

# 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 25, 2013 at 4:00 pm  
Town Hall, 1600 Floribunda Avenue – Community Room

### **CALL TO ORDER** – 4:00 PM

Boardmembers Present: Eric Nyhus, Chair; Julie Tenenbaum; Christian Huebner; Jerry Wings; 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 / Wings) to approve the March 04, 2013 minutes passed as amended.

**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. **130 New Place Road - Hao (Suzman Design Group)**  
Request for revisions to a previously approved landscape plan (associated with the construction

of a new modern style residence), including an enhanced planting plan, new rear terrace with reflecting pool and fountain, new auto court, new entry court, realignment of the upper driveway area and resurfacing of the bottom portion of the existing driveway, new retaining walls and new driveway gates and columns. *(The original landscape plan and new single family residence were approved at the January 23, 2012 ADRB meeting)*

A motion (Huebner / Tenenbaum) to approve the consent calendar passed 5:0.

## **Regular Items:**

### Additions/Remodels

#### **2. 989 Jackling Drive - Chiu (TRG Architects / Michael Callan Landscape)**

Request for a first and second story addition of approximately 1,298 square feet to an existing two story contemporary style home and landscape plan including new plantings, new walkways, renovated patios, new lawn, new side yard fencing and gates, new drystack retaining walls and new guest parking area. The proposal includes the continuation of an existing legal non-conforming streetline setback of 27-ft along Baileyana Road.

Chair Nyhus recused himself from review of the proposal due to a prior business relationship and left the room. Boardmember Wings as appointed as Acting Chair for the item.

Randy Grange, project architect, made a brief presentation on the proposal, discussed the public outreach efforts and measures which would be taken to address public comment, including the treatment of the master bathroom window (sandblasted).

Acting Chair Wings opened the public hearing.

Lynne Kiley, 986 Baileyana Road, expressed concerns with the garage side of the property and expressed her preference for adequate landscaping and lighting protection. Otherwise, she remained supportive of the property improvements.

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

Boardmember Huebner acknowledged the complete package submitted as well as the massing increase associated with the additions. He noted the high quality materials included in the design and expressed his support for the proposal.

Boardmember Tenenbaum complimented the rendering presented and noted the proposal adds diversity to the existing neighborhood context. She added the proposed additions were well sited, screened by landscaping, made for an enhanced use of the lot with minimal impacts. She expressed her support for the proposal.

Boardmember Foster acknowledged the complete package received and complimented the renderings submitted. He noted the proposal would be an upgrade and bring diversity to the neighborhood with the use of high quality materials and a more modern floor plan. He stated the proposed landscaping complements the architectural improvements and preferred a staff review for the minor changes needed to address TCLA comments.

Acting Chair Wings thanked the applicants for the complete package submitted and the updated design. He acknowledged the staggered massing and the curious location for the master bathroom but noted that the existing oak trees would provide privacy screening and the

window treatment would resolve privacy issues. He noted the good balance of materials and the natural, simple landscape palette. He added that the wood slats could result in high maintenance and requested clarification on the dimension of the wood slats.

A motion (Tenenbaum / Foster) to approve first & second story addition of approximately 1,298 square feet to an existing two story contemporary style home, which includes the continuation of an existing legal, non-conforming streetline setback of 27-ft along Baileyana Road, and landscape plan including new plantings, new walkways, renovated patios, new lawn, new side yard fencing and gates, new drystack retaining walls and new guest parking area, passed 4:0, with the following conditions:

- 1) The proposal shall be subject to the TCLA comments via the administrative review procedures including replacement of the proposed Strawberry trees along the Jackling Drive and Baileyana street frontages with the proposed wax myrtle tree.

