

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board Approved Minutes

Monday, June 03, 2013 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER - 4:00 PM

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

Boardmembers Absent: Julie Tenenbaum (excused)

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

Others: Councilmember Larry May, Building & Planning Council Commissioner; Randy Schwartz, City Manager; Kathy Leroux, Assistant City Manager

APPROVAL OF MINUTES

A motion (Huebner / Wingses) to approve the May 06, 2013 ADRB minutes passed 3:1:0 (Nyhus abstained)

WRITTEN/ORAL COMMUNICATIONS

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

Elizabeth Cullinan, Director of Building & Planning, introduced new summer intern, Victoria Leroux, to the ADRB and members of the public.

PUBLIC HEARING ITEMS

Consent Items

Additions/Remodels

1. **1225 San Raymundo Road - Wang Lu (T. Peter Lam, AIA, Architects, Ltd.)**
Request for a ground floor addition of approximately 746 square feet of floor area (12.6% Floor Area Ratio) to the garages of an existing multilevel Tudor style residence.

A motion (Foster / Huebner) to approve the consent calendar item, 1225 San Raymundo Road, subject to the condition that details of the railings shall be refined for enhanced consistency with the existing architectural style of the home; specifically, the diagonals of the half-timbers shall be revised to match the existing home, subject to the administrative review procedures, passed 4:0.

Regular Items:

Additions/Remodels

2. **707 Irwin Court - Lo (Chu Design Associates)**
Request for a first and second floor addition of approximately 1,450 square feet of floor area (24.86% Floor Area Ratio) to the east (left) and south (rear) elevations of an existing two story Mediterranean style residence.

Jerry Wingses recused himself from review of the item as his client owns an adjacent property on Irwin, and he left the room.

James Chu, project architect, provided the Board with an overview of the project scope and presented a revised color scheme to the ADRB, which included a cream body color as opposed to the existing.

Boardmember Foster inquired on the status of the Lot Line Adjustment application.

Stanley Lo, property owner, stated the application would be submitted by Wednesday, June 05, 2013.

Serena Nevarez, Associate Planner, informed the Board that the applicants had met with the Engineering Department to review the concepts of the proposed lot line adjustment and while there were no issues foreseen at this meeting, a formal application had not yet been submitted and thus the reason Staff was recommending a condition of approval be included, should the Board approve the project.

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

Boardmember Huebner acknowledged the complete package submitted. He noted that the style and massing fit well within the site and surroundings; however, he recommended that the project be revised to include one window style to be carried throughout the residence. He expressed support for the revised color palette presented by the project architect.

James Chu, project architect, confirmed that all doors and windows would be replaced for consistency.

Boardmember Foster encouraged the applicants to refresh the landscaping to complement the

architectural improvements. He expressed support for the color change and noted the proposed additions were appropriate for the lot and surrounding neighborhood.

Alternate Boardmember Ryan agreed with the Boardmembers and noted that incorporation of the gable ends removes the linear massing which currently exists. She acknowledged that due to the site configuration, there appeared to be no privacy impacts associated with the additions.

Chair Nyhus complimented the solutions presented through design and acknowledged that interior design impacts exterior design concepts. He mentioned the location of the pantry in the kitchen area, which creates an awkward bump out, and encouraged the applicants to revisit this area of the home. He noted a second floor window which was not centered and also noted that the fireplace was not centered with the arch within the interior. He mentioned the deck configuration on the second floor and encouraged the applicants to stay within the design parameters of the classic design of the home. He expressed support for the color change, although he was supportive of the existing color, in moderation.

A motion (Huebner / Foster) to approve the request for design review of a first and second floor addition of approximately 1,450 square feet of floor area (24.86% Floor Area Ratio) to the east (left) and south (rear) elevations of an existing two story Mediterranean style residence passed 3:0, with the following condition:

- 1) The connection of the garage to the main residence should be contingent upon approval of the lot line adjustment request, which is subject to review by the Town's Engineering Department.

