

# TOWN OF HILLSBOROUGH

San Mateo County

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## Architecture and Design Review Board Approved Meeting Minutes

Tuesday, January 29, 2019 at 4:00 PM  
Town Hall, 1600 Floribunda Avenue – Community Room

### **CALL TO ORDER – 4:02 PM**

Board members Present: Patrick Donnelly; Dr. Lionel Foster, Chair; Leonard Mezhvinsky; Jerry Wings

Board members Excused: Kathleen Egan

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

**APPROVAL OF MINUTES** – A motion (Mezhvinsky / Wings) to approve the December 3, 2018 ADRB meeting minutes passed, 3:0.

### **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.

### **DROUGHT:**

Chair Foster announced that the Town of Hillsborough and the Board would like to commend residents who

have been conserving water since the drought began and noted that although State mandated water restrictions have been lifted and water conservation has been made voluntary, new landscaping projects are still subject to compliance with the Town's Water Efficiency in Landscaping Ordinance. He added that the Town of Hillsborough encourages each property owner or representative to continue conservation efforts to prepare for potential future drought conditions and water conservation.

### **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.

#### **Regular Items:**

Revisions to Previously Approved Project

1. **1425 Carlton Road – Dokhanchi (Chu Design & Associates)**

Request for design review approval of as-built and proposed revisions to a previously ADRB approved new two story Mediterranean style residence of approximately 3,756 square feet of floor area (24.99% Floor Area Ratio) and full landscape plan on a 15,034 square foot lot. The revisions include changes to the roof color and material, balcony material, window and door modifications, revisions to exterior trim and detailing, and modifications to the landscape plan including revisions to; retaining walls, hardscape, layout of landscape features, fencing and gates, and plantings. *(Received continuance at the October 1, 2018 ADRB Meeting)*

Board member Wingses read a disclosure statement regarding the fact that he was paid by the property owner for a brief consult on another property they own. He noted that he has consulted with staff and the Town's attorney and is confident that he can be fair and impartial in his review of the subject project.

Elizabeth Cullinan, Director of Building and Planning provided a brief overview of the changes that have been made to the project, noting which changes staff can support and which they cannot.

A representative for the applicant, Kathy Singh, read a statement from the applicant.

James Chu, project architect, stated that the applicants are willing to install the starter course of two-piece tiles rather than the larger gutter as proposed, to paint the eave brackets, and to select a warmer paint color. He noted that the structural plans showed a 3-panel opening in the guest room at the rear, while the elevation showed a French door.

Chair Foster stated that it is important that ADRB approvals come to fruition, and that new houses with a high FAR are held to a much higher standard.

Board member Wingses asked how the wrong roof tile was installed.

Poriya Dokhanchi, property owner, stated that their contractor directed them to select a roof tile within the same color family, that they were not aware of the difference between "S" tile and two-piece tile.

Chair Foster stated that each project is evaluated on its own merits, site condition, elevation, siting, visibility of the roof, FAR, distance from the street, screening, etc.

Board member Wings stated that removing the columns at the front, but leaving the lazy arch and rounded door doesn't work architecturally and is not accurately represented on their plans.

Board member Mezhvinsky noted that the windows at the rear remain a concern for the downhill neighbors. He stated that the trim is easy to fix, other changes are going to be most costly, such as the roof, and that he would be willing to entertain alternatives such as the starter course. He agreed that the front door with the entry arch without the columns is not aesthetic.

Board member Wings stated that he voted against this project originally due to its lack of compliance with the residential design guidelines and impacts to neighboring properties, however he feels that the approved design at least had certain details and charm which is now eliminated. The house is neither transitional nor traditional, the roof is an issue, the eave brackets are not appropriate for the style or quality and should either be replaced with appropriate authentic brackets or painted. He continued that the paint color is too light; the eliminated columns must result in a revised arch and front door; the trim detailing is not appropriate or consistent; the installed lighting is too small, too contemporary, and not appropriate for the design. He noted that the chimney and chimney cap are fine, the garage doors are ok and expressed general support for the landscape plan.

Chair Foster opened public comment.

Mindy Gong, 1420 Avondale Road, outlined her following concerns; 1) the three balconies at the rear are now all glass rather than stucco and iron, which is not consistent with the style and that their privacy has been impacted by this; 2) She stated that they would like reassurance that the modifications to the retaining walls and other area will not impact their safety; 3) she wants to ensure proper landscape screening between the properties; 4) there is an 18" void between their existing retaining wall and the newly constructed retaining wall on the subject property, which is concerning in terms of safety and drainage; and 5) construction schedule, the duration of the project seems to have exceeded the 18 months that was represented to them.

Norman Book, 1431 Carlton Road, stated that he is the adjacent neighbor and wants to express support for the project, noting that the new house is an improvement over the previous. He stated that the applicants are willing to make changes and that neighbors want to see the completion of construction.

Chair Foster thank the neighbors for their comments and noted that the Board understands the impacts to the adjacent neighbors, but that they have to represent the entire town, not just the immediately impacted neighbors.

