

TOWN OF HILLSBOROUGH

San Mateo County

Planning Office
(650) 375-7422
Fax (650) 375-7415

1600 Floribunda Avenue
Hillsborough, CA 94010



Architecture and Design Review Board Approved Meeting Minutes

Tuesday, January 21, 2020 at 4:00 PM
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:01 PM

Board members Present: Dr. Lionel Foster, Chair; Patrick Donnelly; Kathleen Egan; and Jerry Wings

Board members Absent: Leonard Mezhvinsky

Staff Present: Sarah Fleming, Director of Building & Planning; Liz Ruess, Associate Planner; Harriet Steiner, City Attorney's Office; and Neal Martin, Planning Consultant

APPROVAL OF MINUTES - A motion (Donnelly / Egan) to approve the Meeting Minutes for December 02, 2019, passed 3:0. Board member Wings abstained due to absence.

WRITTEN/ORAL PUBLIC COMMENT

Chair Foster announced that anyone who wishes to submit written communication or speak to the Board about any item not on the agenda may do so at this time. It is, however, the Board's policy not to stop the meeting to read correspondence that is submitted at the meeting. Materials may be submitted to the staff for the record.

No public comment was made.

Chair Foster explained that the ADRB is a Board created by and members appointed by the City Council. The five member board is comprised of Hillsborough residents who volunteer their time to serve the community and insure projects are consistent with the Town's Residential Design Guidelines. Members of the Board have experience in design or construction and include one community member at large with a purpose to promote good design in order to maintain and enhance the environmental qualities, historic character and the high quality of aesthetic values that make the Town unique and a desirable place to live.

Prior to the opening of the Public Hearing Items, Chair Foster asked members of the audience to silence any pagers or cell phones during the meeting. He then inquired if there were any written or oral communications regarding items not on the agenda. There were no written or oral communications.

PUBLIC HEARING ITEMS

Chair Foster explained that any member of the public may comment on a public hearing item on the agenda. He asked any member interested in speaking to complete a green speaker card and hand this completed card to one of the staff members at the front table.

CONSENT CALENDAR:

Chair Foster then explained the consent calendar and noted that any Board member, Staff or member of the public could request an item be removed from the consent calendar for discussion or the consent calendar could be approved in one motion to expedite the meeting.

Chair Foster asked if any member of the public, staff or the ADRB would like to request to remove an item from the consent calendar.

There was no request to remove either consent calendar item.

Consent Items

Additions/Remodels

1. **1585 Bellevue Avenue – Harbour Capital, LLC (John Chan)**

Request for design review of first and second floor additions and a remodel to an existing two story home. The areas of addition bring the total proposed floor area to approximately 5,370 square feet on a 23,109 square foot lot (23.2% Floor Area Ratio). The proposal includes updates to the exterior colors and materials.

(Project received preliminary review by the ADRB at the December 2, 2019 Meeting)

Private School

2. **6565 Skyline Boulevard - The Nueva School (Leddy Maytum Stacy Architects)**

This is a request for design review of the 2019-20 Revisions to the Nueva School Phase 1 Project consisting of the addition of a 1,900 square foot Humanities Center complex to be located in the vicinity of the Student Center (café) and Environmental Center, and construction of a new 80 foot by 100 foot Lower Field located in the northeast corner of the site. The architectural style of the proposed buildings is Eco-contemporary.

(Project received preliminary review by the ADRB at the December 2, 2019 Meeting)

A motion (Donnelly / Winges) to approve the consent calendar item #1 and #2, based on the projects' consistency with the Residential Design Guidelines, and subject to the Standard Conditions of Approval, and conditions of approval listed in the Staff Memorandum, passed 4:0, Board Member Donnelly abstaining on item #2.

Regular Items:

Additions/Remodels

3. **748 El Cerrito Avenue – Binzari (Michael DeMartini)**

Request for design review of a two and three story addition of approximately 2,412 square feet to an existing one and two story home for a total proposed floor area of approximately 5,118 square feet (23.2% Floor Area Ratio) on a 22,041 square foot lot. The proposal includes an architectural style change from Bungalow to American Renaissance style.

(Project received preliminary review by the ADRB at the November 4, 2019 Meeting)

Michael DeMartini, project architect, presented an overview of the proposed projects and previous Board comments.

Chair Foster opened the public hearing.