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

New Houses

3. **590 Pullman Road - Sohn (TDG - The Design Group)**

Request for the demolition of an existing single level ranch style residence and construction of a new two story Transitional Mediterranean style residence of approximately 5,795 square feet of floor area (24.92% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, new patios, driveway pavers, pathways, new perimeter and front yard fencing and driveway gates. *(Received preliminary review at the March 25, 2013 ADRB meeting)*

De Nguyen, project architect, presented an overview of the project revisions incorporated into the design to address ADRB comments from the preliminary review. He noted that the neighborhood contained a variety of architectural styles and the new home was presented as Transitional Mediterranean. He added that the roof design and floor plans had been redesigned and the windows and doors included recessed elements. He mentioned that traditional Mediterranean elements, such as wood lintels and wrought iron lanterns had been incorporated into the design as well. He provided an overview of the high quality materials of the proposal and made himself available to answer questions of the Board.

Boardmember Wingses noted that the rendering was somewhat misleading as the landscape trees were not consistent with the plants noted in the landscape plans. He recommended the use of "ghost in" landscaping for the future.

De Nguyen, project architect, confirmed that the landscaping depicted in the rendering was not

consistent with the landscape plan as the rendering is intended to highlight the architecture.

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

Boardmember Foster inquired on the public outreach efforts which had been completed to 585 Pullman and if efforts had not been made, he strongly encouraged the applicants to do so. He complimented the plan presentation and presentation. He added that the design incorporated good, authentic integration of design into the neighborhood and that the design was improved since the preliminary review.

Boardmember Winges complimented the design revisions and noted that the project would have benefitted from renderings of the other elevations. He acknowledged the consistent approach to the windows and doors and encouraged the applicants to revisit the front right upper floor element, which would benefit from refinement of the proportion and centering over the garage. He expressed his support for the project, noting it had come a long way since the preliminary review.

Boardmember Huebner acknowledged the complete packet submitted and noted that all materials were well identified in the plans. Additionally, he stated that the proposed additions and improvements fit well within the existing neighborhood context. He complimented the rear elevation design which would have the benefit of cross canyon views and noted the high quality materials included in the proposal. He stated the landscape plan was attractive and well balanced as he expressed his support for the project.

Alternate Boardmember Ryan acknowledged the complete packet submittal and complimented the recessed windows and doors as well as the adequate setbacks, which were in excess of the minimum required. She expressed support for the landscape plan details, inclusive of the patios and commented on the interior layout of the wine fridge and dishwasher locations.

Chair Nyhus agreed with Boardmember Winges regarding the right upper level element and recommended the wood element be centered onto the loggia, consistent with the wood lintel application on the windows. He recommended this wood treatment also be applied to the openings at the rear elevation to add warmth and encouraged the applicants to resolve the design issues at the front elevation, including centering the upper level over the garage and resolving the roofline issues. He noted that the rendering presented was very helpful in the review; however, he remained concerned with the front right corner.

Elizabeth Cullinan, Director of Building & Planning, noted that review of revisions for the front right corner could be reviewed administratively.

De Nguyen, project architect, explained the reasons for the right upper level design, which included limited floor area and the efforts to break up mass. He added that the offset was added as it was not highly visible.

A motion (Winges / Huebner) to approve the request for design review of the demolition of an existing single level ranch style residence and new two story Transitional Mediterranean style residence of approximately 5,795 square feet of floor area (24.92% Floor Area Ratio), associated landscape plan including tree removal, new plantings, new patios, driveway pavers, pathways, new perimeter and front yard fencing and driveway gates, passed 4:0 with the following

condition:

- 1) The applicant shall submit a revised design of the front right upper level, which shall be subject to the administrative review procedures and review by one ADRB member, appointed by the ADRB Chair.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

4. **1441 Carlton Road - Lim (Nyhus Design Group)**

Request for preliminary review of the demolition of an existing single level ranch style home and the construction of a new Transitional style residence with Hawaiian influences and a lower level of approximately 4,650 square feet of floor area (24.98% Floor Area Ratio) and conceptual landscape plan including tree removal, new plantings, new driveway design, new patios, retaining walls and perimeter fencing.

Chair Nyhus recused himself from review of the item, as the project architect, and left the room.

Boardmember Huebner was appointed as Acting ADRB Chair for review of this item.

Serena Nevarez, Associate Planner, announced receipt of a public comment letter from adjacent neighbors, Bill & Maureen McQuaid of 90 West Avondale, outlining concerns with existing tree conditions, property line delineation, removal of ivy and new fence installation, drainage and construction timing. She added that copies had been distributed to the Boardmembers and were also available at the back of the room for members of the public.

