

TOWN OF HILLSBOROUGH

San Mateo County

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1600 Floribunda Avenue
Hillsborough, CA 94010



Architecture and Design Review Board Approved Minutes

Monday, July 01, 2013 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 PM

Boardmembers Present: Eric Nyhus, Chair; Lionel Foster; Nan Ryan, Alternate

Boardmembers Absent: Jerry Wings (excused); Christian Huebner (excused); Julie Tenenbaum (excused)

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

Others: Victoria Leroux, Building & Planning Summer Intern

APPROVAL OF MINUTES

A motion (Foster / Ryan) to approve the June 03, 2013 ADRB minutes passed 3:0.

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.

PUBLIC HEARING ITEMS

Consent Items

Additions/Remodels

1. **55 Verbalee Lane - Herman (Five Design)**
Request for design review of a first and second floor addition of approximately 252 square feet of floor area and a third level addition of approximately 105 square feet of floor area

(25% Floor Area Ratio), facade upgrades including a new standing seam metal roof, new windows, stucco and stacked stone veneer to an existing multilevel residence.

Recommendation: Future landscape improvements shall be subject to the administrative review procedures and reviewed by Planning Staff.

2. **710 Bromfield Road - Hooker (Winges Architects, Inc. / Denise Bates Landscape Architect)**

Request for design review of ground floor additions of approximately 669 square feet of floor area and an attic addition of approximately 70 square feet of floor area (24.42% Floor Area Ratio), facade improvements including window upgrades, half-timber elements and landscape enhancements inclusive of new pedestrian walkways, gates and columns, landscape walls and new plantings.

Recommendation: Staff recommends the ADRB approve the design review of the addition and landscape improvements subject to the Standard Conditions of Approval.

3. **710 Darrell Road - Bernstein (Louis Dorcich, Architect)**

Request for design review of a teardown and new single story Contemporary Ranch style residence of approximately 4,269 square feet of floor area (14% Floor Area Ratio). The proposal was initially approved by the ADRB as a ground floor addition and facade improvements on April 02, 2012; however, due to exceeding of scope of work in the field, the proposal is being reviewed by the ADRB as a teardown, per HMC Section 2.12.070(A)(1)(c)(iii).

Recommendation: Staff recommends the ADRB approve the design review of a teardown and single new story contemporary Ranch Style residence of approximately 4,269 square feet of floor area (14% floor area ratio) and façade improvements, subject to the original conditions of approval of the April 02, 2012 ADRB meeting.

A motion (Foster / Ryan) to approve the consent calendar items passed 3:0, as follows:

- 1) 55 Verbalee Lane, subject to the condition that future landscape improvements shall be subject to the administrative review procedures and reviewed by Planning Staff;
- 2) 710 Bromfield Road, subject to the Standard Conditions of Approval; and
- 3) 710 Darrell Road, subject to the original ADRB conditions of approval of April 02, 2012.

Regular Items:

New Houses

4. **1101 San Raymundo Road - Tikhman (TRG Architects / Michael Callan Landscape)**

Request for design review of new multi-level Spanish Mediterranean style residence of approximately 7,848 square feet of floor area (20.25% Floor Area Ratio), which includes the demolition of an existing split level residence and an associated landscape plan including tree removal, new driveway unit pavers, new plantings, new patios, walkways, front and side yard fencing and driveway gates. *(Received preliminary review at the June 03, 2013 ADRB Meeting)*

Yossi Zinger, project architect of TRG Architects, provided the Board with an overview of the project scope and presented changes in materials and style in an effort to keep the house unique but not overbearing, which was a concern with the original shingle style design. He discussed methods used to keep the scale reduced at the front of the house and to break up the massing of the rear elevation by creating offsets and incorporating a stone base, which generated variation between the two story elements. He explained why the siting of the building was not at an angle on the property, specifically due to the fact that it was designed parallel to the slope and uses the existing building pad. He also stated that he will be retaining oak trees #6 and #10, as recommended by the Town's Consulting Landscape Architect (TCLA), which would involve minor changes to the rear retaining walls and the front walkway.

Michael Callan of Michael Callan Landscape followed up on the retention of trees # 6 and #10 and requested that the TCLA concerns be permitted to be addressed via the administrative review process.

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

Alternate Boardmember Ryan acknowledged the completeness of the package submitted. She established that the design is consistent with Mediterranean style due to the dark wood finishes, recessed windows and various other architectural features and materials. She complimented the addition of stone on the rear elevation and noted that it was a successful method of reducing massing. She stated that the square footage proposed was suitable for the site due to the existing topography. Furthermore, she noted her appreciation for the fire resistant materials and the quality of materials overall; however, she expressed that integral stucco would be preferred over the proposed painted stucco.

