

# TOWN OF HILLSBOROUGH

San Mateo County

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## Architecture and Design Review Board Approved Minutes

Monday, June 04, 2012 at 4:00 pm  
Town Hall, 1600 Floribunda Avenue – Community Room

### **CALL TO ORDER** – 4:00 PM

Boardmembers Present: Eric Nyhus, Chair; Christian Huebner; Julie Tenenbaum; Jerry Wings

Boardmembers Absent: Nan Ryan, Alternate (excused)

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

Others; Councilmember Larry May (Council Commissioner)

### **APPROVAL OF MINUTES**

A motion (Huebner / Wings) to approve the May 07, 2012 ADRB minutes passed 3:0:1 (Nyhus abstained)

**WRITTEN/ORAL COMMUNICATIONS** – None.

### **PUBLIC HEARING ITEMS**

Chair Nyhus 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 and provided a brief explanation of the purpose of the consent calendar.

Chair Nyhus announced that the project applicants of 130 Bridge Road had withdrawn their request and would be submitting a revised proposal for consideration at a future meeting. He informed the public that additional public notices would be sent out informing interested parties of the new ADRB meeting date in which the item would be considered.

## Regular Items:

### New Houses

1. **10 Farm Lane - Liu / Chang (Aidlin Darling Design)**

Request for revisions to a previously approved modern single story residence of approximately 6,690 square feet (18.2% Floor Area Ratio) including revisions to the roofing material and changes to the roof slope at the rear portion of the residence. *(Residence was originally approved at the January 23, 2012 ADRB meeting)*

Peter Larsen, project architect, presented the proposed roof change including the roof material and profile change, roof plans and highlighted the areas of change. He noted that the changes were a result of the impact to the interior lighting and provided the ADRB with comparative renderings.

Chair Nyhus inquired if the photovoltaic panels had been chosen.

Peter Larsen, project architect, confirmed that they had not been selected but would have a black tint to blend with the roof material color.

Boardmember Winges inquired on the issues with the standing seam metal roof relative to the roof material change.

Peter Larsen, project architect, explained that they experienced challenges with drainage associated with the design of the valleys.

Boardmember Huebner inquired on the layout of the roofing material and if it would be overlapped Certainteed sheets.

Peter Larsen, project architect, confirmed that 48-inch wide sheets would be used, overlapped and sealed.

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

Boardmember Huebner expressed support for the revision.

Boardmember Winges expressed support for the revision so long as the roofing color was dark.

Boardmember Tenenbaum expressed support for the proposal.

Chair Nyhus expressed support for the proposal and noted that the lowest profile panels should be used for the photovoltaic system.

A motion (Huebner / Winges) to approve the revisions to a previously approved modern single story residence of approximately 6,690 square feet (18.2% Floor Area Ratio) including revisions to the roofing material and changes to the roof slope at the rear portion of the residence passed 4:0.

## Additions/Remodels

Chair Nyhus announced that a change would be made to the order of the agenda and the project at 603 Hillsborough Blvd. would be considered prior to review of 2650 Skyfarm Drive.

### 2. **2650 Skyfarm Drive - Foundas (Monique Loukos Design)**

Request for a second floor addition of approximately 267 square feet of floor area to the existing two story main residence and construction of a detached second unit structure of approximately 1,197 square feet of floor area and a lower level of 976 square feet of floor area, independent from the second unit level. The total floor area ratio proposed for the property is 24.49%.

Monique Loukos, project designer, made a presentation to the ADRB, outlined the project details, correction to the roof plan at the rear elevation dormer and the project objectives for the detached second unit. She explained the public outreach that occurred to address public comment received and that additional trees would be incorporated into the landscape plan to enhance the screening and privacy between properties.

Elizabeth Cullinan, Director of Building & Planning, provided an update to the ADRB on her communications with the property owner of 830 Darrell Road, who had indicated she would rely on Town Staff and the ADRB to make the best decisions on the required screening for the project.

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 challenging topographic features of the site and noted that the proposed detached structure appeared to be higher than needed and could be reduced in height by moving it closer to the main residence; thereby, reducing the amount of fill needed.

Monique Loukos, project designer, explained that the second unit was designed around the location of the pool.

Boardmember Winges encouraged the applicants to lower the level of the finished floor and reduce the height of the detached structure. He added that the balconies appeared to be large and expansive and recommended these be reduced in width and that the proposed dormers in the front of the main residence were inconsistent with the architectural style of the residence.

Peter Koenig, landscape architect, explained that if the detached structure were to be moved, it would create a disjoint in the landscape plan.

Boardmember Huebner encouraged the applicants to reconsider the dormers at the front elevation of the main residence, noting they were inconsistent with the architectural style of the home. He questioned if both decks on the detached structure were necessary and acknowledged the mass inherent to the detached structure; however, he noted the design integration between the main residence and detached structure was well done.

Monique Loukos, project designer, stated that the balconies were intended to break up the mass.