John Laurich, 1560 Black Mountain Road, stated that he is there to speak in favor of the project, noting that he has an invested interest in the Town's aesthetics. He noted that they rebuilt a neglected home and hopes the Board can look at the overarching goals and find common ground.

Orna Resnekov, 1255 La Canada Road, stated that she has come before the Board several times to discuss projects not being built according to approved plans, exceeding construction timelines, or issues with roof materials/detailing. She stated that she has seen the Board take a hard line with other projects when it comes to the use of "S" tile

and hopes that those high standards will be applied equitably.

Mike Callan, landscape architect, requested that if the Board is supportive of the landscape plan, they consider separating the landscape plan to be approved by staff.

Mana Jamali, property owner, showed photos from the kitchen to convey that they have no views of the private spaces of the property below.

Chair Foster closed public comment.

Chair Foster stated that he is supportive of the property improvements, but that they need to respect the design review process and the approvals that were granted. He noted that the options are to continue and return with the proposed revisions or that he will entertain a motion from the Board with clear conditions for revisions.

A motion (Winges / Mezhvinsky) to approve the project with the condition that the architectural plans and as-built changes shall be revised to be consistent with the original ADRB approval of June 01, 2015, with the exception of the revisions to the chimney and chimney cap, window/door sizes, and the landscape plan, passed 3:0. Board Member Donnelly abstained.

#### Additions/Remodels

##### 2. **35 Cottonwood Court – Fells (HRH Architecture)**

Request for design review approval of a side and rear addition of approximately 1,359 square feet of floor area to an existing two story residence for a total proposed floor area of approximately 4,451 square feet (12.1% FAR) on a 36,750 square foot lot. The proposal includes an architectural style change from Ranch to Contemporary and site improvements consisting of a new pool, pool deck, walkways, and hardscaping.

*(Project received preliminary review at the November 5, 2018 ADRB Meeting)*

Hamid Hekmat, project architect, made a brief presentation to the Board.

Chair Foster noted that it's a straight forward addition and remodel with the majority of added space at the rear. He expressed overall support.

Board member Mezhvinsky thanked the applicant for responding to the Boards preliminary review comments. He cautioned them to be careful about not triggering a "teardown" during construction.

Board member Winges noted the responsive revisions. He noted the improvements to the site and consistency with the RDGs.

Board member Donnelly complimented the enhancements to the proposal since the preliminary review. He noted there are opportunities for improvements to the site, such as perimeter fencing and safety of navigating the slope.

A motion (Mezhvinsky / Donnelly) to approve the project, based on its consistency with the Residential Design Guidelines as discussed, and subject to the Standard Conditions of Approval, and conditions of approval listed in the Staff Memorandum, passed 4:0

## New Houses

### 3. **1925 Parkside Avenue - Teoman (Stewart Associates)**

Request for design review approval of a new multi-level Spanish Revival style residence with a total proposed floor area of approximately 5,681 square feet (24.8% Floor Area Ratio) on a 22,841 square foot lot. The proposal includes demolition of the existing residence, renovation of existing pool house and non-conforming garage, and a full landscape plan that consists of a new curb cut and driveway, driveway gates, guest parking, tree removal, replacement trees, revised hardscaping, enhanced plantings, fixed bbq with arbor, and a new pool and spa. *(Project received preliminary review at the December 03, 2018 ADRB Meeting)*

Board member Mezhvinsky recused himself due to his proximity to the property.

John Stewart, project architect, made a brief presentation to the Board.

Board member Wings complimented the design, compatibility with the neighboring comes and consistency with the RDGs. He thanked the applicants for the renderings, complimented the materials, colors, and detailing, and noted that the tree removals seem appropriate.

Board member Donnelly complimented the submittal, the rendering, and the reuse of the existing tile roof. He noted the great privacy of the lot.

Chair Foster complimented the rendering, high quality materials, consistent architectural style and well-detailed design.

A motion (Winges / Donnelly) to approve the project, based on its consistency with the Residential Design Guidelines as discussed, and subject to the Standard Conditions of Approval, and conditions of approval listed in the Staff Memorandum, passed 3:0.

Board member Mezhvinsky returned to chambers.

### 4. **1267 La Cumbre Road - Vedarajan (MAK Studio / Michael Callan Landscape Architecture)**

Request for design review approval of a new two story Modern style home of approximately 6,295 square feet of floor area (12% Floor Area Ratio) on a 51,773 square foot lot. The proposal includes demolition of the existing house and a full landscape plan that consists of; new driveway, fencing and gates along the street, tree removal, tree replacement, retaining walls, stone terraces, landscape enhancements and a new pool. *(Project received preliminary review at the December 03, 2018 ADRB Meeting)*

Michael Kao, project architect, made a brief presentation to the Board.

Liz Ruess, Associate Planner, summarized two letters of public comment received; 1255 La Canada; 1) Screening for any retaining walls on the downslope facing La Canada Road; and 2) Parapets need to be of sufficient heights and TPO colors need to be specified for modern homes.