April Filer, 750 El Cerrito Avenue, reiterated comments submitted in public comment letters and showed photos of story poles as viewed from various points of view on her property. Noted that there are opportunities to relocate some mass and height to other areas of the property that would be less impactful to their property.

Chair Foster closed the public hearing.

Board member Donnelly stated that after seeing the story poles, the proposed addition appears a much larger structure than apparent through the proposed drawings. He noted that the siting of the addition has been a discussion point in previous reviews, but the story poles certainly convey the true massing of the third story. He continued that other similar houses are on larger lots that are less visible from the street and neighboring properties. He expressed appreciation for the

changes to the garage detailing. He added that there seem to be a lot of windows.

Board member Winges stated that the story poles convey a much taller and massive structure than apparent through the drawings. The site is tight. There is an existing oak tree that is being worked around, but eliminating that would open up siting options. The third story seems excessing and unnecessary. Site is not being used in the best way, better to deviate from the existing footprint. Roof decks are very impactful to neighbors. Eliminating the third story would be an improvement. Too grand for this small site. Massing could be improved. Garage doors are not in the right place, should be detached or moved to the side. Two story entry door is overdone for this size house. Great effort to make the existing house work for this project to be an addition, but should be located to the right or up the hill. Does not meet the Residential Design Guidelines (RDGs) in terms of massing, siting, neighborhood compatibility.

Board member Egan stated that the applicants clearly worked hard to develop the plans and that they are trying hard to keep this not triggering a “teardown”. She noted that the proposal is an improvement over last submittal, but that it is unfortunate that they didn’t work with the neighbors earlier.

Chair Foster stated that he struggled with this review, as he found this to be the wrong house for this small lot. He noted that the design is a very formal, grand house on a constrained lot, further limited by the existing footprint. He acknowledged that it is an improvement over the previous designs, but still not an appropriate design for the lot. Massing and height is impactful, and that there is an opportunity to reduce impacts to the neighbor. He continued that the front facing garage is not ideal. He concluded that he is sympathetic to budget constraints and desired architectural style, but not currently in support of the project as designed.

A motion (Winges / Donnelly) to continue the project to a date to be determined, to allow time for the applicant to work with neighbors and improve the projects consistency with the RDGs in terms of massing, siting, and neighborhood compatibility, passed 4:0

New Houses

4. **101 Tiptoe Lane – Li (Chu Design and Associates, Inc.)**

Request for design review of the development of a new single-family residence on the western portion of the existing site. The project would include an approximately 9,780-square-foot main residence, a 1,199-square-foot in-law unit, a 550-square-foot cabana, a sport court, and a pool. The proposal includes the demolition of the existing house and a full landscape plan inclusive of tree removal, tree replacement, hardscape, and enhanced plantings.
(Project received preliminary review at the May 6, 2019 ADRB Meeting)

James, Chu, project architect, provided a brief overview of project.

Mr. Chu noted that he connected with the rear neighbor and have agreed to address his concerns regarding the height of the trees along the rear property line.

Chair Foster opened the public hearing.

Collette McManus, 140 Tiptoe Lane, expressed concerns about drainage issued on the site and impacts of tree removal to erosion on the site. Acknowledges that many of the existing trees on site are in poor health and there is lots of deferred maintenance on the site. Preservation of the oak trees is desirable in preserving the woodland character of the site. Request that the construction vehicles come through the Hills borough side to access.

Liz Ruess, Associate Planner, acknowledged for the public record that the applicant provided a corrected plan set in the afternoon today. Staff provided summary of changes to the floor area.

Mrs. Ruess also clarified that because the proposed floor area exceeds 8,000 sq. ft., therefore, unless waived, the project must be submitted to the City Council for review and final disposition. The project may only be considered for a waiver of CC Review if (i) there is no unresolved opposition to or concern about the project, and (ii) the project is unanimously approved by the ADRB.

Chair Foster closed the public hearing.

Board member Egan expressed concerns about the grading and terracing of the retaining walls. Finds it to be inconsistent with the RDGs in terms of creating large flat pads. She noted that it is a very nice house, but belongs on a flat lot, not this hillside lot.

Board member Wings stated that we have seen this house for a number of years. He complicated the beautiful house with an understated elegance for the size of the house. The drainage issues will be designed and reviewed by the professionals to ensure that the drainage issues are addressed. Looking through the ISMND it appears that the environmental impacts have been evaluated and mitigated. Cohesive elegant design, consistent architectural style. Height pushed down to address view impacts to the neighbor.

