

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board Approved Meeting Minutes

Monday, March 02, 2020 at 4:00 PM
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:02

Board Members Present: Dr. Lionel Foster, Chair Patrick Donnelly, Kathleen Egan, Leonard Mezhvinsky and Jerry Wings

Board Members Absent: None

Staff Present: Sarah Fleming, Director of Building and Planning; Cynthia Richardson, Consultant Planner; Martin de los Angeles, City Attorney

APPROVAL OF MINUTES - A motion (Donnelly/Winges) to approve the Meeting Minutes for January 21, 2020, passed 5:0.

WRITTEN/ORAL COMMUNICATIONS

Chair Foster to make the following announcements:

Chair Foster announced 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. It is, however, the Board's general policy 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.

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 members of the board are 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 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 stated if you wish to speak about an item, please be certain to complete a green speaker card and hand this completed card to one of the staff members at the front table. Green speaker cards and pens are available at the front of the Chambers. When your name is called for public comment, please come to the lectern and state your name and address.

CONSENT CALENDAR:

Chair Foster then explained the consent calendar includes routine items that do not require discussion.

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

There was no request to remove any consent calendar items.

Consent Items

Additions/Remodels

1. **2535 Summit Drive – Fong (Derek Wee)**
Request for design review approval of a main level and new lower level addition of approximately 2,536 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.
(Project received preliminary review by the ADRB at the January 21, 2020 Meeting)

2. **456 Pullman Road – Multani (Nyhus Design Group)**
Request for design review approval of the proposal to enclose a rear, lower level covered deck area resulting in an addition of approximately 1,260 square feet of Floor Area, for a total proposed floor area of approximately 9,099 square feet (10.4% Floor Area Ratio) on an 87,166 square foot lot. The proposed addition would match the existing exterior colors and materials.

3. **800 Chateau Drive – Shek (Erik Chan)**
Request for design review approval of a rear addition of approximately 758 square feet of Floor Area to an existing one story house, for a total proposed floor area of approximately 4,192 square feet (16% Floor Area Ratio) on an 26,144 square foot lot. The proposal includes an update to the exterior colors and materials including

replacing the existing brick with stacked stone and a new charcoal concrete shingle roof.

A motion (Donnelly/Mezhvinsky) to approve the consent calendar item #1 , #2 and #3, based on the projects' consistency with the Residential Design Guidelines, and subject to the Standard Conditions of Approval, and conditions of approval listen in the Staff Memorandum, passed 5:0.

Regular Items:

Additions/Remodels

4. **748 El Cerrito Avenue – Binzari (DeMartini Architecture and Design)**
Request for design review approval of an addition and remodel to an existing two story home. The proposal has been modified and now includes an addition of approximately 160 sq. ft. to the first floor and an addition of approximately 1,287 sq. ft. to the second floor, for a total proposed floor area of 4,113 square feet (18.6% 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 reviews by the ADRB at the September 3, 2019, November 4, 2019 and January 21, 2020 Meetings)

Michael DeMartini, project architect, made a brief presentation of the proposed projects and previous Board comments.

Chair Foster opened/closed the public hearing.

Board member Egan stated that she can see the changes that have been made based on neighbor and staff concerns from the previous meeting.

Board member Winges acknowledged the architect's hard work and improvements that he has made to the floor plan. He stated that these are logical plans and will be a good fit for the neighborhood.

Board member Donnelly agreed with Board member Egan in that this project has gotten to a place where the neighbors and Board are happy with the final project that was presented.

Board member Mezhvinsky stated he is in full support of this project.

Chair Foster agreed with the other board members and stated that the architect took in the concerns of the Board and neighbors to create a beautiful project.

A motion (Egan/ 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, passed 5:0.

New Houses

5. **118 Baywood Avenue – Glasson (Scheinoltz Associates / Strata Landscape Architecture)**

Request for design review approval of a new two story Modern Transitional style residence with a total proposed floor area of approximately 8,536 square feet (22.1% 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 includes a complete landscape plan that consists of a new pool and spa, outdoor kitchen, stone terraces, artificial turf, tree removal and replacement, fire pit, new hardscape and enhanced plantings.
(Project received preliminary review by the ADRB at the January 21, 2020 Meeting)

Nancy Scheinholtz, project architect, made a brief presentation.

