

# TOWN OF HILLSBOROUGH

San Mateo County

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## Architecture and Design Review Board APPROVED MINUTES

Monday, November 04, 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; Lionel Foster; Jerry Wings; Nan Ryan, Alternate

Boardmembers Absent: Christian Huebner (excused)

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

Others Present: Councilmember Larry May (Building & Planning Council Commissioner)

### **APPROVAL OF MINUTES**

A motion (Foster / Wings) to approve the October 08, 2013 ADRB Meeting Minutes passed 3:0:1 (Tenenbaum abstained)

**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**

Additions/Remodels

1. **140 Stonepine Road - Market Capital Group (Stewart Associates)**

Request for design review of alterations to an existing legal non-conforming residence including façade changes, change in roof design and increase in overall height of the two story residence to accommodate a change in architectural style to a French style. No additional floor area is proposed to the existing residence, which is legal non-conforming at 7,240 square feet of floor area (32.6% Floor Area Ratio).

2. **690 Hayne Road - Seybold (TRG Architects)**

Request for design review of a second level addition of approximately 826 square feet of floor area (24.99% Floor Area Ratio) to an existing two level Ranch style residence and alterations to an existing legal non-conforming second story portion of the residence. The proposal also includes the incorporation of a new second unit within the existing square footage of the ground level of the residence.

A motion (Tenenbaum / Foster) to approve the consent calendar items subject to the conditions of approval outlined in the Staff Memorandum of October 30, 2013 passed 4:0.

**Regular Items:**

Additions/Remodels

3. **1230 La Cumbre Road - Lee/Leung (Chiu Lao Architecture Design)**

Request for design review of a main and lower level addition of approximately 2,922 square feet of floor area (17.5% Floor Area Ratio) to an existing single level Ranch style residence. The proposal includes a change in architectural style from Ranch style home to Modern.

Eva Chiu and Antonio Lao, project architects, made a presentation on the proposal to the ADRB and members of the public. The presentation included explanation of the features of a physical model of the project, which was passed around to the ADRB and displayed on the Council Chambers camera and an overview of the views from the site, palette of materials and colors, areas of land which would be disturbed by the additions, project objectives and consistency of the new addition areas with the existing style of the residence. Additionally, the applicants provided an overview of the roofline improvements and the preservation of a large portion of the property in its natural state.

Chair Nyhus questioned the post design at the rear elevation and the proposed roof material and color.

Eva Chiu, project architect, noted that the posts would be enhanced and better integrated into the design and that the roof color (Autumn blend) and material was chosen as it retained a complementing base color.

Boardmember Winges questioned the non-conforming portion of the residence, due to the existing reduced setback.

Antonio Lao, project architect, noted that the non-conforming side of the residence was well screened and improvements on this side of the home were limited as the home recently underwent interior improvements.

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

Boardmember Foster stated that his questions regarding integration were answered through the applicants' presentation. He then acknowledged the quality of materials proposed as well as the good design; however, he encouraged the applicants to reconsider the roof color. He expressed his support for the landscape preservation.

Boardmember Tenenbaum complimented the applicants efforts, noted that her questions regarding the materials had been answered during the presentation. She expressed her support for the proposal and complimented the features of the site.

Boardmember Winges complimented the transition from a Ranch style home to a Modern, the roof forms of the new design at the entry and indicated he had no issues with the roof color proposed. He expressed his support for the proposal.

Alternate Boardmember Ryan complimented the proposal's compatibility with the existing neighborhood context and noted that the transition from Ranch to Modern was well executed. She acknowledged the lush landscape of the site and complimented the interior relocation of the living room area. She added that the skylight designs were consistent with the design guidelines and that the reduction of hardscape was of benefit to the property.

Chair Nyhus concurred with the members of the ADRB and expressed his support for the proposal.

A motion (Winges / Tenenbaum) to approve the design review of a main and lower level addition of approximately 2,922 square feet of floor area (17.5% Floor Area Ratio) to an existing single level Ranch style residence and a change in architectural style from Ranch style home to Modern, passed 4:0.