## New Houses

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

Continued review of the 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 associated landscape plan including tree removal, new driveway, retaining walls, patios, new driveway entry gates, perimeter fencing and new plantings. The designated property address is 60 Buckeye Court. *(The project was continued at the January 22, 2013 ADRB Meeting)*

Serena Nevarez, Associate Planner, noted a public comment letter received from the owners of 35 Via Delizia, which outlined concerns regarding the proposed plant screening on their property by the applicants, misunderstandings of shifting the residence by approximately 7-ft in the southeastern versus eastern direction, impacts to an existing oak tree at the west side of the residence, additional tree loss due to the house shift and the lowering of the house. She continued to provide the ADRB with additional information regarding the potential long term impacts of construction to specific trees on the property, based on the Town's Consulting Landscape Architect's (TCLA) assessment. She added that due to concerns with the long term impacts of the project to the oak trees #76 & #77, should these trees become ill or need to be removed, the TCLA recommended they be replaced at a minimum 2:1 ratio within the same quadrant of the front yard area. Additionally, she noted that the TCLA recommended, to insure the long term preservation of Oak tree #16 located to the rear/west of the residence, that the rear yard patio be reconfigured and the applicant submit recommendations prepared by a certified arborist regarding revised patio configuration and tree protection. She provided the ADRB with additional conditions of approval for the project, should they choose to incorporate them, pertaining to the requirement for landscape screening between the subject property and 35 Via Delizia, maintenance of the existing stone wall located at the rear/west of the property and the need for a construction management plan.

Ben Kong, property owner, provided the ADRB with history of the process and design changes as well as a review of the impacts to the neighbors. He then introduced his landscape architect, Peter Callander.

Peter Callander, landscape architect, explained a cross section sheet which illustrated site lines relating to shifting of the residence, which was included in the project plan sets. He explained that the tallest point of the roof of the main residence would sit below the floor of the neighbor's residence at 35 Via Delizia and noted that the proposal maintained a distance of approximately

144 feet from the neighbor's residence. He noted that shifting of the house would likely result in the loss of the two oak trees located at the east of the residence near the recreation room and that the proposal continued to retain a total Floor Area Ratio of less than 8%.

Chair Nyhus opened the public hearing.

Doug Holsclaw, 35 Via Delizia, stated that the collaboration amongst parties resulted in a large amount of progress; however, they retained strong objections to the proposal. He acknowledged the benefits of working with Richard Reisman, who was an asset to the process. He stated that ninety percent of the differences had been worked through, but unfortunately he felt the collaborative became disingenuous and misleading. He stated that the statement in Peter Callander's letter regarding the thirty foot shift not having a visible impact (reduction) was disingenuous. He added that they were originally optimistic considering the lot is two acres in size, that they would come to a mutually understandable agreement as only two properties would be impacted with an east/west difference. He stated he understood the Town did not have a view protection ordinance and expressed appreciation for the ADRB visiting his property. He stated his four concerns with the project as follows:

- 1) Reduce visual impact of roof seen through the arches on their property;
- 2) Impact of the tower;
- 3) Strategic placement of landscaping; and
- 4) Shift structure to the east

He stated he the deferred landscape screening to be reviewed at a later date was acceptable. He discussed the proposed seven foot movement of the new residence from its original location and was curious why it was not shifted further as he never received a response from the applicants.

Boardmember Wings asked Mr. Holsclaw if he proposed the 7-ft shift.

Doug Holsclaw responded that Richard Reisman proposed the shift amount of 7-ft. He then continued to discuss the benefits of shifting the residence further in the easterly direction, including retention of the existing oak tree behind the residence. He explained that the existing oak tree located west of the kitchen of the new residence was a 40-inch diameter oak tree and he believed the structure would impact the tree, not only the patio configuration. He added that the proposal did not meet the objectives of the residential design guidelines and presented privacy issues. He presented photos on the table which illustrated the story pole view from the residence at 35 Via Delizia.

Melody Summers, 35 Via Delizia, stated that significant strides had been made to collaborate; however, there remains visible impacts from their master bedroom area. She noted that eucalyptus trees were not native trees and less preferred and asked the ADRB to take that into consideration for shifting of the house further to the east. She added that they also had privacy concerns related to the balcony off of the master bedroom of the new residence.