Board member Donnelly noted that this is perhaps my first time reviewing this project. He complimented the beautiful home -- it is large, but well designed. He added that the landscape plan is complementary. He acknowledged that the opposition from the neighbors is mostly related to drainage and traffic, both to be addressed by the Town. Removal of dirt is large, but it is a large lot and house is appropriate for the lot.

Chair Foster re-opened the public hearing.

Liz Ruess, Associate Planner, noted that the Board has a printed copy of Mr. Navid's public comment letter and photos from his property.

Mr. Navid, 7 Scott Court, stated that the home is very tall and large, creates a very large area of roof as viewed from his property. 12'-6" off attic space could be reduced along with the pitch of the roof, which would bring down the overall height. Understand that the Town doesn't have a view ordinance, but respect to existing homes is important factor. Any tree along the rear property line would negatively impact his view. The current trees proposed will reach a mature height of 25-feet in height. Would like to work with the applicants to find a tree that they like that would be less impactful. Some trees in the plan can reach a mature height of 80-feet, which is a concern. Lastly, the wood fence along the rear property line is going to be difficult for the property owner to access, but highly visible from his property. Would prefer a metal fence to reduce the maintenance need.

Chair Foster stated that this project has been before the Board several times. There is a balance between grading/off haul and height reduction and impacts to neighbors. Siting on the lot makes sense, appropriate architectural style and detailing. Applicants were encouraged to explore "good grading" to reduce view impacts to the uphill neighbor. Acknowledges the drainage concerns of the neighbors and anticipates that Public Works Department will thoroughly address this.

A motion (Wings / Donnelly) to approve the project based on the project's consistency with the Residential Design Guidelines, and subject to the Standard Conditions of Approval, conditions of approval listed in the Staff Memorandum, and added condition that the landscape architect is to work with the rear neighbor to address the height of the proposed trees, passed 3:1. Board member Egan dissenting.

5. **329 Glendale Road – Sogas (Scott Stotler)**

Request for design review of a new Modern French style residence with an attached garage with a total proposed floor area of approximately 4,024 square feet on a 16,383 square foot lot (24.6% Floor Area Ratio). The proposal includes the demolition of the existing house and a full landscape plan.

(Project received preliminary review by the ADRB at the December 2, 2019 Meeting)

Scott Stotler, project architect, provided a brief overview of the project, presented a rendering, and several photos of other homes in the neighborhood. Massing of second floor master bathroom has been relocated to above the garage, increasing the side setback at the left.

During the presentation it was discovered that the applicants had submitted a revised plan after packed distribution and this revised plan was not reviewed by staff or the neighbors.

Mr. Stotler provided feedback on what was changed per the ADRB comments from the last meeting, what did not, and why. He noted that they will save trees 5 & 6 in the back, open to modification of types and size of trees.

Sarah Fleming, Director of Building and Planning, clarified that per new State law the ADU cannot be considered by the ADRB.

Chair Foster clarified that the relocation of the master bathroom has not been reviewed by the neighbors.

Dimitrios Sogas, property owner, presented several responses to staff recommendations. Noted that he is a real estate developer for a living, but that this home is for his family. Also noted that the redwoods are to remain.

Chair Foster opened the public hearing.

Hope & Stephen Pilch, 320 Glendale Road, expressed concerns about size of house, addition masquerading as an ADU, essentially a 5,000 sq ft on a house. Brought comments from another neighbor regarding ADU loophole being taken. Not consistent with the character of the homes in the neighborhood. No project in this neighborhood has ever generated this type of objection. ADRB wants to “promote harmonious development” and the objections to this project indicate that this is not the case. Many of the homes in this neighborhood have basements; this would be a suitable option for this site. Story poles were very surprising, feels looming from the street. Glad to hear the trees will be retained.

Leslie Ragsdale, 330 Glendale Road, stated that they have never objected to a proposed project before. Were very excited to hear the house was being replaced because the existing house is an eyesore, however, when the story poles went up it was startling. A detached ADU that could actually be rented out or a basement would be great. It appears, in looking at the minutes from last month, there were several suggestions from the Board that were not addressed. Glad to hear the existing trees #5 and #6 are to remain. Please come back to the neighborhood and view the story poles in comparison to the existing houses.

Liz Ruess, Associate Planner, summarized the TCLA recommendations for enhanced planting.