## New Houses

### 4. **1245 Tournament Drive - Wong (Stewart Associates)**

Request for design review of a teardown and the construction of a new single level California Ranch style residence of approximately 4,946 square feet of floor area (18.8% Floor Area Ratio). *(The project was continued at the October 08, 2013 ADRB meeting and was previously reviewed as an addition and remodel)*

John Stewart, project architect, presented the changes to the proposal that had been incorporated into the plans since the October 08, 2013 ADRB meeting, which included elimination of the second story element, consistent use of hip roof designs throughout, incorporation of a stone veneer at the entry and front façade, retention of the composition shingle roof and the reclassification of the project as a teardown due to the amount of demolition proposed.

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

Boardmember Winges thanked the applicants for their revisions, noting that the project was greatly improved with new roof forms, which were harmonious and the application of a new stone material, which was appropriate to the design and of high quality. He added that he had no issues with the use of metal downspouts and gutters or the proposed composition shingle roof as the materials were consistent with the Ranch style. He expressed support for the proposal.

Boardmember Tenenbaum announced that she had missed the October 8<sup>th</sup> ADRB meeting in which the project was continued, but she found the revised design to be well designed, clean and supported by the neighborhood. She stated that the stone was appropriately incorporated into the design and expressed her support for the proposal.

Boardmember Foster stated that he supported the first design; however, he expressed support for the new design proposed as the applicants took the improvements to the next level.

Alternate Boardmember Ryan expressed support for the hip roof design and stone veneer. She added that the windows had been revised for increased depth and dimension and she expressed her support for the proposal, noting the great neighbor outreach completed.

Chair Nyhus complimented the great improvements since the last review although he was not supportive of the application of the stone veneer. He encouraged the applicants to use caution when choosing the color of the stone.

A motion (Tenenbaum / Wings) to approve the design review of a teardown and new single level California Ranch style residence of approximately 4,946 square feet of floor area (18.8% Floor Area Ratio) passed 4:0 with the following condition:

- 1) A landscape plan shall be submitted to the Planning Division, subject to the administrative review procedures and shall incorporate screening between 1235 Tournament and 1245 Tournament Drive, to address public comment received.

5. **1530 Lakeview Drive - Tang (Stewart Associates / Bruce MacDonald Landscape Architecture)**

Request for design review of new two story Mediterranean style residence of approximately 6,712 square feet of floor area (24.96% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, new retaining walls, new driveway surfacing (pavers), new driveway gates and pedestrian entry, new lawn area and new terrace. The proposal includes demolition of an existing single story ranch style residence. *(Received preliminary review at the October 08, 2013 ADRB Meeting)*

Serena Nevarez, Associate Planner, provided an overview of the public comment received from adjacent neighbor, John Keating of 1525 Oak Rim Drive, as well as responses received from the applicants regarding recent communications. Copies of the recent public comment and communications were provided to the ADRB and made available to members of the public. Additionally, she provided an overview of the proposed conditions of approval which had been presented to the ADRB to address public comment, which included requirements for enhanced landscape screening, tree protection measures, maintenance of the landscape for the life of the project unless otherwise approved by the Town and addressing Town Consulting Landscape Architect (TCLA) comments.

John Stewart, project architect, stated that the applicants agreed to the proposed conditions of approval and provided an overview of how the revised design addressed the ADRB's prior comments received during the preliminary review. He explained that they would like to center the upper balcony at the rear elevation over the three columns; however, it would require enlargement of the upper level balcony. He added that the existing hedge at the front of the

property would screen the new home and noted that lowering of the home, as requested by Mr. Keating, would result in increased grading, and site disturbance, inconsistent with the Design Guidelines.

Bruce MacDonald, project landscape architect, explained oak tree retention for the site as well as the proposed screening along the rear property line, which would provide a visual buffer between properties.

John Stewart, project architect, explained that during the meetings held with adjacent neighbor John Keating, Bruce had offered to consult with the neighbor at no cost, to determine the best type of screening to plant on the adjacent neighbor's property as well.

Chair Nyhus opened the public hearing.

