



TOWN OF HILLSBOROUGH
California

Architecture and Design Review Board
Approved Meeting Minutes

Monday, January 25, 2021 at 4:00 PM

CALL TO ORDER: – The ADRB Meeting of January 25, 2021 was called to order at 4:02 p.m.

Chair Foster announced that the meeting of the Hillsborough Architecture and Design Review Board is now called to order.

We will be conducting today's meeting in a virtual setting using Zoom. Board members and staff are participating from remote locations and everyone is practicing appropriate social distancing. Members of the public may view and listen to the meeting this evening as noted on the agenda.

Prior to opening the public hearing items, the members of the public should know that the ADRB is a Board created by and members appointed by the City Council. This five-member board is comprised of Hillsborough residents who volunteer their time to serve the community and ensure projects are consistent with the Town's Residential Design Guidelines. Members of the Board have experience in design or construction and include two community members at large. Their purpose is to promote good design 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.

Chair Foster welcomed two new members to the Board, April Filer and Benoit Delaveau, both of whom have been active in the community. Chair Foster announced that April and Benoit were appointed to the Board by the City Council on January 11, 2021 and that April will be serving as a Board member and Benoit will be serving as an Alternate.

ROLL CALL:

Board Members Present: Benoit Delaveau; Kathleen Egan; April Filer; Yuvi Gill; Kaarin Hardy; and Lionel Foster, Chair.

Staff Present: Sarah Fleming, Director of Building and Planning; Tim Anderson, Building Official; Martin de los Angeles, City Attorney's Office; Consulting Planner, Neal Martin

APPROVAL OF MINUTES:

A motion (Hardy/Gill) to approve the Meeting Minutes for Monday, December 7, 2020, without changes, passed 4:0 on roll call vote.

WRITTEN/ORAL PUBLIC COMMENTS:

Chair Foster stated that anyone who wishes to submit written communication or make public comment to the Board about any item not on the agenda may do so at this time. The Board may briefly respond to statements made or questions posed, however, the Board’s general policy is to refer items to staff for attention, or have a matter placed on a future ADRB agenda for a more comprehensive action or report. Written communication may be submitted to the staff for the record. (Residents wishing to speak regarding non-agenda items are kindly asked to limit their time to three minutes.)

Chair Foster asked if there are any written or oral communications regarding items not on the agenda?

There being no public comments he moved on to the public hearing portion of the agenda.

CONSENT CALENDAR:

Chair Foster explained the consent calendar includes routine items that do not require discussion. A board member or staff may remove an item for discussion, and any member of the public may request a board member to remove an item for discussion. If there is no request to remove an item from the consent calendar, then the consent calendar items can be approved in one motion with a roll call vote.

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

Chair Foster noted that staff has requested to remove 601 Devon Drive from the consent calendar for clarification. He noted that the Board will take up the other items on the consent calendar first, then consider the 601 Devon Drive item.

25 Tea Tree Court—Wong (Xie Architects, Inc.)

Request for design review approval of a one-story rear addition of approximately 1,172 square feet to an existing one-story Ranch style residence for a total proposed floor area of approximately 5,076 square feet (19.4% FAR) on a 26,194 square foot lot. The addition is proposed to match the existing Ranch style of the home.

2370 Skyfarm Drive—Lilly (Nyhus Design Group)

Request for design review of a first- and second-story addition of approximately 1,731 square feet to a French Normandy style residence with a total proposed floor area of approximately 5,045 square feet (22.2% Floor Area Ratio) on a 22,638 square foot lot. No additional landscaping is proposed.

1175 San Raymundo Road--Reykhel (LSH Architects/DesignIntent Landscape Architects)

Request for design review of a new two-story Contemporary Ranch style home with a total proposed floor area of approximately 5,294 square feet (24.9% FAR) on a 21,246 square foot lot. The project was originally considered a first and second floor addition and style change. However, construction activity resulted in the project becoming a “teardown” of the existing Ranch style home. The proposal includes a change in architectural style to Contemporary Ranch and a full landscape plan.

A motion (Egan/Hardy) to approve the consent items for the proposed projects at 25 Tea Tree Court, 2370 Skyfarm Drive, and 1175 San Raymundo Road, 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 5:0 on roll call vote.

PUBLIC HEARING ITEMS:

New Houses

601 Devon Drive--Bala (SOC Design/Tim Raduenz, Form + One/Michael Callan, Landscape Architect)

Request for design review of a new two-story Contemporary style residence with attached garage, with a total proposed floor area of approximately 6,952 square feet (24.0% Floor Area Ratio) on a 29,017 square foot lot. The lot is occupied by an existing two-story Colonial Revival style residence that is proposed for demolition. The project includes a complete landscape plan.

(Received preliminary review at the October 5, 2020 ADRB Meeting)

(This item was continued from the December 7, 2020 ADRB Meeting so the architect could correct the elevation and Building Envelope errors and also to correct the story pole heights.)

Chair Foster recognized Kiril Mirintchev of SOC Design who provided a brief overview of the ongoing height issues of the project. He presented the proposed 12-inch drop of finished floor, which would resolve the current violation of the building envelope profile.

