

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board APPROVED MINUTES

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

CALL TO ORDER – 4:05 PM

Boardmembers Present: Eric Nyhus, Chair; Jerry Wings; Christian Huebner; Julie Tenenbaum; Lionel Foster (4:09 PM arrival); Nan Ryan, alternate

Boardmember Absent: None

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

Others: Councilmember Larry May (arrived at 4:15pm); Mayor Tom Kasten

APPROVAL OF MINUTES

A motion (Huebner/Wings) to approve the August 06, 2012 ADRB Meeting Minutes passed 4:0.

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.

Consent Items

Landscape Plans

1. **889 Sharon Drive - Jurash & Khan (Shades of Green Landscape Architecture)**
Request for revisions to a previously approved landscape plan associated with the construction

of a new two story French style residence of approximately 6,311 square feet of floor area (24.1% Floor Area Ratio), which includes reconfigured walkways, lawn areas, patios, new arbor in the rear yard and an enhanced planting plan. (*New residence and original landscape plan approved at the June 07, 2010 ADRB Meeting*)

Elizabeth Cullinan, Director of Building & Planning, requested the items be pulled from the consent calendar. Ms. Cullinan provided the ADRB with a brief outline of the subdivision history for the property and the concerns with adequate screening of any new development from the street. She recommended that the existing deciduous trees be replaced with an evergreen species in minimum 24-inch box containers, as a condition of approval for the project, subject to staff review.

Ive Haugeland, landscape architect, made a brief presentation to the ADRB and recommended the use of Magnolia Grandiflora or an Arbutus tree in 24-inch box containers. She added that both trees were evergreen species.

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

A motion (Huebner / Tenenbaum) to approve the revisions to a previously approved landscape plan including reconfigured walkways, lawn areas, patios, new arbor in the rear yard and an enhanced planting plan with the condition that the landscape plan shall be revised to include evergreen trees at the front of the property in minimum 24-inch box containers (to replace the deciduous trees in the proposed plan), subject to the administrative review procedures, passed 5:0.

2. **940 West Santa Inez Avenue - Davis (Ronald A. Perner, Architect)**

Continued request for the installation of a new tennis court (approximate dimensions of 109-feet by 49-feet) at the rear of the property, which includes new retaining walls and plantings associated with installation of the tennis court, removal of one oak tree and associated tree stump removal. (*Proposal was continued at the August 06, 2012 ADRB meeting*).

A motion (Huebner / Tenenbaum) to approve consent calendar item #2, 940 W. Santa Inez, with the condition that the TCLA comments are addressed and subject to the administrative review procedures, passed 4:0.

Boardmember Foster arrived after the motion of the consent calendar was passed and was present for discussion of the 889 Sharon Drive project.

Regular Items:

Additions/Remodels

3. **1335 Buckingham Way - Chavez (J Deal Associates)**

Request for a first and second floor addition of approximately 932 square feet of floor area (23.9% Floor Area Ratio) to an existing two story Spanish style residence.

Jerry Deal, project architect, made a brief presentation to the ADRB and noted that he understood action could not be taken on the application due to story poles not being installed on

time; however, he appreciated the opportunity to obtain design feedback. He presented two options for revising the project including the incorporation of gable end option for the rear elevation and applying this to the front elevation as well.

Chair Nyhus discussed the impacts to the roofline design and questioned how the revisions proposed reduced the mass, specifically noting that the changes appeared to increase the mass.

Boardmember Winges inquired if the left side gable would remain and the hip would be above

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

Boardmember Huebner stated the design was overly massed on one side and recommended stepping the second floor back. He added that the design was left side/top heavy and he was not able to visualize the revisions being discussed.

Boardmember Winges stated that the proposal was a missed opportunity to enclose the stairway. He added that the proposed one foot offset between the garage and second floor wall was not significant and that the design would result in a massive, top heavy structure. He expressed his concerns with the hip roof verbally described in the revisions and mentioned other exterior finishes/ items which would benefit from upgrades.

Jerry Deal, project architect, noted that a hip would not be part of the revisions but rather a side gable end design (gable turn).

Boardmember Foster stated that the residence, as designed, would be massive along the street frontage and the story poles would be critical to the project evaluation.

Boardmember Tenenbaum stated that the design would benefit from additional detail to break up the mass and to present a design which would be less predictable. She recommended incorporation of additional trim, recessed windows or other architectural element to enhance the project's architectural interest and also noted that this was an opportunity to update the residence.

Jerry Deal, project architect, inquired on the use of foam trims.