John Keating, 1525 Oak Rim Drive, explained that the rear of his property was currently in need of landscaping. He expressed his concerns with the timing of public notification and recommended that public notification be extended to thirty days. He added that if no architectural changes would be required, then he trusted that the landscape architect would choose appropriate plants; however, he did note that he felt the landscape screening should be up to the level of the phone line and should be implemented in such a manner to avoid neighbor conflicts. He expressed his strong interest in adequate screening between properties.

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

Boardmember Tenenbaum thanked Mr. Keating for his comments and participating in the public hearing process; however, after reviewing the conditions, found the visual impact to be minimal. She stated that the design of the home was appropriate to the existing neighborhood context and the views would look over the Oak Rim Drive properties due to the existing topographic features of the site. She complimented the tree preservation efforts and noted the minimal amount of windows placed on the left side, for enhanced neighbor privacy. She noted the high quality materials proposed, that the home was well sited and expressed her support for the proposal.

Boardmember Wings acknowledged the wider distance incorporated into the left side and expressed his understanding for the rear elevation arches due to the distance between columns. He did express concern with the arches over the garages and noted that the entry design had been improved. He stated that the home was sited appropriately with the second floor designed for minimal disruption to neighbors and that the design was respectful of the topographic features of the lot. He complimented the landscape plan and encouraged the applicant to work out the screening issues with the neighbor. He noted that the wrought iron details appeared to be Spanish in style and encouraged the applicants to insure that the details of the wrought iron are consistent with the architectural style proposed. He expressed support for the increased setbacks from the street and retention of the front yard hedge.

Boardmember Foster stated that he continued to be supportive of the design and expressed appreciation for the comments submitted by Mr. Keating; however, he noted that there are a number of larger homes in the immediate area, which appears to be an area/neighborhood in transition. He encouraged the applicants to incorporate the recommendations for improvements to the garage arches and suggested increasing/enhancing the landscape elements to address public comment.

Alternate Boardmember Ryan concurred with Boardmember Foster and expressed appreciation

for the increased left side setback. She encouraged the applicants to utilize the alternative garage elevation provided in the ADRB plan packets and expressed support for the proposal including the style of the home, authenticity, and details. She encouraged the applicants to work out the landscape issues.

Chair Nyhus noted that overall, the materials were of high quality; however, he continued to be concerned about the lack of correlation between the first floor plan and second floor plan. He noted that he could not support the project as concerns regarding the first and second floor plan were noted at the preliminary review and not addressed and the home was nearing the maximum floor area ratio of 25%. He added that architecturally, a lack of correlation between levels is what is avoided.

A motion (Foster / Tenenbaum) to approve the design review of a new two story Mediterranean style residence of approximately 6,712 square feet of floor area (24.96% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, new retaining walls, new driveway surfacing (pavers), new driveway gates and pedestrian entry, new lawn area and new terrace, passed 3:1 (Nyhus dissenting) with the following conditions of approval:

- 1) The master bedroom balcony shall be extended to allow for alignment of the upper floor balcony with the lower level columns.
  - 2) The Applicant shall submit a revised landscape plan with enhanced landscape screening along the rear property line adjacent to 1525 Oak Rim Drive. This enhanced landscape plan shall be subject to the administrative review procedures inclusive of TCLA review and shall include adjacent neighbor notification.
  - 3) The required tree protection plan submitted to the Building Division shall include tree protection measures for the existing oak tree (tree #10) located in the rear yard.
  - 4) Landscaping shall be maintained for the life of the project unless approved otherwise by the Town.
  - 5) The TCLA comments shall be addressed, subject to the administrative review procedures.
6. **15 Summerholme Place - Yeung & Wong (Winges Architects, Inc. / Michael Callan Landscape)**  
Request for design review of a new one story Spanish Mediterranean style residence of approximately 4,747 square feet of floor area (21.8% Floor Area Ratio), including a new detached second unit and associated landscape plan including tree removal, new plantings, new driveway surfacing, patios, walkways and side yard fencing at the left side property line in addition to renovations to the existing swimming pool. The proposal includes demolition of an existing one-story ranch style residence. *(Received Preliminary Review at the October 08, 2013 ADRB Meeting)*

Boardmember Winges recused himself from review as he is the project architect. He then left the room.

Boardmember Tenenbaum recused herself from review of the proposal due to a personal relationship with an adjacent neighbor. She then left the room.

