TOWN OF HILLSBOROUGH

San Mateo County

Planning Office
(650) 375-7411
Fax (650) 375-7415

1600 Floribunda Avenue
Hillsborough, CA 94010

Architecture and Design Review Board
APPROVED MINUTES

Monday, March 04, 2013 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 PM

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

Boardmembers Absent: None

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

Others: Mayor Jay Benton; Randy Schwartz, City Manager

APPROVAL OF MINUTES

A motion (Huebner/Tenenbaum) to approve the January 22, 2013 meeting minutes passed 5:0.

WRITTEN/ORAL COMMUNICATIONS

Elizabeth Cullinan, Director of Building & Planning introduced the Town's new City Manager, Randy Schwartz, to the ADRB and members of the public.

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. **11 Mountain Wood Lane - Keyhani (Michael Callan Landscape)**
   Request for a revision to a previously approved landscape plan limited to the installation of a new sports court, patio, arbor, storage shed, associated retaining walls and new plantings at the western/upper side of the property. The landscape plan is associated with the approval for a new single family residence which received ADRB approval on September 04, 2012.

Additions/Remodels

2. **20 Genevra Road - Schoustra / Rogers (TRG Architects / Michael Callan Landscape Architect)**
   Request for a ground floor addition of approximately 1,087 square feet of floor area (20.5% Floor Area Ratio), facade improvements including a new roof, new windows and new cedar shingle siding and associated landscape plan including tree removal, new patios, new arbor, new fencing, new driveway surface and new plantings.

A motion (Foster/Winges) to approve consent calendar passed 5:0.

Regular Items:

Landscape Plans

3. **625 West Santa Inez Avenue - Li (Michael Callan Landscape Architect)**
   Request for a revision to a previously approved landscape plan limited to the removal of one 46.2 inch DBH (Diameter at breast height) Redwood (Sequoia *sempervirens*) tree located at the front of the property adjacent to W. Santa Inez Avenue. The landscape plan is associated with a new single family residence which received ADRB approval on January 23, 2012.

   Michael Callan, landscape architect, made a brief presentation on the tree removal request, specifically noting the neighbor support received to remove the tree, which was also a topic of discussion during the review of the home in 2012. He added that the tree retained a large lump at the back, which was not visible from the photos. He informed the ADRB that the project arborist and contractor were available to answer any questions as well.

   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 tree removal.

   Boardmember Winges expressed his support for the tree removal, noting it was in the wrong location.

   Boardmember Tenenbaum inquired if the stump would be ground down.

   Michael Callan, landscape architect, confirmed the stump would be ground down.

Boardmember Foster expressed his support for the tree removal as it appeared to be a hazard.

Alternate Boardmember Ryan expressed support for the removal and mentioned the aesthetic impacts the existing tree would have to the new as well as the safety concerns associated with the existing redwood tree.

Chair Nyhus expressed his support for the tree removal.

A motion (Huebner/Tenenbaum) to approve the removal of one 46.2 inch DBH (Diameter at breast height) Redwood (Sequoia *sempervirens*) tree located at the front of the property adjacent to W. Santa Inez Avenue, passed 5:0.

Additions/Remodels

Boardmember Tenenbaum recused herself from review of 780 Pullman Road, 5 Willow Court and 2140 Forest View Avenue due to business and personal relationships. She then left the room.

Chair Nyhus recused himself from review of 780 Pullman Road as the architect of the project and left the room. Boardmember Winges was appointed as acting ADRB Chair for review of 780 Pullman Road.

4. **780 Pullman Road – Friedman (Nyhus Design Group / Michael Callan Landscape)**
Request for review of a major remodel / first and second story addition of approximately 2,292 square feet of floor area (18.34% Floor Area Ratio), change in architectural style from a ranch to a Transitional Mediterranean and associated landscape plan inclusive of tree removal, new plantings, new privacy wall, new lawn area, new concrete unit pavers, entry courtyard and pathways. *(Received preliminary review at the January 22, 2013 ADRB Meeting)*

Rick Friedman, property owner and applicant, made a brief presentation to the ADRB. He explained the goals of the project and informed the Board of the 6-inch height discrepancy in the story pole installation. He added that the Town had been informed that the story poles were installed 6-inches lower than the plans indicate and their intention of sending neighbors a letter informing them of this discrepancy.