Board member Egan noted that the applicants have done a lot of work to break-up the massing. Exterior massing is improved with the master bathroom relocation. She noted that she would like to see a sample of the concrete roof tiles and the stone.

Board member Wings noted that the lot is a substandard lot and it's the Board's duty to ensure that proposals are appropriate for a lot. The house is setback from the front more than required is good, the circular driveway is not necessary, but OK. The massing of the second story at the front could be stepped back – less French but more sympathetic to the neighbors. The rendering

view seems slightly unrealistic. He noted that the hip roof on the front helps the mass and stone base on the front. He states that the quality of the concrete tile is very important, a physical sample should be provided. He continued that the garage door design is not appropriate for the rest of the design. Corner quoins shown on one corner of the plans, but appears to be eliminated. A lot of white stucco especially at the rear, not consistent with the style. Would recommend continuing the review in order to get accurate plans and encourage the owner to push back the mass at the front second story.

Board member Donnelly noted that the design is a big improvement since the last time. He agreed with other Board members. Good job breaking up the mass. The story poles feel massive, but rendering shows more detailing of the building. More trees at the front will help break-up the massing. This proposal is definitely pushed to the Max, but the design helps break it up.

Chair Foster, thanked the neighbors to coming and providing public comment. Thanked the applicants for providing great detail in their presentation. Goal is to get a home that meets the homeowner's objectives while minimizing impacts to neighbors. There are improvements that can be made to this project, but the proposal will be an improvement to the neighborhood. Neighbor input is valuable and helps the Board really consider a project thoroughly. The relocation of the master bathroom. Pushing the second floor back further would help soften the second floor mass along with additional landscape screening. Encourage the applicants to meet with the neighbors again and try to work with them to make some minor modifications.

A motion (Winges / Egan) to continue the project to a date to be determined, to allow time for the applicant to work with neighbors and with direction to move the second floor back at the front and side, passed 4:0

6. **1030 Woodland Drive – Vyas/Shah (Design 08 Studio)**

Request for design review approval of a new single story Modern Ranch style residence with a total proposed floor area of approximately 5,159 square feet on a 21,892 square foot lot (23.5% Floor Area Ratio). The proposal includes the demolition of the existing house and a full landscape plan that consists of paved patios and walkways, an outdoor kitchen, lawn area, and enhanced plantings.

(Project received preliminary review by the ADRB at the December 2, 2019 Meeting)

Samir Sharma, project manager, provided a brief overview of the project and played the 3d model video.

During the presentation it was discovered that the applicants had submitted revised elevations after packed distribution and this revised plan was not reviewed by staff or the neighbors. The revised elevations have a drawing date of 1-12-2020.

Board member Wings thanked the applicants for keeping the one story concept, provides great diversity in the neighborhood, thank you for side facing garage, great colors and materials. Clean, fresh, contemporary.

Board member Donnelly complimented that applicants on a great job working with the neighbors, make sure the existing hedge is preserved. He noted that the changes to the elevations are a plus.

Board member Egan complimented the nice floor plan, consistent with the neighborhood. Front elevation is a bit busy, but the rear elevation is much improved. She noted that she would like to see a sample of the wood and stone and to see the addition of some nice street trees to the front setback area.

Chair Foster stated that the project is a great modern ranch, nice living spaces and thanked the

applicants for the flyover.

A motion (Donnelly / Egan) to approve the project based on the projects consistency with the Residential Design Guidelines, and subject to the Standard Conditions of Approval, conditions of approval listed in the Staff Memorandum, and added condition that the applicants submit revised elevations for approval consistent with the plans with a drawing date of 1-12-20, passed 4:0.

7. **455 Pinehill Road – 455 Pinehill, LLC (MAK Studio)**

Request for design review of a new multi-level Modern style residence and guest house with a floor area of approximately 14,572 square feet on a 107,689 square foot lot (13.5% Floor Area Ration. The proposal includes the demolition of the existing house and a full landscape plan including a new driveway, tree removals and replacements, a new pool stone patios, lawn area, an outdoor kitchen pavilion, outdoor fireplace, and enhanced planting.

(Project received preliminary review by the ADRB at the November 4, 2019 Meeting)

Michael Kao, project architect, provided an overview of the proposed project and showed the rendering views.

Mike Callan provided a brief overview of the landscape plan and TCLA review.

Chair Foster opened and closed the public hearing.