Boardmember Foster stated that due to the high floor area ratio proposed, details of materials and project execution would be needed. He noted the design would bring good diversity to the neighborhood while complimenting the existing context as a single level design. He added that story poles would be helpful and acknowledged that the garage continued to face the street, which due to the layout of the site, may be difficult to flip. He recommended that the architectural elements be extended to the other elevations of the residence and that the landscape screening concerns outlined in the public comment letter would need to be addressed. He noted that the proposal was large for this parcel.

Boardmember Wingses inquired why the project was labeled as a new home and major remodel in different areas of the plans. He indicated that there may be more offsets if the foundation was not saved and inquired if the garage could be hidden. He added that the circular driveway could be eliminated from the design and added that the Hawaiian design typically featured lower sloped rooflines with more open space. He stated that the deck did not appear to be well integrated and the side elevation would benefit from additional windows. He recommended raising the center piece and separating the design into three volumes, for enhanced consistency with the Hawaiian style.

Alternate Boardmember Ryan stated the design was interesting and encouraged the applicants to extend the IPE siding to the left, which appeared to be a great, high quality material. She expressed concern with the composition shingle proposed and noted that due to the size of the home, a high quality natural material should be used for the roof. She noted that the lot

appeared to be narrow for a side entry garage and overall the project was off to a good start.

Boardmember Huebner stated the massing was appropriate for the neighborhood and the large roof gave good presence. He added that inspiration photos would be helpful as the design had a flat appearance in the elevations. He recommended the applicant augment and undulate the materials in a different way; however, the project was off to a good start.

5. **1101 San Raymundo Road - Tikhman (TRG Architects)**

Request for preliminary review of the demolition of an existing split level residence and construction of a new multi-level Craftsman/Shingle style residence of approximately 8,739 square feet of floor area (22.54% Floor Area Ratio).

Alternate Boardmember Ryan acknowledged the very well prepared packet and noted that the left side property line was unclear. She expressed her preference for shingle siding and noted that the craftsman root worked well in the area. She mentioned the size of the home and that aluminum were not appropriate to the style, nor were the contemporary element authentic to the style proposed. She stated that the design was off to a good start and requested more details on the colors, materials and finishes.

Boardmember Foster expressed support for the architectural style and the inspiration images included in the packet. He noted the need for details on materials as the floor area ratio proposed was high and the potential impacts to the street a large home could have. He recommended revisiting the setbacks for increases. He noted that landscape improvements would be critical to the project review, specifically the landscape impacts to the east. He noted the design was not boxy and looked forward to additional details and viewing the installed story poles.

Boardmember Winges complimented the concepts of the proposal, noting the style would increase diversity in the neighborhood. He noted his sole recommendation would be to angle the siting of the residence to avoid directly facing the adjacent neighbor. He added that much thought would need to be put into the landscape details. He expressed his preference of shingles to another stucco residence and acknowledged the need for a roof plan and landscape plan.

Boardmember Huebner expressed support for the shingle siding exterior finish and noted the inspiration images were helpful in the review. He added that if shingle siding is proposed, a wood shake roof should be used. He added that the landscaping would be a key element to understanding the property development.

Chair Nyhus expressed his support for the shingle siding. He noted the challenges associated with the rear elevation design due to the topography of the site and height limitations and complimented the direction of the proposal.

DISCUSSION ITEM(S)

6. **Housing Element**

Elizabeth Cullinan, Director of Building & Planning, provided the ADRB with an overview of the

next housing element update process and the envisioned role of the ADRB. She explained that Boardmember Foster had participated in the last two housing element committees and would be glad to share his experiences with the group. She then explained the purpose of the housing element, the update objectives and an estimated time dedication which would be needed during the review process.

The ADRB unanimously expressed interest in participating in the upcoming housing element cycle.

Elizabeth Cullinan, Director of Building & Planning, stated the item would be brought forward to the City Council at the July 10, 2013 meeting.

ADJOURNMENT – 5:18 PM

Minutes completed by:

A handwritten signature in blue ink, appearing to read 'S. Nevarez', is written over the printed name.

Serena Nevarez
Associate Planner