Acting Chair Winges opened the public hearing and as no members of the public were present to speak, the public hearing was closed.

Acting Chair Winges noted the discrepancy on the roof plan and site plan which continued to indicate a metal roof would be used contrary to the application and materials board which indicated a tile roof would be used.

Serena Nevarez, Associate Planner, confirmed that the plans indicated both tile and metal roofing materials and correction of this discrepancy could be included as a condition of approval, if the ADRB were to approve the project.

Boardmember Foster expressed support for the project, specifically complimenting the site planning and high quality materials included in the design. He added that the discrepancy in the story pole installation was not a material change for the project and provided comments to the applicant on the letter to the surrounding neighbors.

Alternate Boardmember Ryan expressed support for the property improvements, noting that the entry was more clearly delineated with the revised plans. She complimented the materials and

finishes, noting the home would be much more adapted for the site.

Boardmember Huebner thanked the applicants for the complete package; however, he noted the floor plans were difficult to read. He acknowledged the high quality materials included in the design as well as the improved design with the incorporation of the oval windows and tile roof. He noted that the landscape plan was comprehensive as well as an aesthetic improvement and expressed his support for the proposal.

Acting Chair Winges complimented the complete package submitted and specifically noted the reduction in the footprint of the home as well as the high quality materials included in the design. He inquired on the material which would be used for the flat roof portion of the home and stated that the oval windows did not appear to be Mediterranean, but more French or Baroque style element. He noted his concerns with the rear elevation and lack of windows.

Rick Friedman, property owner and applicant, responded that a mix of wood and artificial turf would be used on the flat roof portions and that no windows were included on that elevation due to lack of views from that side.

A motion (Huebner/Foster) to approve the major remodel / first and second story addition of approximately 2,292 square feet of floor area (18.34% Floor Area Ratio), change in architectural style from a ranch to a Transitional Mediterranean and associated landscape plan passed 3:0 with the following conditions:

1. A notice shall be mailed to all property owners within a 500-ft radius from the project site informing them of the 6-inch discrepancy in the story pole installation;
2. The project shall be subject to the TCLA comments via the administrative review procedures.

Chair Nyhus returned to the chambers after the motion had been completed for 780 Pullman Road.

New Houses

5. **5 Willow Court – Epstein (Taylor Lombardo Architects / Strata Landscape Architecture)** Request for review of the construction of a new two story Contemporary Wine Country style residence of approximately 7,336 square feet of floor area (24.68% Floor Area Ratio) on a vacant lot and associated landscape plan including new plantings, tree removal, new auto court, secondary driveway, retaining walls, swimming pool, lawn and patio areas. *(Received preliminary review at the January 22, 2013 ADRB Meeting)*

Karen Epstein, property owner, made a brief presentation to the ADRB and explained the project goals and how careful thought was incorporated into the siting of the new residence, inclusive of tucking the garage under the house. She added that the end goal was to construct a beautiful home compatible with the surroundings and to complement the beautiful property. She also explained the public outreach conducted prior to the ADRB review.

Boardmember Winges inquired if the large oak tree in the center of the lot would be removed.

Todd Cole, landscape architect, confirmed that the tree would be removed as it was in poor condition. He explained the reasons the tree was considered to be in poor condition and noted

that there were several oak trees which would be retained.

Tom Taylor, project architect, explained that the home was essentially a single level home with a garage below and a design which respected the topography of the site.

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

Boardmember Foster expressed appreciation for the complete packet and acknowledged the project was located in an area of larger homes. He noted that the project fit within the existing neighborhood context and expressed support for the landscape plan as well as the lower level garage design. He commented on the enhanced privacy which would result from the design of the floor plan which wrapped around the rear yard area.

Boardmember Huebner expressed appreciation for the packet detail, slightly larger font used and the appropriate scale of the proposal. He acknowledged the high quality materials proposed, well executed design and comprehensive landscape improvement plan.

Boardmember Winges expressed support for the proposal, specifically the large setbacks proposed and well sited and screened design. He acknowledged the use of high quality materials consistent with the architectural style proposed and that he was supportive of the TCLA comments reviewed at an administrative level.

Alternate Boardmember Ryan complimented the design packet, elegant yet livable design and comprehensive landscape plan.