Boardmember Tenenbaum stated she was not supportive of the dormers at the front elevation of the main residence and recommended the main residence be kept simple in design. She agreed

that the balconies were too large and that the incorporation of vines into the landscape could aid in breaking up the massing of the stucco. She noted that it was difficult to determine where the property lines were located due to the location of the existing chain link fence in the rear yard.

Chair Nyhus inquired with the applicants if the dormers were necessary and their purpose in the design.

Sylvia Foundas, property owner, explained that they would be false dormers and for aesthetic purposes only. She added that they were not a mandatory design element and had been recommended by a designer some time ago.

Chair Nyhus encouraged a reduction in the size balconies and terrace areas and inquired on the enhanced landscape screening which would address neighbor privacy concerns.

Peter Koenig, landscape architect, stated that four additional oak trees would be planted at the left side of the detached structure and additional arbutus marina trees would be incorporated into the landscape design.

Chair Nyhus encouraged the applicants to continue to work with their neighbor, remove the dormers from the front elevation of the main residence and reduce the size of the detached structure balconies.

A motion (Winges / Tenenbaum) to approve a second floor addition of approximately 267 square feet of floor area to the existing two story main residence and construction of a detached second unit structure of approximately 1,197 square feet of floor area and a lower level of 976 square feet of floor area, independent from the second unit level and associated landscape plan passed 4:0 with the following conditions, subject to the administrative review procedures:

- a. The dormers at the front of the residence shall be removed;
- b. A final landscape plan shall be submitted which incorporates screening measures to address neighbor comments/concerns and addresses TCLA comments.
- c. The lower deck of the new detached second unit shall be reduced in its length

3. **603 Hillsborough Blvd. - McLellan / Behling (Beausoleil Architects)**

Request for a first and second floor addition of approximately 433 square feet of floor area (24.9% Floor Area Ratio) and associated facade improvements including a new natural slate roof, window replacement and alterations to an existing legal, non-conforming portion of the left side of the residence. The proposal includes a change in architectural style from Colonial to English Manor.

Boardmember Winges announced that although he knew the applicants socially, he would be able to make a fair and impartial determination on the project.

Bob Boles, project architect, made a presentation on the interior improvements, exterior improvements, change in architectural style from Colonial to a Scottish / English Manor House and provided an outline of the exterior materials and finishes proposed including a new natural slate roof, stucco exterior and new windows throughout. Additionally, he explained the rear elevation roof deck and spa and the outreach efforts made by the property owners as well as the reasons copper gutters and downspouts were not included in the design.

Boardmember Winges noted the inconsistency with the roof plan and exterior elevations in the plan sets.

Chair Nyhus noted that due to the inconsistencies, the elevations were not correctly presented.

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

Boardmember Tenenbaum stated that the proposal created a specific style and identity for the home and contributed to the neighborhood with the proposed upgrades. She expressed support for the design details and encouraged the applicants to utilize the highest quality materials possible.

Boardmember Winges encouraged the applicants to retain the shoulder detail in the design if possible. He expressed support for the upgrades and improvements and had no concerns with the precast stone proposed.

Boardmember Huebner expressed appreciation for the inspiration photos included in plan packet. He complimented the detailing of the chimney caps but expressed concern with the limited spacing over the windows. He remained supportive of the project.

Chair Nyhus expressed his concern with the roof pitch variations in the design and faux stone; however, these concerns were allayed with the siting of the house on the property. He noted that the front entry may be projecting from the main building too far. He complimented the upgrades to the residence and expressed his support for the proposal noting the details would add a great deal of visible character to the residence.

Bob Boles, project architect, stated that the color rendering presented the correct front elevation with the shoulder details removed.

Boardmember Winges stated his preference for the front elevation without the shoulder detail.

A motion (Winges / Tenenbaum) to approve first and second floor addition of approximately 433 square feet of floor area (24.9% Floor Area Ratio), facade improvements including a new natural slate roof, window replacement, alterations to an existing legal, non-conforming portion of the left side of the residence and change in architectural style from Colonial to English Manor with the condition that the plans be revised to remove the "shoulder" detail at the main roofline and retain the "shoulder" detail in the side elevations, where feasible, subject to the administrative review procedures, passed 4:0.

4. **130 Bridge Road - Herrin (Essalat Architects)**

Request for approval of revisions to a previously approved project to include a 1000 sq. ft. loggia and exercise room, accompanying landscape screening plan, and a rear yard setback increase of approximately 14' from the previously approved location. *(The project was originally approved at the on August 1, 2011 ADRB meeting)*

*The applicants withdrew their request and will be resubmitting a revised proposal for consideration at a future meeting. Additional public notices will be sent out informing interested parties of the new ADRB date.*

**DISCUSSION ITEM(S)** – None.

**ADJOURNMENT** – 5:07 PM

Minutes prepared by:

A handwritten signature in blue ink, appearing to read "Serena".

Serena Nevarez, Associate Planner