Quinn, 3920 Ralston Avenue, expressed his concerns with the number and varying sizes of gables in the proposal. He added that the home did not integrate well with other homes in the neighborhood and stated his preference for the design to be softened. He commented on the accuracy of the public notice, which stated that trees would be retained; however, some mature trees were marked for removal.

Chair Nyhus closed the public hearing.

Michael Callan, landscape architect, provided an overview of the tree removal and explained that the landscape plan included thirty-six new trees. He added that it was prudent at this time to remove the trees which were rated less than 50% in terms of good condition.

Joyce Spence, 3665 Ralston Avenue, encouraged the ADRB to be stronger about enforcing the

Design Guidelines. She provided an example of a one story home which was approved in 2007 and has remained vacant for some time, which was originally proposed as a two story home.

Boardmember Ryan complimented the front elevation and architectural style; however, she stated the story poles appeared high on the right side and acknowledged the fact that the change would be from an existing low pitch roof to a large two story home. She remained concerned with the right side massing. She expressed appreciation for the changes made to the Barbara Way elevation and the quality of the materials.

Boardmember Winges expressed appreciation for the changes incorporated to the Barbara Way elevation, specifically the changes to the entrance of the garage. He added that the siting was appropriate as well as the placement of the second story mass. He commented that the nine foot plate height at the second level could be reduced to eight feet to reduce the overall height of the home. He thanked the applicants for their presentation and complete package. He explained the goal of the ADRB to balance neighborhood concerns while implementing the zoning code, which permits two story homes and additions. He noted that it is dependent on the way a second story or two story home is designed. He expressed his preference for a decreased second floor plate height.

Chair Nyhus complimented the architectural style and details of the proposal. He commented on the reduction of second floor and noted that the gable breaks down the scale of the second floor. He added that the proposal entailed many details and inquired on the second floor plate height being reduced.

De Nguyen, project architect, noted the possibility of reducing the roof pitch to a 4:12 and expressed the preference of retaining a ten foot ceiling height at the first floor.

Boardmember Winges inquired if the second floor plate line could be reduced.

De Nguyen, project architect, stated that it could be reduced by six inches.

A motion (Winges / Ryan) to approve the request for demolition of an existing single story residence and construction of a new two story Colonial Revival style residence of approximately 5,769 square feet of floor area (24.36% Floor Area Ratio) and an associated landscape plan including tree removal, new plantings, new driveway surfacing, landscape dry stack stone walls, new brick walkways and terrace, stone patio and renovation of the existing swimming pool and retention of existing mature trees with the condition that the second floor plate height be reduced to 8'6" passed 3:0.

8. **10 Highgate Lane - Farid / Esmaili (Moyer Architecture / Mara Young Landscape Architect)**

Request for demolition of an existing single story residence and construction of a new two story French Country style residence of approximately 3,972 square feet of floor area (17.4% Floor Area Ratio) and an associated landscape plan including tree removal, new plantings, new driveway location and surfacing, fencing and walkways. *(Received preliminary review at the March 05, 2012 ADRB meeting)*

Michael Moyer, project architect, made a brief presentation to the ADRB and explained the architectural enhancements and refinements made to the design to address preliminary review comments including removal of the stone veneer, incorporation of a water table, incorporation of a natural slate roof, separation of the two garage doors and retention of the arched window for added interest to the façade.

Maura Young, landscape architect, made a brief presentation to the ADRB on the landscape proposal and noted that the owner was open to the retention of trees along the street frontage to address neighbor concerns.

Serena Nevarez, Associate Planner, informed the ADRB, that a resident had met with staff that afternoon and expressed concern with removal of the trees along the front of the property and the impact it would have to the street character. She referenced Maura's comments owner's willingness to retain as many trees as possible to address neighbor concern.

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

Boardmember Ryan expressed support for the proposal, noting it would be a great addition to the entrance of Hillsborough.

Boardmember Wings expressed support for the proposal, noting it was a compact, well organized design. He expressed appreciation for the revisions made to the garage doors and complimented the variation in plate heights and roof forms. He inquired on the column material.

Michael Moyer, project architect, confirmed the columns would be stucco.

Boardmember Wings expressed concern with the stucco columns and recommended a wood column be used. He complimented the efforts of the applicants and the design of the home.

Chair Nyhus expressed his preference for wood columns and complimented the use of the water table. He noted that the window mullion design was different at the front of the residence compared to the other elevations and recommended the front windows be revised to include top mullions throughout (as the rear and sides were designed).

A motion (Ryan / Wings) to approve the request for demolition of an existing single story residence and construction of a new two story French Country style residence of approximately 3,972 square feet of floor area (17.4% Floor Area Ratio) and an associated landscape plan including tree removal, new plantings, new driveway location and surfacing, fencing and walkways with the condition that the columns be wood and the windows be revised with the top mullion design throughout all elevations passed 3:0.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

- 9. 101 Bella Vista Drive - Yang (David Wong Design / Michael Callan Landscape)**
Request for preliminary review of a teardown and construction of a new multi-level French Country style residence of approximately 6,831 square feet of floor area (23.21% Floor Area Ratio) and a conceptual landscape plan including tree removal, new sports court, new plantings, retaining walls, new driveway surfacing, pathways and terracing.

Boardmember Wings acknowledged the large features of the site and expressed concern with the three story home proposed. He recommended the applicants revisit the proposal and begin with the site. He recommended the applicant be gentle when designing with the site, due to the topography and design for a two story residence. He added that the current design was massive, high, bulky and was not appropriate to the site or consistent with the Design Guidelines.

Boardmember Ryan commented that the proposal doubled the size of the home on a lot with difficult topography. She recommended the applicants rethink the design and although changes had been made since the first iteration, the home was still three stories and too large for the site.

Chair Nyhus stated the home was large and massive and retained the appearance of a three story hotel. He noted that the current proposal was a missed opportunity to design a home which would marry the site. He recommended the applicants take more time and put in more effort on the detail and style of the home. He stated that the mass needed to be reduced and the utilized more appropriately. He concluded that the home was too large for the site and mass would be the largest challenge in the design.

Boardmember Wings added that the third story elevation faced north, which would result in a darker lower floor. He complimented the layout of the landscaping but could not support the design of the home as presented.

DISCUSSION ITEM(S) – None.

ADJOURNMENT – 7:53 pm

Minutes prepared by:

Serena Nevarez, Associate Planner