Ken Constantino, 1025 Merner Road, stated that his residence was adjacent to the subject property and at a lower topographical level. He informed the ADRB that last year he received notification of this project from Mr. Kong and at that time his concerns related to drainage and tree protection. He and his wife feel the home is well sited and an architectural style they are fond of. He noted that the new home is proposed more than 150-feet away, versus the existing development pattern which features much less space between properties and the proposal retains many of the existing oak trees which provide screening. He noted that due to the topography of the area (he is at a lower level), the change would have a greater impact on the homes on Merner Road. He added that due to the lot size there could have been two homes

developed on the lot and while he understood some of the concerns, he remained in full support of the proposal and hoped the ADRB would approve the project. He acknowledged and expressed support for the project changes made to address neighbor concerns.

Bill Loasch, 40 Buckeye Court, expressed his support for the proposal, noting it would be an excellent addition to the neighborhood and expressed appreciation for the changes made to address neighborhood comments. He stated that the development would be superior to the empty lot and noted that the objection to the house being visible did not seem to be relevant as he could see five houses from his home.

Richard Reisman, 410 West Santa Inez Avenue, mentioned this was a unique circumstance where there was, in fact, a legitimate misunderstanding on the direction of the shift (referring to east versus southeast) and he continued to outline the reasons for this misunderstanding. He noted that in his opinion, the difference in the directional shift would not have as large of a difference in reducing impacts as the lowering of the overall height of the residence, which makes a good difference. He added that the floor height matters with privacy and a twenty five foot difference is a substantial change for the house location.

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

Boardmember Foster congratulated all parties for participating in a collaborative process and working towards a beautiful home which is consistent with both neighborhoods. He thanked all members of the public for their public comments during the public hearing portion and noted that he and the rest of the ADRB were graciously invited to view the story poles from the neighboring residence at 35 Via Delizia. He stated that although the home would be visible, there did not appear to be privacy issues. He commented that the home was well sited and that total elimination of the home's visibility would not be possible, as development is always visible. He added that drainage would be carefully reviewed by the Town's Engineering Department and expressed appreciation for the applicants' efforts in reducing the massing. He expressed support for the proposal in its current location with the incorporation of landscape screening.

Boardmember Tenenbaum stated that the home was appropriate to the lot and the proposal included high quality materials and a great, authentic style. She added that the project was well developed; however, the landscaping remained unclear. She expressed her appreciation for the hospitality of the neighbors at 35 Via Delizia and sympathized with their concerns due to the change which would occur as a result of the project. She noted that the home was well sited and it seemed to be the best area on the lot for a new home. She expressed support for landscape screening on the property at 35 Via Delizia and expressed appreciation for the changes made to the design to address neighbor concerns.

Boardmember Wingses thanked the applicants for the complete house package; however, he noted that the landscape plans were not complete and did not include adequate detail. He stated the home was appropriate to the lot and well sited, noting he would have preferred to see it remain in its original location. However, he complimented the continued outreach efforts and the compromises made to address neighbor concerns. He acknowledged the fact that the proposal exceeds the required setbacks by significant amounts and is well below the maximum floor area permitted for the site. He noted that the top of the roof, with the height reductions would be below the neighbor's floor level with minor view impacts and that the proposal does comply with the Residential Design Guidelines. He noted the importance of the construction management plan and expressed support for the residence; however, he felt it was necessary that the landscape plan be further developed and brought back to a future ADRB meeting for review.

Boardmember Huebner acknowledged the very complete packet submitted and noted that the site planning, massing and project revisions minimized the impacts from view. He added that the Town does not have a view protection ordinance and the homes would be more than 144-feet apart. He continued that the proposal included high quality materials and authenticity in design and expressed his support for the proposal.

Alternate Boardmember Ryan stated that the proposal meets the Residential Design Guidelines of the Town through the incorporation of high quality design, materials and modulation. She added that the intention of the changes was to mitigate impacts, not elimination of impediments. She expressed support for the proposal.