Boardmember Tenenbaum responded that foam trims could be appropriately used on this residence.

Alternate Boardmember Ryan noted her concentration on the front elevation and its inconsistency with page 33 of the Residential Design Guidelines, which specifically recommends modulation of design. She added that the project would benefit from design refinement.

Boardmember Winges recommended that the massing be reduced and monotony of the design be broken up.

Chair Nyhus recommended breaking up the mass and noted that the massing associated with the design was relentless; however, he added that overall, the concept was good. He recommended pulling the left side second story with a gable end at the front elevation as a

match of the entry and retaining a lower eave over the garage. He continued to discuss reorganization of the floor plan associated with the proposed changes, specifically referring to sheets A.6 and recommended exploring the opportunity to incorporate three single garage doors as opposed to the double garage door.

A motion (Huebner / Tenenbaum) to continue the Request for a first and second floor addition of approximately 932 square feet of floor area (23.9% Floor Area Ratio) to an existing two story Spanish style residence to a future ADRB meeting date to allow for proper installation of story poles and design revisions passed 5:0.

4. **171 New Place Road - Lyche (TRG Architects)**

Request for a lower and main level addition of approximately 2,053 square feet of floor area (19.3% Floor Area Ratio) to the rear of an existing multi-level Tudor Revival style residence. The existing residence is legal non-conforming as it exceeds the maximum height of 32-ft established by the building envelope. The proposal includes a request, per HMC 17.20.020(E), to continue this non-conforming height with the additions for purposes of architectural consistency.

Randy Grange, project architect, made a brief presentation to the ADRB and explained the reasons for the additions, which focused on accessibility to the exterior and providing an increased ceiling height in the kitchen and living areas.

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

Boardmember Tenenbaum expressed her support for the proposal as submitted.

Boardmember Foster expressed his support for the proposal as submitted.

Boardmember Winges stated his support for the proposal. He added that a 3-D model would have been helpful as TRG typically provides. He noted he was supportive of the continuation of the existing non-conforming height of the building and recommended the oaks be replaced. He discussed the stone and stucco connection at the arches and noted that the rear elevation is symmetrical but the mass is asymmetrical. He expressed his support for the proposal.

Boardmember Huebner acknowledged the complete package submitted, noting the high quality materials included in the proposal and the expanded views of the garden which would result from the additions. He noted that the new part of the structure would have individuality and the applicants did a great job achieving new additions with old.

Alternate Boardmember Ryan commented on the improvements and how they would meet current family needs. She added that the new additions and existing residence were well integrated through design with nominal visibility. She complimented the use of stone veneer and was supportive of the continuation of the non-conforming height.

Chair Nyhus stated that as a result of the interior reorganization, the bathrooms were cut off and appeared to be wedged into the floor plan. He asked if the option of a flat roof area had been explored and noted that crickets on the roof appeared to be missing. He added that he was not fully supportive of the proposal and that there were alternative methods to achieving the desired spaces with different roofline designs, such as a flat roof. He noted that light would be lost in the

upper level rooms and if the goal was to take a modern approach, it should be taken consistently around the residence.

Randy Grange, project architect, stated that both flat and hipped roof designs were explored as possibilities prior to pursuing the current design. He passed around a revised elevation depicting the flat and hipped roof design alternatives and also placed one on the table for display. He added that the flat roof design felt very foreign to the rest of the residence; therefore, a gable end roof design was pursued.

The ADRB members and Randy Grange, project architect, discussed options for revising the design.

Chair Nyhus noted his preference for the proportions of the revised drawings.

Boardmember Wingses expressed his preference for the current design with the proportions of the existing residence.

A motion (Winges/Foster) to approve the lower and main level addition of approximately 2,053 square feet of floor area (19.3% Floor Area Ratio) to the rear of an existing multi-level Tudor Revival style residence, which includes continuation of an existing legal non-conforming roof height, passed 5:0.

New Houses

5. 790 Chateau Drive - Lal (RGI Construction Services, Inc.)

Request for a teardown and new single story Mediterranean inspired residence of approximately 3,103 square feet of floor area (14.3% Floor Area Ratio). The proposal was initially approved administratively as a ground floor addition and facade improvements on February 24, 2012 ; however, due to exceeding of scope of work in the field, the proposal is being reviewed by the ADRB as a teardown, per HMC Section 2.12.070(A)(1)(c)(iii).