Serena Nevarez, Associate Planner, provided a summary of the recent public comment received after ADRB packet distribution. The ADRB members and members of the public were provided hard copies of the public comment received. She noted that the public comment from adjacent

neighbors at 30 & 35 Summerholme Place focused on the blockage of sunlight due to the proposed roofline design and height.

Gary Yeung, property owner, made a presentation to the ADRB, thanked Planning Staff, provided an overview of the public outreach conducted and evolution of the project.

Michael Callan, landscape architect, provided an overview of the proposed landscaping for the property.

Chair Nyhus inquired if any coordination had been completed with the adjacent property at 500 Pepper Drive.

Michael Callan, landscape architect, confirmed that the landscaping had been coordinated, as he had designed both landscape plans.

Chair Nyhus opened the public comment.

Subra Narayan, 1655 Floribunda Avenue, expressed his appreciation for the revised design, noting that it had come a long way; however, he questioned if the height would be maintained or if there had been any consideration for a height reduction. He referenced the comments provided to the applicant from the preliminary review regarding the height of the central portion of the residence.

Lisa Krieger, 30 Summerholme Place, stated that her biggest concern is the proposed roofline and that sunlight would be blocked from 3:30pm through the remainder of the day. She inquired if the plans for the one story residence were higher than a two story design. She stated that if the design were lowered or grade reduced, it would be beneficial.

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

Boardmember Foster asked Ms. Krieger was the change in her normal sunlight filtration would be from how she thought she would be impacted.

Lisa Krieger, 30 Summerholme Place, responded that from 3:45pm on, she would lose all sun. She then inquired on the height of the ceilings.

Chair Nyhus stated that the ceilings were approximately 23-ft tall in the central portion of the residence.

Lisa Krieger, 30 Summerholme Place, suggested a reduced height or reduced grade.

Alternate Boardmember Ryan commented on the great inspiration photos included in the plan sets. She added that the proposal retained great context and was certainly single story in the Spanish style. She complimented the high quality materials proposed, which were consistent with the architectural style proposed. She added that the existing building pad would be used, thereby reducing the need for additional grading onsite, consistent with the Design Guidelines. She noted that the new home was tall in the center and expressed appreciation for the neighbor comments and concerns.

Boardmember Foster agreed with Alternate Boardmember Ryan's comments on the accuracy of the style and he stated that similar to the 500 Pepper Drive project, the direction of development

in the area is to larger one story homes. He added that the proposed height is within the guidelines and he reiterated his question to Ms. Krieger regarding the change in the loss of sunlight to her property or when she currently loses light to her property (approximate time).

Lisa Krieger, 30 Summerholme Place, responded that she currently loses sunlight at 5pm. She then inquired on the name of the roof type/design of the proposal and noted that the proposed height seemed to be excessive.

Chair Nyhus responded that the roof style proposed is a hip roof. He then discussed the boom of the Ranch style and the reasons why Ranch homes were lower profile and featured reduced heights.

Boardmember Foster stated that the landscaping screening proposed was appropriate and he was supportive of the project as proposed.

Chair Nyhus explained that the highest point of the proposal is ten feet wide and that the previous design for a two story home featured a high point of approximately 65 feet in width, spanning across the lot. He added that it was unfortunate the high point would block some sun; however, from an architectural perspective, the central portion was higher so the eave would not intersect with the lower roof. He discussed the left side of the proposal, which was solid.

Elizabeth Cullinan, Director of Building & Planning, discussed the Town's Building Height Envelope requirements, whose purpose was to create a daylight plane to reduce obstruction of light to adjacent properties. However, she specifically noted to the ADRB that despite the 32-ft height allowance of the Building Envelope requirements, the Board can consider proposed building heights, but is not obligated to approve if it is not found that the proposal is consistent with the Design Guidelines or the existing neighborhood context.

A motion (Foster / Ryan) to approve the design review of a new one story Spanish Mediterranean style residence of approximately 4,747 square feet of floor area (21.8% Floor Area Ratio), including a new detached second unit and associated landscape plan including tree removal, new plantings, new driveway surfacing, patios, walkways and side yard fencing at the left side property line in addition to renovations to the existing swimming pool, passed 3:0, with the condition that the TCLA comments be incorporated into the Building Permit set of plans.