Chair Nyhus acknowledged the several changes made to the design to address neighbor comment and supported the combination of revisions. He added that the difference between the shifting of the house southeast or east in terms of view impacts was nominal and the roof height reduction and shifting mitigates the concerns while allowing the adjacent neighbor at 35 Via Delizia to retain incredible cross canyon views. He added that the master bedroom window of the new residence faced a westerly direction and would not have an impact and the impacts had been mitigated to the greatest extent feasible. He noted that the vertical element was in a direction away from 35 Via Delizia and agreed that the landscape plan should be enhanced and brought back to the ADRB for review. He complimented the architectural detail of the proposal and expressed his support for the project.

A motion (Huebner / Tenenbaum) to approve the construction of a new multi-level Spanish Mediterranean style residence of approximately 7,388 square feet (7.9% Floor Area Ratio) and associated landscape plan including tree removal, new driveway, retaining walls, patios, new driveway entry gates, perimeter fencing and new plantings passed 5:0 with the following conditions:

1. A finalized landscape plan shall be submitted and subject to review and approval by the ADRB at a regularly scheduled meeting. This finalized landscape plan shall include all required plan detail listed in the ADRB Landscape application.
2. The following project revisions shall be subject to the administrative review procedures:
  - a. The TCLA comments shall be addressed;
  - b. A landscape screening plan to provide screening between the between the subject property and 35 Via Delizia is required and shall include neighbor notification;
  - c. As recommended by the TCLA and to insure the long term preservation of Oak tree #16 located to the rear/west of the residence, the rear yard patio shall be reconfigured and subject to review via the administrative review procedures and shall incorporate review by the Town's Consulting Landscape Architect. The applicant shall submit recommendations prepared by a certified arborist regarding revised patio configuration and tree protection;
  - d. Due to concerns with the long term impacts of the project to the oak trees #76 & #77, should these trees become ill or need to be removed, they shall be replaced at a minimum 2:1 ratio in a location to the satisfaction to the Building & Planning Department and TCLA. An arborist report shall accompany any application for the tree removal;
3. Final placement of the new driveway entrance and driveway apron details shall be to the satisfaction of the City Engineer;

4. The existing stone wall located at the rear/west side of the property shall be maintained, as indicated on the plans and protection measures for this wall shall be included in the required construction management plan, as a part of the Building Permit process and subject to review by the Building & Planning Department.
5. A construction management plan shall be submitted, which shall include measures addressing construction vehicle parking, traffic flow and material storage. This construction management plan shall be subject to review by the Building & Planning Department.

## **PRELIMINARY REVIEW**

**(Not public hearing items; Board comments only.)**

### New Houses

4. **590 Pullman Road - Sohn (TDG - The Design Group / Michael Callan Landscape)**  
Request for preliminary review of the demolition of an existing ranch style residence and construction of a new two story Modern Mediterranean style residence of approximately 5,804 square feet (24.96% Floor Area Ratio) and associated conceptual landscape plan including tree removal, new plantings, new retaining walls, new patios, concrete unit pavers, new driveway gate and columns, new front yard fencing and wood perimeter fencing.

Boardmember Tenenbaum noted the massing and scale of the proposal were appropriate; however, she was not clear on the project detail and recommended it be enhanced for a more authentic appearance. She acknowledged the incorporation of light fixtures, architectural details and finishes as well as landscape details in the preliminary plans, which will continue to be important elements of the review and asked for clarification on the balcony floor types. She encouraged the applicants to define the architectural style and provide additional clarification in the drawings.

Boardmember Foster stated that inspiration photos were needed and although the siting was done well, the proposal would need to be of high quality. He complimented the preliminary landscape plan and encouraged the applicants to include additional detail in their next submittal.

Boardmember Winges acknowledged the packet was preliminary in nature and the home was large for a relatively small lot. He noted the adequate setbacks used for the second floor and commented on the second floor roofline, which appeared to be the same height as the eave. He stated the plans were unclear if the windows and entry were recessed. He encouraged the applicants to include more detail and enhance the aesthetics of the design through the use of thick walls, for example. He complimented the preliminary landscape plan and encouraged the applicants to insure the lighting fixtures are consistent throughout and the entry is revisited.

Boardmember Huebner stated that more detail was needed in the window design. He complimented the comprehensive landscape plan submitted as a part of the preliminary review package and commented that the design would benefit from additional information.