Boardmember Foster agreed with Alternate Boardmember Ryan and commended the applicants on the changes which improved the overall quality of the design. He expressed that the maintenance of mature trees was key to the peaceful existence of the neighborhood. He encouraged enhanced screening at the east side of the property.

Chair Nyhus complimented the applicants for the great design transformation. He expressed appreciation for the rendering of the front of the house but noted that a rear elevation rendering would have been of benefit to the application. He expressed concerns with the stone located in the rear due to the yellow-beige stone color, which may conflict with the proposed painted stucco. Additionally, he expressed concern that the stone would be used in a nonstructural manner, which loses its integrity and authenticity in application. He suggested that the stone be carried up the tower or elsewhere in order to better integrate it into the design.

A motion (Foster / Ryan) to approve the request for design review of new multi-level Spanish Mediterranean style residence of approximately 7,848 square feet of floor area (20.25% Floor Area Ratio), demolition of an existing split level residence and landscape plan including tree removal, new driveway unit pavers, new plantings, new patios, walkways, front and side yard fencing and driveway gates, passed 3:0 with the following condition:

- 1) The proposal shall be subject to the TCLA comments via the administrative review procedures and a revised arborist evaluation of tree # 10 be submitted as a part of review.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

5. **30 Calaveras Court - Lee (Glush Design Assoc.)**

Request for preliminary design review of a new two story Tuscan style residence of approximately 4,660 square feet of floor area (15.6% Floor Area Ratio), landscape concepts including new plantings, driveway, retaining walls and the associated demolition of an existing two story residence.

Boardmember Foster acknowledged that the challenging topography of this neighborhood, which allowed for diversity in home designs. He indicated that extremely high quality materials would be critical in the project review as the home would be setting the tone for a neighborhood in transition. He questioned the authenticity of the house design, specifically the several rectangles in the design and that for an authentic Tuscan aesthetic, it seemed that more arches in the design would be appropriate. He added that the windows should be encased and pushed back in order to remain true to the style and that inspirational photos would be helpful.

Alternate Boardmember Ryan expressed appreciation for the grading proposed to reduce the slope of the driveway, which would also reduce the overall height of the new residence. She expressed appreciation for the fact that the new home would be of similar height from what currently exists on the site and that the proposal included use of the existing building pad. She concurred with Boardmember Foster that the use of natural materials would be a key element of the proposal and for setting a standard for the transitioning neighborhood. She added that the design is appropriate to the High Fire Severity Zone in which it is located and then conveyed that the roof line appeared to be too complicated and should be simplified. Moreover, she stated that the design looks as if it will facilitate family living and headed in the right direction.

Chair Nyhus agreed with Alternate Boardmember Ryan. He added that there is a vast amount of roof causing the house to appear larger than it really is. He encouraged the applicants to revisit the design of the entry, as it appeared to be oversized and over-scaled for the remainder of the residence. He emphasized that the "S" tile roof is not encouraged and urged the applicants to use a natural clay roof tile and stone veneer. He recommended that the bar area (interior floor plan reference) located on the southwest side be reconfigured into a

rectilinear shape to reduce the number of bump-outs in the design. Furthermore, he encouraged the applicants to revisit the window designs throughout for consistency as some of the windows had mullions and some did not. He also questioned the placement of the horizontal tiles and believed that there was an improved option to integrate them. He expressed understanding regarding the challenges to incorporate arches in the design but stressed the need for balance between the geometric shapes in the facade. He concluded by stating that he believes the house will be a great improvement to the neighborhood.

DISCUSSION ITEM(S)

6. 60 Buckeye Court

Elizabeth Cullinan, Director of Building and Planning informed the ADRB that the appeal of the ADRB's March 25, 2013 approval of the new residence at 60 Buckeye Court had been withdrawn on conditions that the house be relocated 5' southeast from the location approved by the ADRB (or a total of 12' away from its originally proposed location), the French doors facing the second floor balcony at the southwest rear corner of the home be reduced from 8' to 6', and that the west facing window on the tower be opaque. She indicated that the applicant had agreed to these changes via a private settlement agreement and that the revisions would be processed by Staff administratively. Ms. Cullinan provided the ADRB with copies of the power point presentation made to the City Council on June 10, 2013 on the appeal and the letter of withdrawal and made them available to the public on the back table of the Council Chambers.

ADJOURNMENT – 4:45 PM

Minutes prepared by:

Victoria Leroux
Building and Planning Summer Intern