

TOWN OF HILLSBOROUGH

San Mateo County

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Hillsborough, CA 94010



Architecture and Design Review Board Approved Minutes

Tuesday*, January 22, 2013 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 PM

Boardmembers Present: Eric Nyhus, Chair; Jerry Wings; Julie Tenenbaum; Christian Huebner; Lionel Foster; Nan Ryan, Alternate

Boardmembers Absent: None

Staff Present: Elizabeth Cullinan, Director of Building & Planning; Ray Yniguez, Senior Building Inspector/Plan Checker; Serena Nevarez, Associate Planner

Others: Councilmember Larry May (Building & Planning Council Commissioner); Randy Schwartz, City Manager

APPROVAL OF MINUTES

A motion (Tenenbaum/Huebner) to approve the December 03, 2012 ADRB meeting minutes passed 5:0.

WRITTEN/ORAL COMMUNICATIONS

Elizabeth Cullinan, Director of Building & Planning, announced to the ADRB and members of the public that the preliminary application for the proposal at 15 Summerholme Place would not be reviewed by the ADRB during the meeting as the application had been placed on hold at the request of the applicant.

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.

Regular Items:

Additions/Remodels

1. **1335 Buckingham Way - Chavez (J Deal Associates)**

Request for a first and second floor addition of approximately 992 square feet of floor area (24.2% Floor Area Ratio) to an existing two story Spanish style residence. *(The project was continued at the October 01, 2012 ADRB Meeting)*

Jerry Deal, project architect, made a brief presentation to the Board and outlined two options for the window located in the garage, ground level at the front elevation. The second option included a square shaped window and removed the arch design from the elevation.

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

Boardmember Foster expressed a preference for the second option, or a square shaped window at the front elevation, which enhanced neighborhood compatibility. He discussed the opportunity for enhanced screening at the property and expressed his support for the proposal.

Boardmember Tenenbaum concurred with pursuing the second window option and complimented the trellis and trim detail. She recommended the applicant explore the opportunity, near the end of construction, for landscape improvements as well as the installation of exterior lanterns between the arches at the front elevation.

Boardmember Winges noted the changes to the plans as substantial improvement and expressed his preference for the second window option as well. He expressed his support for the proposal.

Boardmember Huebner expressed his preference for the first window option (continuation of the arched windows at the front elevation) and noted that the changes and improvements made were considerable. He added that the revised roofline reduced the mass and improved the balance of the front elevation. He stated the property would benefit from landscape improvements.

Alternate Boardmember Ryan expressed her preference for the second window option as well as it resulted in reduced mass at the front elevation. She acknowledged the property would benefit from landscape improvements.

Chair Nyhus expressed his preference for the second window option and stated the changes were great improvements which would bring symmetry to the design.

A motion (Winges/Huebner) to approve the first and second floor addition of approximately 992 square feet of floor area (24.2% Floor Area Ratio) to an existing two story Spanish style residence with the condition that window option #2 (square window at garage in front elevation) be incorporated into the project elevations passed 5:0.

2. **2875 Summit Drive - Shih (Baek Yong Ahn Architect / Michael Callan Landscape Architect)**

Request for a first and second floor addition of approximately 1,264 square feet of floor area (23.22% Floor Area Ratio) to the rear of an existing two story residence and associated

landscape plan including a new swimming pool, tree removal, new plantings and new patio areas.

Henry Shih, property owner, made a presentation to the Board and explained the purpose and objectives of the addition to accommodate a growing family. He acknowledged the letter of support submitted to the Town from his adjacent neighbor at 2865 Summit Drive, which explained how privacy concerns were addressed through window removal on the left side elevation.

Serena Nevarez, Associate Planner, confirmed receipt of the letter and explained that the letter specifically outlined support of the project due to the window removal for enhanced privacy.

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

Boardmember Huebner expressed appreciation for the complete packet and stated that the project fit well into the existing neighborhood context and balance was improved as a result of the revisions. He expressed support for the matching of materials and rear yard improvements.

Boardmember Winges acknowledged the unique orientation of the house on the lot, which provided for limited alternatives for siting of additions. He expressed concern with the blank wall spaces and expressed his preference for second floor offsets from the first and hopes for a better integrated roof design.

Boardmember Tenenbaum noted the improvements would be nominally visible from the street, complimented the rear yard improvements as well as the extensive outreach to the neighbors.