A motion (Gill/Hardy) to approve the proposed project at 601 Devon Drive based on the projects' consistency with the Residential Design Guidelines as discussed, and subject to the Standard Conditions of Approval, conditions of approval listed in the Staff Memorandum and additional condition that the applicants shall submit revised plans showing the height reduction discussed, demonstrating compliance with the building envelope profile.

Motion passed 5:0.

10 Downey Way—Miller (RG Developments/Nyhus Design Group/Michael Callan Landscape Architect)

Request for design review of a new two-story Cape Cod style home and new pool house with a total proposed floor area of approximately 7,267 square feet (24.99% FAR) on a 29,083 square foot lot. The proposal includes demolition of the existing Ranch style home and includes a full landscape plan.

(Received preliminary review at the November 2, 2020 ADRB Meeting)

Marco Cellario of Nyhus Design Group provided a brief overview of the project.

Chair Foster opened the public hearing.

Robert Savoie, 2140 Oak Drive, thanked the Board for their service and expressed concerns about the proposed retaining walls and increased elevation at the rear corner of the property, adjacent to his property. He noted that the proposal doesn't appear consistent with the design guidelines recommendation to conform to the natural contours of the site and minimize grading. He continued that the proposal increases the grade in the area by approximately 8 or 9-feet, which causes concern about privacy impacts.

There being no one else who desired to be heard, Chair Foster closed the public hearing.

Chair Foster then asked the Board members for their comments.

Board member Egan stated that the proposed house has well-articulated mass and is within the building envelope profile. She noted that composition shingle is not ideal. She expressed concerns regarding the landscape plan and encouraged them to revise the back corner near Mr. Savoie's property to be more consistent with the existing topography.

Board member Filer expressed support for the proposed home.

Board member Gill thanked the applicant for the renderings and expressed support for the proposed home. He noted that he does not share the concerns regarding the landscape plan.

Board member Hardy expressed concerns about the retaining walls in the backyard and agreed with the neighbors' concerns. She requested that the applicant produce site sections for the retaining walls.

Chair Foster expressed support for the proposed home. He noted that he is not concerned about the proposed cut and fill but does understand that concerns expressed by the neighbor.

A motion (Egan/Hardy) to approve the proposed project at 10 Downey Way based on the projects' consistency with the Residential Design Guidelines as discussed, and subject to the Standard Conditions of Approval, conditions of approval listed in the Staff Memorandum and additional conditions that the applicants shall revise the landscape plan and grading at the rear south side to lower the pool and fire pit to address the neighbor's concerns and provide sections of the retaining walls to staff. Motion passed 5:0.

PRELIMINARY REVIEW ITEMS:

145 Pinehill Road — Lai (InA1 Architecture, Leonard Ng/In Situ)

Request for preliminary design review of a new two-story Modern style home with a total proposed floor area of approximately 6,304 square feet (7.7% FAR) on an 81,699 net square foot lot. The proposal includes demolition of the existing Modern style home and will include a partial front landscape plan. Existing downslope improvements including tennis court and driveway access down, to remain.

Leonard Ng, project architect, provided a brief presentation.

Board member Egan complimented the break-up of the massing. She expressed concerns over the rear wall of glass. She noted that renderings will be helpful to understand the color and material palette. She suggested that they clean up the vegetation along the street and consider adding large trees along the slope of the driveway.

Board member Hardy complimented the new entrance courtyard, hidden garage, design details, and view. She noted the front corner above the garage seems empty and unidentified.

Board member Gill complimented the proposal and noted that the colors and materials will blend in nicely with the site.

Board member Filer stated that the proposal is beautiful and an improvement over the existing. However, she expressed surprise that they are using the existing foundation and not improving the siting. She complimented the hidden garage.

Chair Foster expressed support for the proposal, complementing the design and the way the massing compliments the topography. He encouraged the applicants to maintain and enhance the landscape screening.

560 Remillard Drive— Nandan & Ashok (Winder Gibson Architects)

Request for preliminary design review approval of a two-story addition of approximately 1,924 square feet to an existing one-story residence for a total proposed floor area of approximately 5,417 square feet (24.98% FAR) on a 21,687 square foot lot. The proposal includes an architectural style change from Ranch to Modern Farmhouse.

Geoff Gibson, project architect, provided a brief presentation.

Board member Hardy questioned whether the proposed design is Modern Farmhouse or Contemporary. She complimented the design adding that it will be a nice addition to the street.

Board member Gill stated that 3D renderings will be very helpful to understand the project. He noted that the massing seems disjointed, but that the proposal is a smart use of the existing home.

Board member Filer complimented the creative design and use of slope and light. She thanked the applicants for not popping a box on top of a ranch style home. She noted that more landscaping would be beneficial to soften the front massing.

Board member Egan expressed support, stating that it is an interesting and functional addition.

DISCUSSION ITEMS:

- **Board Member Updates** - none
- **Staff Updates** - none

ADJOURNMENT:

The ADRB Meeting was adjourned at 5:28p.m.