Board member Wingses stated that this is an amazing house with nice inside outside connections. Excited to see the completed product. Much improved articulation of the walls and flipping the bedroom is successful. Renderings are very helpful to convey the design and materials. No vertical relief of the roof, but not visible from neighboring properties. Pay special attention to visibility of roof vents and penetrations. High quality materials compatible colors. Fountain area is nice focal point upon entry. Very much in favor of the project. Concerned about the time that it will take for the new vegetation to grow. Erosion control will be very important.

Board member Egan agreed with Board member Wingses. She is supportive of massing and harmonious design and materials. She expressed concerns about tree removal and erosion, but noted that she is in support of the project.

Board member Donnelly clarified that the slope of the driveway has been modified to comply and inquired about measures to prevent light pollution.

Michael Kao noted that the exterior louvers will screen light emission at night. Landscape lighting will be minimal and understated.

Chair Foster stated that the project is well designed, improved since preliminary review. Please try to save the oak trees, echoed concerned about erosion control. Look forward to seeing the house built.

A motion (Egan / Wingses) to approve the project based on the projects consistency with the Residential Design Guidelines, and subject to the Standard Conditions of Approval, conditions of approval listed in the Staff Memorandum, and added condition that the applicants attempt to save as many oaks as possible, passed 4:0.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

8. **635 Pullman Road - Hu and Hsu (Jon Jang Architect)**

Request for preliminary design review approval of a new two story with basement California Hacienda style residence with proposed detached pavilion and gazebo with a total proposed floor area of approximately 5,625 square feet (24.7% Floor Area Ratio) on a 22,731 square foot lot. The proposal includes the demolition of the existing single story Ranch style home and will include a complete landscape plan.

Jon Jang, project architect, provided a brief overview of the proposed project. Noted rear neighbors' concerns about the visibility of the roof. Applicants feel that an earth tone two-piece cap and pan tile is more authentic to the hacienda style of architecture.

Chair Foster opened up a public comment for the neighbor in attendance.

Marcy Segre, 551 Craig Road, rear neighbor expressed concerns over the visibility of the new residence, as they currently see the entire existing back side, roof and backyard of the subject site. Supportive of a project to improve the site, but want to ensure that additional screening will be put in place and have concerns about the two accessory structures proposed as part of the project; ping pong pavilion and gazebo right at the rear

Board member Egan stated that she is supportive of the two piece roof tile, noting that Hacienda style is typically more one story.

Board member Wings noted the strange flow from the game room and lower floor plan, concerned about fire escape from the basement level. The main floor plan with all the open windows and meditation area begs the question of whether or not the Hacienda style is the right one. Seems more consistent with a modern structure. Either modernize the Spanish style or go with an architectural style that is more modern or Asian. Site section needs to be updated with actual slope. More detail needed to convey whole scheme. Pavilions seem like they could be much more interesting. A more modern style would allow you to eliminate the pitched roof on the accessory structures. Work with neighbors to balance screening with views.

Board member Donnelly stated that the proposal is definite upgrade to the existing. Please work with neighbor to address their concerns. If you stick with the tile roof, make sure it's a two-piece style. The koi pond and meditation room seem inconsistent with the style of the house. Physical samples will be important at formal review.

Chair Foster recommended the applicants work with neighbor to coordinate screening, understand how your proposal will look from their property. Formal review needs 3D renderings, more detail, and demonstration of consistent appropriate architectural style. Watch the FAR as you are close to the Max.

9. **118 Baywood Avenue - Gleason (Scheinoltz Associates Architects)**

Request for preliminary design review approval of a new two story Modern Transitional style residence with a total proposed floor area of approximately 8,591 square feet (22.3% Floor Area Ratio) on a 38,537 square foot lot. The proposal includes retaining the existing tennis court in the rear yard, the demolition of the existing single story Ranch style home and will include a complete landscape plan.

Nancy Scheinholtz, project architect, provided a brief overview.

Board member Donnelly noted that the neighborhood is definitely a mix of sizes and styles. The

proposed is a very large house. There appear to be several large areas of blank wall without windows or small windows, especially to the right of the front entry and far left side of the front elevation.

Board member Wings noted the fairly consistent style, and expressed support for the panels below the windows.

Board member Egan noted that the house is very large house, over-scaled. Nice in simple massing, however, something about the front windows and relationship to the amount of stucco presents more massive than it needs to be. Front entry and the stairway are set forward, but doesn't break-up the massing. Side-facing garage is a positive. Please retain all redwood trees.