Boardmember Foster acknowledged the public outreach efforts made and the photos received from the neighbors at 2895 Summit Drive who expressed concerns with privacy. He stated that based on the photos there did not appear to be privacy issues. He expressed his support for the property improvements and noted the massing impacts were minimal.

Alternate Boardmember Ryan concurred and expressed her support for the proposal. She commended the applicant's outreach efforts.

Chair Nyhus noted the simplification of the rooflines as a result of the changes which resulted in an improved design. He inquired if obscure windows had been explored as an option for the left side as the walls appeared massive without any openings.

Henry Shih, property owner, indicated that obscure and high sill windows were explored as options; however, neither were adequate measures to address privacy concerns of the neighbor.

Elizabeth Cullinan, Director of Building and Planning, indicated that if obscure windows were incorporated into the approval, the expectation would be to maintain those windows in perpetuity unless otherwise approved by the Town.

The ADRB members discussed the option of requiring the upper level bedroom window to be reincorporated into the left elevation due to concerns with massing along that side. The Board explored the options of obscure glass, high sill windows to be included in the window detail. The Board concluded that as a means of addressing massing issues associated with the left side elevation, window #206 in upper level bedroom #205 should be reincorporated back into the

plans.

Michael Callan, landscape architect, explained the landscape screening proposed along the side of the property which would provide privacy screening as well.

A motion (Huebner/Foster) to approve the first and second floor addition of approximately 1,264 square feet of floor area (23.22% Floor Area Ratio) to the rear of an existing two story residence and associated landscape plan including a new swimming pool, tree removal, new plantings and new patio areas with the condition that window #206 in upper level bedroom #205 be reincorporated into the plans, passed 5:0.

New Houses

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

Request for the construction of a new multi-level Spanish Mediterranean style residence of approximately 7,388 square feet (7.9% Floor Area Ratio) and a landscape plan including tree removal, new driveway, retaining walls, patios, new driveway entry gates, perimeter fencing and new plantings. *(The project received preliminary review at the October 01, 2012 ADRB Meeting)*

Louie Leu, project architect, made a brief presentation to the Board and outlined the changes made to the proposal since the preliminary review.

Ben Kong, property owner, outlined the scope of the proposal and addressed the public comment letters received from 35 Buckeye Court, which pertained to a construction management plan for the project; 30 Via Delizia, which requested additional trees to be planted, which he was willing to do, and recordation of a document prohibiting development of the westerly portion of the lot, which he was not supportive of. Additionally, he addressed comments received from 35 Via Delizia, which expressed concern with the size, visual impact, height and location of the house on the property. He explained that there were homes in the surrounding areas, inclusive of Via Delizia which retained homes larger than 8,000 square feet and informed the Board that 25 Merner was supportive of the project as an adjacent property owner. He presented photos of surrounding homes to demonstrate the project's compatibility with the existing neighborhood context and noted the distances between the home at 35 Via Delizia and the proposed new residence, which were in excess of 150 feet apart. He provided photos of the existing trees which provided screening between 35 Via Delizia and the project site. He explained the challenges of resiting the residence and the differences in elevation, which would minimize visibility. He added that he had hired a surveyor to independently confirm the elevations taken for the cross section provided in the plans, which was intended to provide a visual impact assessment for the adjacent property owners.

Chair Nyhus opened the public hearing.

Hal Rucker, 30 Via Delizia, reiterated the concerns listed in his letter, which pertain to the undeveloped westerly portion of the lot and his preference for it to remain undeveloped and the need for mature screening trees in specific locations to filter view of the new home. He invited the ADRB members to visit his property. He added that he had the opportunity to visit the home at 35 Via Delizia and the story poles were visible from all windows of the residence. He added that the owners of 35 Via Delizia would be looking down at the residence, rather than past it, as the plans had indicated and due to the third story element (tower).

Doug Holsclaw, 35 Via Delizia, explained to the ADRB that he was new to the process and expressed his dismay with insinuations made by the applicant during his presentation. He proceeded to focus his comments on his concerns with the proposal as it relates to the existing neighborhood context not only on Buckeye Court, but on Via Delizia and surrounding streets which contain modest size traditional ranch homes. He added that the driveway is approximately 300-ft long and therefore, leaves very little visibility of the home from Buckeye Court. He noted that the proposal would bring change to the neighborhood; the topography of the site due to the grading associated with the project, and would amount to a maximum visual impact from adjacent properties on Via Delizia. He stated that no other three story residences existed in the area and the proposal would be a completely different style from that seen in the surrounding areas. He noted that the proposal was inconsistent with the design guidelines as it did not step down the hillside and the applicant had not addressed early concerns of adjacent property owners nor did he have the opportunity to be involved in the process.