Mohan Sharma, project architect, made a brief presentation to the ADRB, mentioned that staff had been helpful throughout the process and provided an overview of the upgrades which had been incorporated into the design including aluminum clad windows, foam trim on all windows and a foam trim band around the residence to provide a break in the wall lines. He commented on the scale, massing and basis of the design.

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

Boardmember Huebner stated that the Mediterranean direction was minimal in terms of the design elements; however, it was an improvement from the existing conditions onsite. He mentioned the angled entrances, which would benefit from refinement and the blank walls along the front elevations remained an issue.

Boardmember Wingses discussed the work which was approved and exceeded without approval by the Building & Planning Department. He stated that the drawings were not complete and would benefit from improvement in content and presentation. He explained that the property was a signature/high profile site, which trees had been removed from and the proposal which was

void of any landscape improvements, all of which were concerns. He expressed his concerns with the secondary driveway approach, which reached the corner of Chateau drive, and potential traffic safety issues and stated the importance of landscaping to filter and screen the residence from the corner of Chateau and Darrell Road. He commented on the floor plan and the kitchen facing the pool with two small windows, which could benefit from reorganization of the interior spaces. He added that the current design did not meet the intention of the Residential Design Guidelines and recommended the project be continued and brought back to the ADRB with revisions and a landscape plan for the site. He concluded that he was not supportive of the project as presented.

Boardmember Foster expressed his appreciation for the improvements; however, he noted the site was high profile and expressed his concern with the lack of detail and high quality materials in the design as well as a landscape plan for the site.

Boardmember Tenenbaum stated that the project was very basic and this was an opportunity to make significant improvements to the site. She commented on the existing pool and its close proximity to the house and recommended the home location be pulled forward closer to Darrell Road. She noted the importance of a landscape plan for the site and although she expressed appreciation for the detail regarding the high fire severity zone, she noted that the plans needed additional architectural detail.

Alternate Boardmember Ryan complimented the use of the horizontal band consistently around the residence and noted that the entrance could be improved. She agreed that a landscape plan was critical to the project and commented on the layout of the existing secondary driveway as it related to the public right of way along Chateau Drive.

Chair Nyhus stated that the columns at the entry appeared to be out of place and although more detail was needed, he was supportive of the proposal. He concurred that a landscape plan was an important element in the site improvements. Chair Nyhus commented on the existing driveway layout.

Elizabeth Cullinan, Director of Building & Planning, provided the ADRB with the option of requiring a landscape plan to be reviewed by the Board at a future meeting or the option to have the landscape plan reviewed administratively by Planning Staff.

A motion (Huebner/Foster) to approve the teardown and new single story Mediterranean inspired residence of approximately 3,103 square feet of floor area (14.3% Floor Area Ratio) with the condition that a landscape plan for the site be reviewed by the ADRB at a future meeting, passed 4:0:1 (Winges opposed).

6. **11 Mountain Wood Lane - Keyhani (Essalat Architects / Michael Callan Landscape)**
Request for construction of a new multi-level Neoclassical French style residence of approximately 7,355 square feet of floor area (20.63% Floor Area Ratio), including a single story detached pool house on a vacant lot and associated landscape plan including tree removal, new plantings, new driveway, new patios, swimming pool and retaining walls. *(Project received preliminary review at the August 06, 2012 ADRB meeting)*

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.

Farro Essalat, project architect, made himself available to answer questions of the ADRB.

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

Boardmember Huebner stated the proposal would be an excellent addition to the neighborhood and the landscape plan was successfully formalized.

Boardmember Foster stated the project was excellent and expressed his support.

Boardmember Tenenbaum stated the proposal included an adequate amount of detail, which was not overdone. She expressed her support for the proposal and complemented the applicants on their design efforts.

Alternate Boardmember Ryan stated she was surprised with the size of the home based on her review of the installed story poles and complemented the elegance and completeness of the proposal. She added that the landscape plan was well done to complement the architectural improvements to the site.

Acting Chair Wings stated the materials were excellent and design of the home was beautiful with great detail. He added that the design was classy yet restrained with good proportion and expressed his support for the proposal.

A motion (Tenenbaum/Foster) to approve the construction of a new multi-level Neoclassical French style residence of approximately 7,355 square feet of floor area (20.63% Floor Area Ratio), including a single story detached pool house on a vacant lot and associated landscape plan including tree removal, new plantings, new driveway, new patios, swimming pool and retaining walls, passed 4:0.

DISCUSSION ITEM(S) – None.

ADJOURNMENT – 5:18 PM

Minutes Prepared By:



Serena Nevarez, Associate Planner