Chair Nyhus expressed support for the proposal and recommended a lower wattage light, such as 60 watts, be used as opposed to the 100 watt bulbs indicated in the plans. He expressed support for the greater setbacks proposed along Willow Road.

Elizabeth Cullinan, Director of Building & Planning, informed the ADRB that the Hillsborough Municipal Code and Design Guidelines limited the wattage for exterior lighting.

A motion (Huebner/Foster) to approve the construction of a new two story Contemporary Wine Country style residence of approximately 7,336 square feet of floor area (24.68% Floor Area Ratio) on a vacant lot and associated landscape plan passed 4:0 with the following conditions:

1. The Town's Consulting Landscape Architect comments shall be addressed via the administrative review procedures and the revised landscape plan shall include detail on the wattage proposed in light fixtures, which shall be consistent with the limitations set forth in the design guidelines and municipal code.
2. Final location and design of the new driveway entrances shall be to the satisfaction of the Director of Public Works.

6. **2140 Forest View – Tan (Dan Phipps Architect / Loretta Gargan Landscape Design)**
Request for review of the demolition of an existing ranch style residence and construction of a new two story Contemporary style residence of approximately 5,458 square feet of floor area (24.5% Floor Area Ratio) and associated 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. *(Received preliminary review at the January 22, 2013 ADRB meeting)*

Ernie Tan, property owner, made a brief presentation to the ADRB, explained the extensive public outreach conducted as well as background on their residency in Hillsborough. He thanked the ADRB members for their time dedicated to the community and also noted the neighbor support they received for the proposal.

Dan Phipps, project architect, presented the revisions incorporated into the project design to the ADRB, which included additional IPE siding incorporated into the front elevation wall, a narrowed eave along the front elevation and refinements to the windows. He explained the materials proposed in the design including the heavy glass at the front and on the sides of the front door (samples were passed to the ADRB members) and explained the stucco texture proposed.

Loretta Gargan, landscape architect, presented the design elements and thought process used during development of the landscape plan. She included detail on the various plantings, materials and finishes proposed to complement the setting and outlined the measures which would be taken to address the TCLA comments.

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

Boardmember Winges stated that the height of the home represented by the story poles and relative to the existing front elevation presented a great difference. He referred to sheet A3.5 and assumed the site would be built up to reduce the height apparent in the field.

Albert Cruz, landscape designer, explained that the landscape walls will be installed to build up the site at the front of the property and should aid in reducing the mass.

Boardmember Winges acknowledged the large amount of fill which would be needed for the project and inquired where it would be brought from.

Dan Phipps, project architect, responded that the dirt from the pool and basement grading would be used as fill for the site.

Boardmember Winges expressed appreciation for the completeness of the submittal packet and revisions made to the project design, inclusive of the eave narrowing. He complimented the color palette and selection of high quality materials and recommended that the oak trees along the front be retained. He expressed his support for the proposal.

Boardmember Huebner acknowledged the packet organization and completeness and noted that the new home would sit well on the site. He stated the design accomplished diversity with the neighborhood in a very successful manner, consistent with the design guidelines and was well executed. He expressed support for the proposal and for the TCLA comments to be reviewed administratively.

Boardmember Foster expressed appreciation for the changes incorporated into the design and stated the new home would be an improvement to the neighborhood. He expressed support for the proposal.

Alternate Boardmember Ryan complimented the well prepared and complete submittal package

and commended the applicants' outreach efforts. She expressed support for the project, the high quality materials of the design and well integrated contemporary style.

Chair Nyhus expressed support for the proposal and for the TCLA comments to be reviewed by Planning Staff.

Elizabeth Cullinan, Director of Building & Planning, clarified that Alternate Boardmember Ryan did not live within a 500-ft radius from the project site.

A motion (Winges/Huebner) to approve the demolition of an existing ranch style residence and construction of a new two story Contemporary style residence of approximately 5,458 square feet of floor area (24.5% Floor Area Ratio) and associated landscape plan passed 4:0 with the following conditions:

1. The Town's Consulting Landscape Architect comments shall be addressed via the administrative review procedures.
2. A parabolic safety mirror shall be installed across the street at 2119 Forest View Avenue, with written consent from the property owner and to the satisfaction of the Director of Public Works;
3. Final location and design of the new driveway entrances shall be to the satisfaction of the Director of Public Works.

