

TOWN OF HILLSBOROUGH

San Mateo County

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1600 Floribunda Avenue
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Architecture and Design Review Board Approved Minutes

Monday, August 06, 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; Jerry Wings; Julie Tenenbaum; Lionel Foster; Nan Ryan (Alternate)

Boardmembers Absent: None.

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

Others Present: None

APPROVAL OF MINUTES

A motion (Tenenbaum / Wings) to approve the July 16, 2012 ADRB meeting minutes passed 3:0:2 (Foster & Huebner abstaining)

WRITTEN/ORAL COMMUNICATIONS - None

PUBLIC HEARING ITEMS

Regular Items:

Landscape Plans

1. 940 West Santa Inez Avenue - Davis (Ronald A. Perner, Architect)

Request for the installation of a new tennis court (109-feet by 49-feet) at the rear of the property, located approximately 10.5 feet from the northeast side property line, 80-feet from the rear property line and 47-feet from the southwest side property line. The proposal also includes new retaining walls and plantings associated with installation of the tennis court and tree stump removal.

A motion (Wings / Huebner) to continue the proposed tennis court at 940 West Santa Inez to

the September 04, 2012 ADRB meeting passed 5:0.

Additions/Remodels

2. **115 Ericson Road - Herrmann (TRG Architects)**

Request for a transfer of square footage to the upper level in the amount of 500 square feet of floor area, which will be removed from the ground level, basement and detached garage on the property. The property is legal non-conforming as it retains a floor area ratio of 28.7%. Although there is no net addition of floor area to the property, the existing upper level of the residence will expand by approximately 500-square feet.

Randy Grange, project architect, made a brief presentation on the project objectives and outlined the proposed improvements. He then made himself available to answer questions.

Chair Nyhus inquired on the finished elevations of the detached garage after the square footage was reduced.

Randy Grange, project architect, confirmed that the garage would look the same in terms of exterior materials, colors and finishes.

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

Boardmember Huebner complimented the applicants on submitting a complete plan package, noted the additions would not be visible and would result in an improvement to the proportions and functionality of the residence. He expressed his support for the proposal.

Boardmember Tenenbaum expressed her support for the proposal, specifically removal of the flat roof and the exposed rafter tails. She agreed that functionality of the home would be improved.

Boardmember Foster expressed his support for the proposal, noting that impacts to neighbors were minimal and functionality would be improved with the proposed alterations.

Boardmember Winges expressed his support for the proposal, noting the improvement the new hip roof sections would bring the façade of the residence.

Alternate Boardmember Ryan stated that the improvements would enhance functionality of the home and noted that the home was beautifully maintained. She added that the proposal made for a more balanced, centered design. She expressed her support for the proposal.

Chair Nyhus expressed his support for the proposal; however, he noted the importance of the hedge to provide screening of the front of the residence.

A motion (Huebner/Foster) to approve the transfer of square footage to the upper level in the amount of 500 square feet of floor area, which will be removed from the ground level, basement and detached garage on the property, passed 5:0.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

3. **2010 Geri Lane - Geri Lane Development, LP (Richard Letzinger / Michael Callan Landscape)**

Request for preliminary review of demolition of an existing ranch style residence and construction of a new two story Classical Revival style residence of approximately 8,697 square feet of floor area (21.7% Floor Area Ratio) and conceptual landscape plan including tree removal, new plantings, new patios & walkways, new lawn areas and new driveway surfacing.

Boardmember Tenenbaum recused herself from review of the project due to her membership on the Hillsborough Beautification Foundation and left the room.

Boardmember Winges stated that this property was an extremely sensitive site occupied by a one story residence and while the homes further down the street progressively increased in size, the size of the proposal was too large and the design of the home was not compatible with the existing neighborhood context. He noted that the height and massing of the proposal were excessive and strongly encouraged the applicants to provide sections for the building, reduce the square footage to approximately 5,000 square feet, redesign to a one and half story design, setback the second story and increase the front setback to the greatest extent possible. He added that the suggestions indicated in the letter from the applicant were not substantial changes to present a design compatible with the neighborhood and recommended the applicants revisit the proposal.

Boardmember Huebner agreed with Boardmember Winges and cited sections of the Residential Design Guidelines. He specifically noted that the proposal overwhelmed the site and did not complement site adjacencies or scale and that all elements of the proposal were inconsistent with the Design Guidelines. He added that the design was missing modulation in the building elements to address mass and recommended the front setback be increased and neighborhood compatibility be enhanced. He added that the architectural style was classic; however, it was not appropriate for this location. He recommended elimination of the second staircase and reducing the eleven foot ceiling heights.

Boardmember Foster noted that issues may arise with the Department of Fish and Game due to the creek located at the rear lot and requested more background information regarding this issue. He inquired on the integration of the Geri Lane gates with the proposed landscaping and stressed the importance of this factor. He stated that the home was overwhelming and recommended the massing at the front elevation be mitigated by increasing the front setback the greatest distance possible. He strongly encouraged the applicants to revisit the design for a more compatible proposal with the existing neighborhood context.

Alternate Boardmember Ryan concurred with the Boardmembers and noted that this was not an appropriate site for a home of this size. She added that the scale of the home was imposing and recommended the mass and height of home could be reduced substantially. She stated that the home, as proposed, was not consistent with the Residential Design Guidelines.