Chair Foster complimented the nice flow of indoor spaces. Timeless house. Materials will have to be very high quality given the size of the home. Supportive of the direction the project is going in. Agree with some of the comments regarding the balance of the windows. Nice inspirational photos. Nicely developed proposal, look forward to formal review.

10. **860 Vista Road - Saks (Nick Lee Architecture, Michael Callan Landscape Architect)**

Request for preliminary design review of a new two story Modern style residence, pool house, accessory dwelling unit, and attached and detached garages with a total proposed floor area of approximately 8,871 square feet (24.6% Floor Area Ratio) on a 36,013 square foot lot. The proposal includes retaining the existing tennis court in the front yard, the demolition of the existing single story Modern style home and will include a complete landscape plan.

Nick Lee, project architect, provided a brief overview.

Board member Donnelly requested more detail on colors and materials.

Board member Wings stated it is a nice design, specifically the stone base.

Chair Foster stated that he is concerned that the rendering doesn't feel very residential.

Board member Egan site has a wonderful openness. She noted that the second floor doesn't seem connected to the floor below, the change in material doesn't tie it together. Fascia board seems too narrow. Leaving the existing concrete retaining wall could be dressed up. A few large trees on site would add to the character.

11. **3445 Ralston Avenue - Chen (Nick Lee Architecture)**

Request for preliminary design review of a new two story with basement Modern style residence, free standing canopy with changing rooms, and attached garage with a total proposed floor area of approximately 7,392 square feet (24.97% Floor Area Ratio) on a 29,602 square foot lot. The proposal includes the demolition of the existing single story Modern style home, a sport court, and will include a complete landscape plan.

Nick Lee, project architect, provided a brief overview of the project an efforts that have been made to address the neighbor's concerns about view impacts.

Board member Egan stated that the proposal is nicely done, thank you for working with the neighbor. Concerned about lightwells, develop the front door and some guest parking spaces. Like the garage being set into the hillside. Be careful about retaining walls up on the hills, watch the heights. Please add some new large trees and develop the street frontage with street trees.

Board member Wings complimented the nice submittal. The view of the flat roof will be an issue from the street and several properties, please pay attention to this and propose proper treatment. Like the stucco base with wood siding.

Board member Donnelly stated that he is supportive of the design. Appreciate the early neighborhood consideration. Inspirational photos are great, make sure to incorporate lots of detail into the 3d renderings.

Chair Foster encouraged the applicants to make sure the height dimension of the basement is accurate. Please show more detail to help the design look less institutional. He noted that early story pole installation will be beneficial for neighbor to understand any view impacts

Additions/Remodels

12. **2535 Summit Drive - Fong (Derek Wee Architecture)**

Request for preliminary design review of a first story and lower level addition of approximately 2,381 square feet to an existing one story Ranch style residence for a total proposed floor area of approximately 6,446 square feet (23.0% Floor Area Ratio) on a 28,075 square foot lot. The proposed addition and remodel includes a style change to Contemporary / Modern Ranch.

Derek Wee, project architect, provided a brief overview and explained neighborhood outreach.

Board member Donnelly stated that the proposed is a significant improvement to the site and neighborhood, in support. Be careful about the 50% teardown.

Board member Egan stated that this is an interesting project. Existing oak trees along the right side – would be really nice to save them if possible. The driveway may feel like a sea of concrete. Windows over the garage don't have the same character as those by the entry. More detailing on the front façade, trim, some more interest above the garage. Pay special attention to the RDGs re grading and retaining walls.

Derek Wee most of the trees are being taken out due to health, but replanting many new trees.

Board member Wings stated that this is a very creative concept to excavate down in front and improves existing awkward approach to the house. Nice front entry path. Be careful about the radius of the driveway approach. Rear patio seems to step down from the house, would be nice for it to be level.

Chair Foster this is a great project. Be cautious about not triggering a teardown. The driveway gates create a nice buffer for the garage doors.

DISCUSSION ITEM(S)

ADJOURNMENT – 8:00 PM

SPECIAL ACCOMMODATIONS: If you need a disability-related modification or accommodation, including auxiliary aids of services, to participate in the ADRB meeting, or if you need an agenda in an alternate form, please contact the City Clerks Office at 375-7412 at least 24hours before the scheduled ADRB meeting.