After the motion was completed, Boardmember Tenenbaum returned to the room.

7. **777 Chateau Drive – Chammas (Debbas Architecture / Surface Design, Inc.)**
Request for review of the demolition of an existing single story Ranch style residence and construction of a new two story Contemporary style residence of approximately 5,715 square feet of floor area (24.9% Floor Area Ratio) and associated landscape plan including new plantings, tree removal, new driveway surfacing, fencing, driveway gates and front yard fencing and patio areas. *(Received preliminary review at the July 16, 2012 ADRB Meeting)*

Charles Debbas, project architect, thanked the ADRB and Planning Staff for their time in reviewing the project. He explained the color and material palette for the new home as well as the changes which were incorporated into the plans to enhance the warmth and residential feel of the proposal.

James Lord, landscape architect, explained the site, client's goals for the landscaping and the proposal details. He explained that the client was interested in growing food and fall colors in the project design and provided the Board with details on site drainage improvements. He stated that the Acacia trees would be removed and replaced with Chinese Pistache trees, which was noted in the TCLA comments and explained the discrepancy in the hardscape calculations on the application. He continued to explain the colors of the landscaping and made himself available to answer any 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.

Stephanie Christopherson, 10 Corlett Way, expressed her concerns with traffic impacts during construction and inquired on how that would be addressed.

Elizabeth Cullinan, Director of Building & Planning, stated that a construction management plan would be required as part of the Building permit process and would address issues such as construction traffic, parking and storage of construction materials.

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

Boardmember Tenenbaum asked if the driveway gate was sliding and due to the fast travelled street, if an increased distance had been considered for the location of the gate.

Charles Debbas, project architect, confirmed that the gate was sliding.

James Lord, landscape architect, stated that the increased distance had been considered and the gate was proposed to be 17-feet back from the street edge, an increased distance from the 15-foot minimum distance required.

Boardmember Tenenbaum asked for clarification on the plants along the front fencing.

James Lord, landscape architect, explained the plantings proposed along the fence, which would be lineal and would grow to cover the fence.

Boardmember Tenenbaum complimented the details of the landscape improvements and expressed her support for the proposal, noting it would add diversity to the neighborhood and would be an elegant improvement.

Boardmember Foster expressed his support for the proposal, specifically the house style and integration of indoor and outdoor living. He complimented the materials and renderings presented, noting the proposal would be a good addition to the area and was true to style.

Boardmember Huebner commented on the difficulty to review the plans due to presentation of the information and acknowledged that the renderings and images were helpful. He added that the structure appeared to be imposing and the design lacked windows; however, the structure would be tucked into the site. He expressed his preference for the sandstone, which was confirmed to be used by the architect, and expressed support for removal of the acacia trees. He did note that the proposal would be a departure from the existing neighborhood context.

Boardmember Winges stated the plans were difficult to review due to presentation of information and the images and renderings presented at the meeting were critical and clarified the design direction. He acknowledged that the palette of colors and finishes had been lightened and the proposal was reminiscent of a piece of art. He added that the proposal was designed with the site features, not against it, consistent with the design guidelines and the landscaping was well thought out. He noted that the screening element illustrated on sheet A5.1 adjacent to the entry door appeared to be dated and would benefit from a revision. He expressed his support with the condition that the screen element be revised and reviewed by Planning Staff.

Alternate Boardmember Ryan expressed her support for the proposal, specifically after having the opportunity to visit the site. She noted the proposal would be a positive addition to the area and the landscape improvements transform the project.

Chair Nyhus acknowledged the positive reactions to the contemporary style and expressed his support for the proposal.

Elizabeth Cullinan, Director of Building & Planning, summarized the comments of the Board and revisited the potential conditions of approval for the project, including revisions to the screen element, a construction management plan and TCLA comments, all of which could be reviewed by Planning Staff or the ADRB.

Chair Nyhus expressed his support for Staff to review the details of the construction management plan.