Melody Sumner, 35 Via Delizia, expressed her respect for the rights to build, but not at the expense of others. She added that the proposal should not detract from the enjoyment of their own property or eliminate every single view from their home.

As no additional members of the public were present to speak on this item, the public hearing was closed.

Boardmember Winges indicated he did not attend the October 2012 ADRB Meeting in which the project received preliminary review; however, he acknowledged the beautiful features of the site and the fact that it was not oriented to the South. He noted that the siting of the house was interesting and found the massing and size to be appropriate for the lot; however, he expressed his preference to continue the item to a future meeting date to allow the applicant time to work directly with the neighbors and address concerns.

Boardmember Tenenbaum expressed interest in viewing the story poles from the Via Delizia site and complimented the public comment letter submitted. She stated that the proposed new residence was beautiful; however, the palm trees appeared to be out of place. She acknowledged the minimal window impact and although the revised proposal responded to ADRB comments from the Preliminary review, she expressed her support for a continuation to a future meeting date and that the applicant revisit the siting to reduce visual impacts. She acknowledged that the Town did not have a view protection ordinance.

Boardmember Huebner expressed appreciation for the complete packet and although he found the size and scale of the proposal to be complementary to those homes on Buckeye Court, it could be in conflict with the surrounding homes, such as those on Via Delizia, which featured a reduced scale and size from that proposed. He noted the high quality materials and authentic architectural elements included in the proposal and recommended the applicant consider enhanced screening.

Boardmember Foster expressed his appreciation for the public comments received at the hearing and acknowledged that additional time was needed to reconcile the concerns. He recommended the parties meet to resolve the issues. He added that the applicant had indicated the existing amphitheater wall would be preserved. He mentioned the landscape enhancements, which the applicant was amenable to which would address concerns of 30 Via Delizia and acknowledged the fact that any development of the property would likely be visible and visibility would not be eliminated; however, privacy could be maximized. He expressed appreciation for the architectural changes made since the preliminary review meeting.

Alternate Boardmember Ryan complimented the plan packet and noted that the scale, although large, was appropriate to Buckeye Court. She added that the design was authentic to the style proposed, included consistent architectural treatments throughout and a palette of high quality materials. She noted the proposal was well modulated, expressed her appreciation for the amphitheater wall preservation and concurred that additional time and neighbor outreach was needed.

Chair Nyhus commented that the tower could be lowered to provide some relief to the visual impacts. He then discussed the preference for continuation of this item to a future meeting date in order to allow the applicant adequate time to work directly with the neighbors.

The applicant agreed to a continuation to the March 25, 2013 ADRB meeting.

A motion (Foster/Tenenbaum) to continue the construction of a new multi-level Spanish Mediterranean style residence of approximately 7,388 square feet (7.9% Floor Area Ratio) and a landscape plan to the March 25, 2013 ADRB meeting passed 5:0.

4. **500 Pepper Drive - O'Sullivan (Hunt, Hale & Jones / Michael Callan Landscape)**

Request for the demolition of an existing single story ranch style home and construction of a new single story Craftsman style residence of approximately 5,019 square feet of floor area (22.9% Floor Area Ratio), which includes a basement area, and an associated landscape plan including tree removal, new driveway surfacing, new plantings, new stone patios, new driveway gates, renovation of existing swimming pool and new perimeter fencing. *(The project received preliminary review at the December 03, 2012 ADRB Meeting)*

Boardmember Wingses recused himself from review of the project due a project he is currently working immediately adjacent to the site and left the room.

Dick Hunt, project architect, made a presentation to the Board and outlined the changes made to the project since the preliminary review which included corrections to the asymmetry, continuation of the stone around to the rear elevation and nook alignments to the interior. He explained the color and material palette and the public outreach efforts completed. He also acknowledged the letter of support received from the owner at 15 Summerholme Place that afternoon.

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

Boardmember Huebner expressed his support for the proposal and noted the complete packet submittal, high quality materials and consistent use of the natural stone veneer.

Boardmember Tenenbaum thanked the applicant for incorporating the Board comments into the plans and expressed her support for the proposal.

Boardmember Foster expressed his support for the proposal and specifically noted the high quality materials and consistent design elements.