Alternate Boardmember Ryan stated the design was well modulated and noted the expectations for high quality materials due to the high FAR proposed. She recommended the use of natural stone in the design and she complimented the floor plan, noting it was well situated on the lot.

Chair Nyhus stated that there was much detail included in the proposal on a smaller lot. He

noted this was an opportunity to create a great house for the neighborhood and recommended the applicant revisit the right elevation, specifically the roof forms and incorporate architectural elements which would create a unique, authentic design. He noted that the current design appeared to be a compilation of architectural styles and this should be addressed. He encouraged the applicants to simplify the design and make it true to the architectural style chosen. He remained curious about the window surrounds and recommended a high quality surround be used in the final design.

5. **2010 Geri Lane - Geri Lane Development LP (Hunt Hale Jones Architect / Michael Callan Landscape)**

Request for second preliminary review of the demolition of an existing ranch style residence and construction of a new two story residence of approximately 6,510 square feet of floor area (16.0% Floor Area Ratio) and associated conceptual landscape plan including new plantings, tree removal, new driveway surfacing, new fencing and new patios & walkways. *(Received first preliminary review at the August 06, 2012 ADRB Meeting)*

Boardmember Tenenbaum recused herself from the item due to her affiliation with the Hillsborough Beautification Foundation and left the room.

Boardmember Wings noted the large reduction in square footage which was undertaken, although he felt more could be accomplished. He noted the improvement to the footprint and expressed appreciation for the one story elements, which was a step in the right direction. He encouraged the applicant to take surrounding home footprints into consideration and acknowledged the proposal was at the maximum height permitted. He recommended the house be simplified and subdued/downplayed. He commented on the issues with architectural consistency in the plan, specifically noting that the eaves and wings did not seem to integrate well together, from an architectural style perspective. He recommended that the house be toned down and that the entry be revised as it, in its current design, competed with the Geri Lane gates.

Boardmember Huebner acknowledged the complete package received and expressed appreciation for the reduction to the massing and scale. He noted that the two sides added weight to the residence and it continued to be much larger than the other homes on Geri Lane. He added that the columns at the front entry appeared to be over-scaled and material consistency was needed, specifically in the wings of the residence. Although he stated the project was headed in the right direction, he recommended it be toned down and stressed the importance of landscape for this project. He encouraged the applicants to continue outreach efforts and collaboration with neighborhood and Town groups.

Boardmember Foster applauded the applicants' efforts and encouraged them to take the design further and enhance the project's consistency with the Colonial architectural style proposed. He noted the importance of landscape as well as incorporating the landscape elements with the Geri Lane gates. He reiterated his concerns with proposed improvements near the creek and noted that the changes made for a much more interesting proposal.

Alternate Boardmember Ryan expressed her appreciation for the changes made to the design since the first preliminary review. She continued to express her concerns with the imposing nature of the home to the street. She added the home appeared less massive due to the mix of materials (stone & wood siding); however, the entry continued to contribute to the central mass of the home and there appeared to be many second level empty spaces, which also contributed to the massing. She recommended the entry be recessed and that the 11-ft ceilings be reduced

in height. She commented on the historical nature of Geri Lane and although the applicants were on the right track, it would be of benefit to them to make the design less imposing to the street and surroundings.

Chair Nyhus commented on the transition between the columns and the walls at the entry and recommended this be clarified and refined as it did not appear to be a seamless transition. He added that the stone and the wood combination did not appear to be consistent with or authentic to the Colonial style. He noted that the stone should be used as an accent only and acknowledged the hipped wing roof forms and main ridge gable ends, which were not consistent. He noted that the second floor was not well integrated in the design and the elevations included large blank walls. He recommended lowering the 11-ft ceilings, which would still allow the achievement of floor plan goals. He acknowledged that Geri Lane retains large homes and encouraged the applicants to continue to reduce the mass and refine the design.

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

**ADJOURNMENT** – 5:40 PM

Minutes prepared by:

A handwritten signature in blue ink, appearing to read "S. Nevarez".

Serena Nevarez, Associate Planner