A motion (Winges/Tenenbaum) to approve the demolition of an existing single story Ranch style residence and construction of a new two story Contemporary style residence of approximately 5,715 square feet of floor area (24.9% Floor Area Ratio) and associated landscape plan, passed 5:0 with the following conditions:

1. The landscape plan shall be revised to address TCLA comments and shall be subject to the administrative review procedures, inclusive of TCLA review and public notification requirements.
2. Trees which are marked to be removed and located outside of the property lines shall not be altered unless written permission from adjacent property owners is received and submitted to the Town.
3. The screen detail illustrated on sheet A5.1 shall be revised, subject to the administrative review procedures.
4. A construction management plan shall be submitted, which shall include measures addressing construction vehicle parking, traffic flow and material storage. This management plan shall be subject to review by the Building & Planning Department.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

8. **2785 Summit Drive - Kameda (Ana Williamson Architect / Keith Willig Landscape Architecture)**
Request for preliminary review of the demolition of an existing single story residence and construction of a new single level modern style residence of approximately 4,324 square feet of floor area (19% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, new patios, driveway surfacing, spa, retaining walls and perimeter fencing.

Boardmember Foster stated the proposal would benefit from additional detail and expressed the importance of landscaping for the site. He noted the details of the proposal appeared to be authentic.

Boardmember Tenenbaum noted the proposal would be an improvement to the site; however, the proposal would benefit from additional materials, more architectural interest on the sides of the entry, to enhance depth and dimension, enhanced detail at the front and revisiting of the carport detail in the proposal (removal of the carport).

Boardmember Winges stated the proposal was in the right direction to improve the corner and open up the side along Summit Drive. He inquired why any of the walls were being saved if more than 50% were being removed and it would be considered a new home. He recommended additional details be included regarding the materials proposed and cautioned on the use of perspective drawings. He encouraged the applicants to consider the use of more horizontal elements, reveals and caps to reduce mass (boxiness) and the project was in need of detailed landscaping. He encouraged the applicants to reconsider the placement of the second unit and noted the project was overall in a good direction with the incorporation of additional information.

Boardmember Huebner agreed with Boardmember Winges regarding the use of perspective drawings, specifically as they lack depth and dimension. He added that detailed landscaping could improve the proposal dramatically and the preliminary architectural drawings were done well, with the modern style.

Alternate Boardmember Ryan acknowledged the complete packet submitted, the contemporary design and expressed support for the change of the front entry to Patton Place. While she complimented the colors of the driveway and light fixture details, she encouraged the applicants to go further with the details to soften the design.

Chair Nyhus encouraged the applicants to continue exploring opportunity to better integrate the forms and structures of the proposal and to revisit the carport details, which could be improved. He encouraged the applicant to revisit the stucco box forms and enhance the detail throughout. He noted the scale was appropriate for the site.

Additions/Remodels

Boardmember Winges recused himself from review of 1050 Vista Drive as the project architect and left the room.

9. **1050 Vista Drive - Harris (Winges Architects Inc. / Michael Callan Landscape Architect)**
Request for preliminary review of a remodel, first and second floor addition of approximately 3,062 square feet of floor area (22.5% Floor Area Ratio) to an existing two story Spanish Colonial Revival style residence and associated conceptual landscape plan including a new concrete paver auto court, tree removal, new plantings, new patios, new swimming pool and new pathways. The proposal includes the continuation of an existing legal non-conforming setback along Chiltern Road.

Boardmember Huebner acknowledged the complete packet submittal as well as the projects continued consistency with the existing neighborhood context. He complimented the project execution and noted that both the architecture and landscaping included details which would enhance the aesthetic quality of the site.

Boardmember Tenenbaum thanked the applicants for a proposal which would enhance as opposed to tearing down. She noted the proposal resulted in a beautiful, more useful plan with great details included.

Boardmember Foster complimented the retention of the existing house in the plan and noted that the massing was appropriate to the site. He added that additional information regarding the setback issues would be helpful to have in the formal review.

Alternate Boardmember Ryan expressed her support for retention of the existing home and

complimented the landscape features. She complimented the project direction and the enhanced livability of the site due to the proposed improvements.

Chair Nyhus complimented the preservation of the existing residence and the continuation of authenticity in the architectural details.

Boardmember Winges returned to the room after the preliminary review was completed.

DISCUSSION ITEM(S)

Staff informed the ADRB that the Form 700's provided by the City Clerk were due to be submitted by March 15, 2013.

ADJOURNMENT – 6:00 PM

Minutes prepared by:

Serena Nevarez, Associate Planner