Alternate Boardmember Ryan noted the project's consistency with the existing neighborhood context, good emphasis on the horizontality and expressed her support for the proposal.

Chair Nyhus expressed his support for the proposal.

A motion (Huebner / Tenenbaum) to approve the demolition of an existing single story ranch home and construction of a new single story Craftsman style residence of approximately 5,019 square feet of floor area (22.9% Floor Area Ratio), which includes a basement area, and an associated landscape plan including tree removal, new driveway surfacing, new plantings, new stone patios, new driveway gates, renovation of existing swimming pool and new perimeter fencing, with the condition that the TCLA comments be addressed via the administrative review procedures, passed 4:0 (Winges recused).

5. **138 New Place Road - 138 NPH LLC (TRG Architects / Michael Callan Landscape)**

Request for demolition of an existing two story residence and construction of a new multi-level Contemporary Tuscan style residence of approximately 12,950 square feet of floor area (11.26% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, new driveway, front yard fencing & driveway gates, retaining walls, auto court, swimming pool, lawn and wood perimeter fencing along the right property line. *(The project received preliminary review at the December 03, 2012 ADRB Meeting)*

Randy Grange, project architect, made himself available to answer any questions of the Board.

Michael Callan, landscape architect, made himself available to answer questions of the Board.

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

Alternate Boardmember Ryan complimented the design of the new home, specifically the modulation and segmentation of the design. She commented on design which was directed by the natural topography of the site and done consistent with the design guidelines. She commended the outreach efforts of the applicants and complimented the use of divided garage doors. She expressed her full support for the proposal.

Boardmember Huebner expressed full support for the proposal, noting it would fit well within the neighborhood. He commented on the high quality materials and the good access options provided through the design to the rear yard.

Boardmember Wingses stated the proposal was a marvelous piece of architecture and the site lent itself to a large proposal. He noted the design retained good balance and the stepping of the residence along the hillside met the design guidelines. He noted the successful combination of traditional and modern architecture and efforts made to incorporate solar panels in the design. He specifically complimented the tunnel arch entry feature and encouraged the applicant to revisit the detail on sheet A3.2 at the flat roof area and roll the tile over the edge of the parapet. He expressed his support for the project.

Boardmember Tenenbaum acknowledged the stunning views which would be seen from the home and expressed her full support for the proposal. She complimented all the design elements incorporated in the design, inclusive of the downspouts.

Boardmember Foster expressed support for the proposal and stated the project was appropriate to the site.

Chair Nyhus stated the home would be a statement house and concurred with Boardmember Wings regarding the parapet detail. He expressed his support for the new home.

A motion (Huebner / Tenenbaum) to approve the demolition of an existing two story residence and construction of a new multi-level Contemporary Tuscan style residence of approximately 12,950 square feet of floor area (11.26% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, new driveway, front yard fencing & driveway gates, retaining walls, auto court, swimming pool, lawn and wood perimeter fencing along the right property line, passed 5:0.

6. **1190 Hayne Road (APN: 030-190-050) - Ho (Stewart Associates / Michael Callan Landscape)**

Request for the construction of a new multi-level Italian Renaissance style residence of approximately 8,531 square feet of floor area (10.3% Floor Area Ratio) on a vacant property and an associated landscape plan including tree removal, new plantings, retaining walls, new patios, new driveway and new driveway gates. *(The project received preliminary review at the December 03, 2012 ADRB Meeting)*

John Stewart, project architect, made a presentation to the Board and explained the changes which had been made since the preliminary review, including adjustments to the floor plan and exterior elevations to reduce mass, continuation of architectural elements around the home and a minor reduction in square footage. He explained the options explored for revising the garage design; however, the design presented was the superior option from an architectural and aesthetic standpoint.

Michael Callan, landscape architect, made himself available to answer questions of the Board.

Chair Nyhus opened the public hearing.

Nisha Somani, 1415 San Raymundo Road, requested the applicants insure mature screening is planted to screen view of the new residence. She expressed concerns with soil stability and indicated there was landscape history at the project site.

Chair Nyhus stated that the Town's Engineering Department would review the existing conditions of the site and insure the project met the Town's minimum requirements.

Lillian Lazlo, 1405 San Raymundo Road, requested that the applicants retain as much of the existing screening as possible or if trees do need to be removed, insure they are replaced with mature trees.

