# TOWN OF HILLSBOROUGH

**San Mateo County** 

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1600 Floribunda Avenue Hillsborough, CA 94010

# Architecture and Design Review Board Approved Minutes

Monday, October 01, 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; Lionel Foster; Nan Ryan (Alternate)

Boardmembers Absent: Jerry Winges (excused); Julie Tenenbaum (excused)

Staff Present: Elizabeth Cullinan, Director of Building & Planning; Serena Nevarez, Associate Planner; Tim Anderson, Building Official; Kathy Leroux, Assistant City Manager

Others Present: Councilmember Larry May (Building & Planning Council Commissioner)

#### **APPROVAL OF MINUTES**

A motion (Huebner / Foster) to approve the September 04, 2012 meeting minutes with the incorporation of the announcement made by the ADRB regarding the appeal process and public hearing process, 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**

#### Additions/Remodels

1. 1335 Buckingham Way - Chavez (J Deal Associates)
Continued review of 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.

(Continued at the September 04, 2012 ADRB Meeting). Staff is recommending continuation of this item to a future ADRB meeting date to allow adequate time for project revisions and story pole installation.

A motion (Ryan / Foster) to approve the consent calendar item, 1335 Buckingham Way, to a future ADRB meeting date to allow adequate time for project revisions and story pole installation passed 4:0.

#### **PRELIMINARY REVIEW**

(Not public hearing items; Board comments only.)

**New Houses** 

#### 2. 463 Remillard Drive - Chiu (TRG Architects)

Request for preliminary review of a teardown and construction of a new single story contemporary Ranch style residence of approximately 4,181 square feet (10.56% Floor Area Ratio).

Chair Nyhus disclosed a prior business relationship with the owners, recused himself from review of the project and left the chambers. Boardmember Huebner was appointed as ADRB Chair for review of this item.

Acting Chair Huebner announced the receipt of written public comment from Meredith Lobel-Angel of 473 Remillard Drive, copies which had been provided to each Boardmember and placed at the front of the Chambers for members of the public. He explained that the concerns outlined in the public comment letter submitted related to the view and mass impact associated with the roofline changes and maintenance of the existing character of the neighborhood and concerns with the modern style proposed. He then proceeded with obtaining feedback from the Boardmembers.

Boardmember Foster noted that the neighborhood was a community of one story ranch style homes and that the higher roofline was a smaller part of the project with no significant view impact. He noted the lot was unique due to the existing easement on the property which posed constraints for development onsite. He continued to note the possibility of a two story addition and that the current proposal was a compromise. He added that the change in roofline to a 17-foot roofline was not a significant change to the character of the neighborhood and was a great improvement. He noted that the front elevation would benefit from further enhancement of details including landscape and that he could support the proposal as the modern ranch blended well in the area.

Alternate Boardmember Ryan acknowledged the high quality materials included in the design and noted the need for balance in the design, which could be achieved with the lowering of ceiling heights. She noted the design as well thought out and that landscaping would be important to soften the design elements. She expressed her preference for a standing seam roof, noted the unique constraints of the lot due to the easement and encouraged the applicant to continue to work directly with the neighbors.

Acting Chair Huebner agreed with the Boardmembers and thanked the applicants for their complete packet. He noted that the Residential Design Guidelines encouraged diversity in design and architectural styles and noted the consistent materials used throughout the proposal. He commented on the right side of the residence, which sits below the street due to the topography of the area and noted the need for a comprehensive landscape plan. He stated he had no concerns with the nineteen foot roofline element and that the overall height of the right side would be lower than the existing.

After the review was completed, Chair Nyhus returned to the room.

# 3. Lot #5 Buckeye Court (APN: 031-250-180) - Kong (Louie Leu Architect, Inc. / Peter E. Callander Landscape Architect)

Request for preliminary review of construction of a new multi-level Spanish Mediterranean style residence of approximately 7,343 square feet (7.8% Floor Area Ratio) and conceptual landscape plan on a vacant parcel.

Alternate Boardmember Ryan noted the unique features of the property, the design, which was consistent with the architectural style proposed and the existing neighborhood context which consisted of larger homes. She added that story poles would be an important element in the review. She stated the proposal included high quality materials and she was supportive of keeping the existing retaining wall at the rear of the property. She added that building elements should continue to be modulated and massing could be an issue, specifically massing associated with the tower feature.

Boardmember Huebner thanked the applicants for the complete packet submitted and noted that the renderings were helpful. He stated his support for the tower feature due to its recess in the building design. He noted that the design would complement the neighboring properties and the details would be very important. He commented on the depth of the loggia and recommended increasing the depth, as it appeared narrow.

Boardmember Foster stated that the design fit within the existing neighborhood context of larger scale homes. He acknowledged the increased setbacks of the proposal and the high quality materials included in the design. He supported the applicants efforts of working with the Fire Department to address fire safety components in the landscaping and since the proposal would have limited visibility the massing did not seem to be an immediate issue; however, the installation of story poles would confirm this.

Chair Nyhus stated that the proposal needed additional detail inclusive of the bay window, which could be enhanced with a window pattern consistent with those seen throughout the design. He noted that the west elevation could benefit from refinement and a change in the two-story element to a tower design as opposed to the current design, which featured the roofline break. He agreed that the story poles would confirm any massing issues associated with the tower feature. At the east elevation, he noted that the arched windows could benefit from additional articulation and that the left elevation should be screened to reduce cross canyon visible impacts, which might be accomplished by tree preservation. He recommended that the second story tower element be broken up to reduce massing and recommended revisiting the window treatments and mullion designs of the windows in specific areas.

### **DISCUSSION ITEM(S)**

4. 2013 DRAFT ADRB Meeting Schedule

The ADRB was presented with a draft of the 2013 meeting schedule. The Board noted that the proposed April 1<sup>st</sup> meeting would conflict with spring break and recommended a meeting be held at the end of March and no meeting in April.

## **ADJOURNMENT** – 4:25 PM

Minutes Prepared by:

Serena Nevarez, Associate Planner