Chair Nyhus stated that the brick water table was too much. He added that a 3D image or color rendering would have been helpful. He noted that the garage retained twelve foot ceilings and the exterior proportions were not balanced or to scale with the remainder of the house. He recommended the scale of the home be reduced significantly and although he commented that the changes identified which would be pursued, in the cover letter by the applicant were a good start, he inquired on the fate of the second story. He added that materials would be critical in the

project review, the size of the home should be reduced, specifically next to the adjacent neighbor and the design should be revisited, noting that the rear elevation did not relate to any other elevations of the residence.

After the ADRB completed commentary on the design, Boardmember Tenenbaum returned to the room.

4. 11 Mountain Wood Lane (APN: 034-311-230) - Keyhani (Essalat Architects)

Request for preliminary review of the construction of a new two story, with a lower level basement and garage area, Neoclassical French style residence of approximately 7,355 square feet of floor area (20.63% Floor Area Ratio) on a vacant lot.

Chair Nyhus recused himself from review of the project due to recent business negotiations with the applicant and left the room. Boardmember Wings was appointed as Acting Chair for review of this item.

Boardmember Tenenbaum stated her support for the positioning of the home on the property, specifically due to the court configuration. She commented on the master bedroom terrace illustrated on sheet A2.2 and expressed her concerns with visibility of the flat roof portion of the residence from the edge of the master bedroom terrace. She noted the garage lacked an elevator and acknowledged the high quality materials included in the proposal.

Boardmember Foster stated that the home was sited appropriately on the property and based on review of the neighborhood and plans he could support the proposal so long as the materials were of high quality and consistent with the architectural style proposed.

Boardmember Huebner expressed his support for the proposal, noting the excellent attention to detail and complimenting the color rendering provided.

Acting Chair Wings stated that the siting of the residence was just right for the property. He expressed appreciation for the tree preservation on the lot and stated that unlike the previous proposal on Geri Lane, the new home design was appropriate for the site and the neighborhood. He expressed his support for the project.

Alternate Boardmember Ryan expressed her support for the proposal and noted that the home was beautiful.

5. 101 Bella Vista Drive - Yang (David Wong Design / Michael Callan Landscape Architect)

Request for a second preliminary review of demolition of an existing residence and construction of a new two story, with a basement garage area, French Country style residence of approximately 6,903 square feet (23.46% Floor Area Ratio) and conceptual landscape plan including tree removal, new retaining walls, sports court, new plantings, new patios and driveway surfacing. *(Received first preliminary review at the April 02, 2012 ADRB Meeting)*

Boardmember Tenenbaum stated she was not at the first preliminary review meeting but had reviewed the materials and supported the improvements proposed. She added that the design had been much improved since the last review.

Boardmember Foster noted his preference for the one and a half story design as opposed to the previous rendition. He added that the revised design was more compatible with the neighborhood and took advantage of the views. He indicated the proposal was headed in the

right direction.

Boardmember Huebner stated that the plans were difficult to read, specifically that the dimensions on the second floor were difficult to decipher. He added that the new design fit well within the neighborhood context and the materials proposed were of high quality. He noted the comprehensive landscape plan included in the packet and inquired if the laundry room would be placed on the upper level.

Boardmember Wings stated that the revised plans responded well to the previous ADRB comments of the first preliminary review; however, the plans were very difficult to read and additional detail was needed in the plans. He noted that this was a nice opportunity for a split level home and that other feasible options for developing the lot had not been explored. He recommended dropping the rear facing gable along Summit Drive in height, as it appeared to be excessive volume and mass not required for the design. He complimented the layout on the lot.

Alternate Boardmember Ryan expressed appreciation for the changes incorporated into the design specifically as they related to reducing the mass and working with the topography. She recommended the applicants work to simplify the rooflines and entry mass. She noted the applicants were on the right track with the revisions.

Chair Nyhus stated that the plans were illegible and the proposal illustrated a wasted opportunity. He noted that the mullion pattern & arches over the windows were inconsistent and the entry was an enormous volume of mass which was not needed. He commented that the vents for the fireplaces were missing, the fascia boards were too thick, dormer roof connections at the second level appeared to be floating and rear elevation window alignments were not clearly shown or included in the design details. He expressed concern with the tract like feel of the home and lack of detail. He restated that this proposal was a huge missed opportunity on this site and the plans needed a great deal of work; however, he continued to be supportive of the proposed landscape improvements.

DISCUSSION ITEM(S)

6. Project Updates

Elizabeth Cullinan, Director of Building & Planning, provided the ADRB with an update on several projects in Town including 130 Bridge Road, Nueva School update, 35 Willard Lane, 1761 Manor Drive and announced the appointment of Tim Anderson as the Town's Building Official.

7. Story Pole Policy Update

The ADRB provided staff with direction to finalize the draft of the revised story pole policy handout, which incorporated new policies for application of story poles to projects of a specific height, regardless of the number of stories, in addition to the standard requirement of story poles for second story additions and new two story homes.

ADJOURNMENT – 4:50 PM

Minutes Prepared By:



Serena Nevarez, Associate Planner