Steve Kane, 1425 San Raymundo Road, expressed concerns with the lack of story poles at the far left corner of the new residence. He requested an opportunity to view the netting and visual impacts associated with the new residence and expressed concern that he had not had this due to lack of story poles in this corner.

John Stewart, project architect, informed the Board and Mr. Kane, that the story poles were not installed due to the existing tree canopies and for safety reasons. He introduced Peter Sun, Genesis Builders, who worked on the story pole installation and could elaborate on the reasons why story poles were not installed in this area.

Peter Sun, Geneis Builders, explained that due to the existing tree canopies in this specific area

and safety concerns for the crew, story poles were not installed in this area. He indicated that the tree branches would not be permitted to be removed for sake of story pole installation and the crew's safety would not be risked. He informed the Board and members of the public that flags had been posted on the poles; however, the poles had not been connected with netting.

As no additional members of the public were present to speak, the public hearing was closed.

Boardmember Foster thanked the neighbors for their comments. He agreed that landscaping should be maintained where feasible and noted that if the story poles were not visible as installed, then visibility of the new residence was highly unlikely. He complimented the changes made to the design since the preliminary review and considered the quality of the project to be excellent. Regarding the story poles, he respectfully informed the neighbors that as a physician, life safety took priority over the story pole netting connection and he understood the reasons for the lack of netting in this area. He added that fast growing trees should be a part of this application as ninety percent of the trees listed in the arborist report were rated as fair/poor condition.

Boardmember Tenenbaum agreed with the garage option pursued by the applicant and expressed appreciation for the additional detail included in the plans. She expressed her support for the proposal.

Boardmember Winges stated he was able to view the story poles and acknowledged that they were near the edge of a steep drop in topography. He noted that a condition of approval regarding the retention of existing vegetation may be appropriate. He discussed the current design and his continued concerns with the design of the home relative to the natural topographic features of the site. He noted that the site was steep and has been stepped on the hillside to the best feasible manner. He added that the trellis was not required due to the heavy screening at the front of the property and that he was not fully supportive of a garage facing the street or the main stair down the center of the front elevation. He noted that the landscape plan aided the architectural design.

Boardmember Huebner noted the incorrect photo of 1110 Hayne Road which remained in the plans. He thanked the applicant for the options and expressed support for the use of the trellis. He recommended the existing landscaping at the rear elevation be retained and felt the design retained an enhanced balance off of the kitchen. He stated he was generally in support of the proposal.

Alternate Boardmember Ryan expressed support for the enhanced screening.

Chair Nyhus stated the home was stately and well designed. He added it would be better suited on a flat lot; however, it was beautifully designed. He inquired if a condition could be included in the approval to address Mr. Steve Kane's comments regarding viewing potential impacts.

Elizabeth Cullinan, Director of Building & Planning, indicated that the applicant could work directly with the neighbor during the appeal period to address concerns and perhaps install an enhanced story pole or other visual tool.

A motion (Foster / Huebner) to approve the construction of a new multi-level Italian Renaissance style residence of approximately 8,531 square feet of floor area (10.3% Floor Area Ratio) on a vacant property and an associated landscape plan including tree removal, new plantings, retaining walls, new patios, new driveway and new driveway gates, passed 5:0 with the following

conditions:

1. The top of bank shall be re-surveyed based on the stake locations (installed by the Town's biological consultant) and a revised survey shall be submitted to the Building Division with the final design plans for permitting. Any discrepancies or minor revisions which must be made to location of retaining walls as a result of the location of top of bank and twenty foot setback from top of bank shall be submitted to the Planning Division for review.
2. The applicant shall provide the necessary and any additional visual aids necessary to provide the adjacent neighbor at 1425 San Raymundo, an opportunity to view potential visual impacts associated with the proposal and as a replacement to the netting which was not able to be connected due to existing tree locations

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Homes

Boardmember Tenenbaum recused herself from review of the preliminary review items due to business relationships with the applicants and left the room.

7. 2140 Forest View – Tan (Dan Phipps Architect / Loretta Gargan Landscape Design)

Request for preliminary review of the demolition of an existing single story ranch style residence and construction of a new two story Contemporary style residence of approximately 5,563 square feet of floor area (24.93% Floor Area Ratio) and a conceptual landscape plan including tree removal, new plantings throughout, new swimming pool, spa, patios, retaining walls, new driveway entrance and maintenance of the existing stone wall which runs along the frontage of the property.