After the motion passed, Boardmembers Winges & Tenenbaum returned to the chambers.

## **PRELIMINARY REVIEW**

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

New Houses

7. **270 Uplands Drive - Zhang (Hunt Hale Jones Architects)**

Request for preliminary review of the construction of a new two story residence of approximately 5,929 square feet of floor area (24.8% Floor Area Ratio). The proposal includes demolition of an existing single story residence.

Boardmember Foster stated that due to the high floor area ratio proposed, the materials of the proposal should be of the highest quality.

Boardmember Tenenbaum stated that the design appeared to fit well within the existing neighborhood context. She noted that she was not able to access the rear yard and she encouraged the applicants to provide additional backup space behind the garage.

Alternate Boardmember Ryan complimented the siting of the residence at an angle to the street as well as the increased streetline setback, which exceeds the minimum required. She added that the lot could easily accommodate the new two story residence and that the mass was reduced by the wings and overhangs. She complimented and expressed support for the east coast traditional style proposed and the details included in the packet. She noted that the home size proposed was 24.8% floor area ratio, but only 800 square feet larger than the existing residence. She added that the proposed home size was appropriate to the lot size.

Boardmember Winges commented on the simple form yet formality of the proposed new residence, specifically the formal living room. He complimented the angled siting of the new residence and stated that the house fit better with the angle of the street. He expressed concern with some of the roof forms proposed, specifically the shed bump out at the rear, which resembled an addition, the singular hip roof at the garage, which appeared out of place in the design and the blank gable ends at the left and right elevations. He stated that much more could be done with the home and he encouraged the applicant to insure that the smaller architectural aspects of the proposal are not designed in a manner to appear as additions.

Chair Nyhus complimented the direction of the project and questioned the design of the shutters, specifically if they would be bi-fold with clips. He recommended the singular hip over the garage be removed from the design as it was inconsistent with the rest of the house and the window at the study be revisited. He concurred with Boardmember Winges regarding the blank gable ends and noted that louvers could be added in these areas or another architectural detail. He encouraged the applicants to revisit the rear elevation, specifically to shift the window over at the rear elevation to match the offset of the window at the right side of the rear elevation. He stated that the home design thus far was unique and headed in the right direction.

8. **1080 Tournament Drive / APN: 038-341-050 - Zhang (Stewart Associates)**

Request for preliminary review of a new multilevel Tudor style residence of approximately 7,313 square feet of floor area (24.94% Floor Area Ratio).

Boardmember Winges stated that the proposal was for the wrong home on the wrong lot in Town. He added that the property was a steep, bold lot and a massive, bulky home with a flat roof and Tudor details on the hill was proposed, which appeared to be inconsistent with the Design Guidelines. He encouraged the applicants to consider revising the proposal to a cliff style home and to lower the roofline and entry from Parrott to Tournament Drive. He referenced Chapter 4 of the Residential Design Guidelines, which addresses siting and working with the natural features of a site and encouraged the applicants to revisit the design with the Design Guidelines in mind. He concluded by stating he could not support the current proposal due to its inconsistency with the Design Guidelines.

Boardmember Tenenbaum stated that although the home was beautiful, it was not appropriate for the lot as it remained too tall, large and top heavy for the site.

Boardmember Foster acknowledged the challenging aspects of the property and encouraged the applicants to revisit the proposal to work more with the natural features of the site, insure adequate screening was incorporated into the landscape plan, lower the height and tier down the

hillside. He commented on the grading associated with the design.

Alternate Boardmember Ryan agreed with the concerns of the other Boardmembers and stated that the proposal included too much house for one third of the property and that the site required a house with less mass.

Chair Nyhus acknowledged that the usable area of the site was small in comparison to the overall site area. He added that the house siting could be improved and that the current design remained too large and too aggressive for the site.

**DISCUSSION ITEM(S)** – None.

**ADJOURNMENT** – 6:30PM

Draft Minutes prepared by:

A handwritten signature in blue ink, appearing to read 'Serena Fields', with a long horizontal flourish extending to the right.

Serena Fields, Associate Planner