1300 Canada; 1) Confirm survey accuracy; 2) Increase landscape screening along mutual property line with several large trees to minimize impacts and enhance privacy; 3) Provide

screening of all retaining walls; and 4) Verify slope stability and sufficient drainage. She noted that Staff recommends the following additional condition of approval to respond to public comment; "The applicants shall work with staff and the neighbor at 1300 La Canada Road to provide enhanced landscape screening and visual softening of all retaining walls."

Chair Foster expressed support for the design.

Board member Donnelly complimented the proposal and the upgrade over existing. He noted that construction management will be an important element of the project.

Board member Winges stated that the design is simple, consistent, and that the boxy massing is softened by voids and varied materials creating a light and airy feeling. He complimented the texture and shadow. He noted that the design appears consistent with the RDGs.

Board member Mezhvinsky expressed support for the proposal, noting that it is well-designed and appropriate to the site.

A motion (Winges / Donnelly) to approve the project, based on its consistency with the Residential Design Guidelines as discussed, and subject to the Standard Conditions of Approval, and conditions of approval listed in the Staff Memorandum, passed 4:0.

5. **45 Calaveras Court - Movassate (Debbas Architecture, Inc.)**

Request for design review approval of a new two level Mid-Century Modern style home of approximately 7,181 square feet of floor area (3.9% Floor Area Ratio) on a 182,952 square foot lot. The existing house has already been partially demolished. The proposal includes demolition of the existing residence and landscape enhancements that consist of a new driveway, decks, walkways, tree removals, tree replacements, and new plantings. *(Project received preliminary review at the December 03, 2018 ADRB Meeting)*

Charles Debbas, project architect, made a brief presentation to the Board.

Board member Winges complimented the major turn-around in the design since the initial reviews. He noted the huge lot with steep downslope. He expressed support for the clean, modern, beautiful design with high quality materials. He noted the consistent design throughout.

Board member Mezhvinsky complimented the massing, scale, and stepping down the slope. He thanked the applicant for the 3D views.

Board member Donnelly complimented the high quality materials. He encouraged they look at the privacy screening at the left and consider the noise from the highway.

Chair Foster complimented the floor plan, garage treatment, and unique materials.

A motion (Mezhvinsky / Donnelly) to approve the project, based on its consistency with the Residential Design Guidelines as discussed, and subject to the Standard Conditions of Approval, and conditions of approval listed in the Staff Memorandum, passed 4:0.

## **PRELIMINARY REVIEW**

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

New Houses

6. **315 Roblar Avenue - Wong (John Chan Rchitecture)**

Request for preliminary design review of a new partial two story Modern style residence with a total proposed floor area of approximately 6,018 square feet (23% Floor Area Ratio) on a 26,064 square foot lot. The proposal includes demolition of the existing residence and detached guest house and a full landscape plan.

John Chan, project architect, introduced the project.

Liz Ruess, noted the public comment letter submitted by Allison & Brian Jacobs at 325 Roblar Avenue.

Board member Mezhvinsky expressed overall support for the design. He noted the Board prefers a side-facing garage, but acknowledged the significant landscape screening provided. He noted that the second floor appears heavy on one side and suggested the consider shifting the siting to accommodate a side-facing garage and balance the second floor.

Board member Wings agreed that there is room to shift the house to provide improved vehicle access to the site and to better utilize the buildable area. He noted that they are missing an opportunity to maximize the site by adhering to the existing foundation.

Board member Donnelly agreed that the project could be better sited. He noted the second story created a lot of vertical wall and encouraged more relief. He noted that landscape screening along the street will be important to maintain/replace.

Chair Foster recommended they consider revised siting to best utilize the site. He encouraged they try to incorporate a side-facing garage.

7. **1365 Hayne Road - Narsinh (Mark Bucciarelli, AIA)**

Request for a fifth preliminary design review of a new multi-level Mediterranean style residence with a total proposed floor area of approximately 5,231 square feet (24.99% Floor Area Ratio) on a 20,931 square foot lot. The proposal includes a full landscape plan.

*(Received Preliminary Reviews at the July 7, 2014, March 7, 2016 & June 4, 2018, and August 6, 2018 ADRB Meetings)*

Mark Bucciarelli, project architect, introduced the project.

Board member Wings stated that the design is improved over previous. He thanked the applicants for the rendering and noted that window locations and styles and overall layout is improved, adding that some detailing needs more work. He stated that the entry with balcony is improved, but that the support columns needs more thickness to them at the corners to provide

visual support and balance and that the trim/gutter at the edge of the roof band does not work, the color/detailing needs to be improved.

Board member Mezhvinsky noted the big improvement over previous submittals. He noted it is still quite massive at the front, but the entry balcony helps. He stated that the 3D view helps.

Board Member Donnelly stated that this is his first time seeing the proposal and noted the challenging lot. He stated that the street view rendering shows unrealistic context and noted that some challenges of the lot are not being addressed.

Board member Wings agreed that the driveway slope and topography is not accurately represented by the 3D street view.

Chair Foster encouraged them to add internal access to the home office. He recommended they enhance the accuracy of the model.

### **DISCUSSION ITEM(S)**

**ADJOURNMENT** – 6:39 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.