Boardmember Huebner complimented the clean, complete package. He stated that the design guidelines welcome diversity in architectural styles and recommended the applicants explore differentiating the new rock retaining walls from the existing rock wall seen along the street frontage.

Alternate Boardmember Ryan noted that the proposal was large and retained a high floor area ratio; however, it was modulated well and two larger homes were located immediately across the street. She complimented the materials proposed and stated the project would contribute to the diversity of the neighborhood.

Boardmember Wings expressed support for the contemporary style of the residence and complimented the integration of the landscaping with the house plans, specifically complimenting the back glass fence. He expressed concerns with the front elevation as it did not appear to be as tailored as the rear elevation. He added that the front appeared to be commercial in nature; however, it was a very interesting project.

Boardmember Foster concurred with board comments and noted the importance of high quality materials to be included in the proposal. He stated that the landscape and architectural plans were consistent and complimentary of one another and overall the project would be a nice addition to the neighborhood.

Chair Nyhus stated that the front elevation seemed to be abrupt in design and provided recommendations to the applicants for refining the front elevation. He complimented the form of the design, but noted the eave running across the front elevation was relentless. He recommended the two story glass element be retained in the design and complimented the use of IPE siding.

- 8. 5 Willow Court – Epstein (Taylor Lombardo Architects / Strata Landscape Architecture)**
Request for preliminary review of the construction of a new two story Contemporary Wine Country style residence of approximately 7,373 square feet of floor area (25% Floor Area Ratio) and a conceptual landscape plan illustrating new plantings, tree removal, new auto court, secondary driveway, retaining walls, swimming pool, lawn and patio areas.

Boardmember Foster noted the home was large on a large lot; however, as designed, it appeared to fit well within the existing neighborhood context and retained authentic architectural elements to the two story ranch style. He noted the importance of street frontage landscape screening.

Boardmember Wings stated the applicants had done well with the massing. He remained curious regarding the secondary driveway, the large amount of pavers which would be placed along the street frontage and asked the applicants to revisit this feature. He complimented the use of slate and metal in the roof design and recommended the consistency in doors and windows be enhanced. He acknowledged the low profile elements of the design which would be successful on the site and in this neighborhood.

Boardmember Huebner recommended a larger scale be used for the floor plans; however, the house was well designed. He expressed appreciation for the inspiration photos and renderings and encouraged the applicants to revisit the secondary driveway.

Alternate Boardmember Ryan complimented the property features and the design of the new home and landscape improvements. She acknowledged the number of trees which would be installed through the landscape improvements. She noted that due to the high floor area ratio proposed, near the maximum, the project would be held to a higher standard, but will contribute to the neighborhood and will be complementary to its surroundings.

Chair Nyhus recommended simplification in the number of exterior materials, perhaps through elimination of the wood siding.

Additions/Remodels

- 9. 780 Pullman Road – Friedman (Nyhus Design Group / Michael Callan Landscape)**
Request for preliminary review of a major remodel of an existing single story ranch style residence through an architectural change and addition resulting in the construction of a two story Contemporary Mediterranean style residence of approximately 4,372 square feet of floor area (18.24% Floor Area Ratio) and conceptual landscape plan inclusive of tree removal, new plantings, tree retention, new lawn area, new concrete unit pavers, entry courtyard and pathways.

Chair Nyhus recused himself from review as the architect for this project and appointed Boardmember Wings as acting chair.

Alternate Boardmember Ryan expressed a preference for the tile roof, which was warmer for the design of the house.

Boardmember Huebner expressed a preference for the tile roof as well and complimented the views which would result from the property improvements. He recommended the applicant revisit the elevations to incorporate more substance, architectural interest, depth and dimension. He complimented the retention of existing trees and number of oak trees added in the landscape plan.

Boardmember Foster stated the proposal would be an excellent addition to the neighborhood and would result in a great new floor plan for the owners. He expressed a preference for the tile roof and concurred that the design would benefit from additional depth and dimension, consistent with the Mediterranean flavor of the proposal.

Acting Chair Wings noted his preference for the metal roof and added that the proposal was a great concept for a major remodel. He encouraged the applicants to explore the option of turning the garage door away from the street or screening better than the existing conditions. He expressed appreciation for the inspiration photos and encouraged the applicants to revise the windows above the garage at the west elevation as they appeared to be monotonous. He noted the project was headed in a great direction.

DISCUSSION ITEM(S) – None.

ADJOURNMENT – 7:00 PM

Minutes prepared by:



Serena Nevarez
Associate Planner