The arborist stated that the acacias are not stable, hazardous, and prone to disease.

Board member Egan stated that on the site plan it does not show any new trees to be planted.

Chair Foster opened the public hearing.

Mary Benninger, 99 and 101 Baywood, when they did construction on their house, an issue they faced was where the construction work trucks were going to park. When these construction trucks would park they ended up damaging her irrigation system. She stated Baywood Avenue is a narrow road and in front of 118 Baywood are Olive trees, her concern was to make sure that these trees stay protected during construction. Her other request was that there should be a construction fund and if there is accidental damage there is a fund to help pay for it.

Martha Ryan, 100 Stonehedge Road, stated that the reason they bought this property was because of the privacy and privacy that the acacia trees provided between these houses. She states that she has been taking care of these trees for years thinking they were hers, but once the boundary survey was done, the surveyor stated that these trees were located on 118 Baywood's property. There is no landscape plan stating that they are going to replace these trees but only to remove them. The arborist hired by 118 Baywood stated that acacia trees are a hazard, not reliable, and are prone to disease, meanwhile the arborist hired by 100 Stonehedge stated the exact opposite and that these trees have been alive for 60 years. Through these trees there is a large power line and if these trees are removed all that is left is a metal fence and a power line, which is unattractive. Ms. Ryan also stated her concern with the paving of the new driveway which is near a large oak tree and code states that it has to be a minimum of 20 feet away from the driveway.

Chair Foster stated that with the correct trees planted this can solve the problem.

Sara Fleming, Director of Building and Planning stated that this survey was done by a licensed surveyor, Wayne Haas.

Board member Mezhvinsky expressed that this is a civil issue and not in the jurisdiction of the Board. The Board has jurisdiction of the house and in the conditions of approval the landscape plan can be approved by Staff.

Board Member Donnelly stated that a landscape plan is a part of a proposal and should be a part of the approval.

Chair Foster closed public hearing.

Board member Egan stated that she likes the updated designs and plans but recognizes the neighbors' concerns and would like the screening issue resolved.

Board member Winges expressed that he would be interested to see how the house will look since it is so close to the street and would like to know more about the paving of the driveway and the health of the live oak.

Board member Donnelly stated that he cannot move to approve this project if there is no landscape plan proposed.

Board member Mezhvinsky stated that this building has a large presence on the street but with appropriate screening it can work. He stated that he would like to see a landscape plan with neighbor sign-offs to a screening agreement, and then be brought back to the Board for final approval.

Chair Foster stated that he would like the neighbors to come to an agreement and if that means starting planting before construction to start the screening process that would be something that they could approve.

A motion (Foster/ Winges) to continue the project to a date to be determined, to allow time for the applicant to work with neighbors and create a complete landscape plan, passed 5:0.

PRELIMINARY REVIEW (Not public hearing items; Board comments only.)

New Houses

6. **110 De Sabla Road - Alioto (Margaret Wimmer Residential Design)**

Request for preliminary design review of a new partial two story Contemporary Modern style residence with a total proposed floor area of approximately 3,500 square feet (20.5% Floor Area Ratio) on a 19,438 square foot lot. The proposal includes the demolition of the existing one story Ranch style home and will include a full landscape plan.

Board member Mezhvinsky stated that he does not think the round window located in the front fits well with the design of the house, but likes the overall design of the house.

Board member Donnelly agreed with Board member Mezhvinsky and does not like the round windows, but likes the design of the house and thinks that it matches the neighborhood nicely.

Board member Winges stated that he thinks the house looks boxy and has too many blank walls that can be filled with architectural elements. He thinks the proportion of the second story does not look right and if the second story could be

more proportional that could make it look better. He stated that he would also like to see a change to the round windows and a proposed landscape plan.

Board member Egan stated that the rear elevation is the most successful and thinks that the front elevation could add elements to give it that finished look. She stated that she did not like the window in the garage and front round window. She stated that she would like to preserve the large trees on the property and to add more street trees toward the front of the driveway and outside the fence to create more screening.

Chair Foster agreed with the other Board members and likes the 3-D model because it helped him understand and visualize the project better.

7. **50 Knightwood Lane - Ram Family Trust (Nyhus Design Group)**

Request for preliminary design review of a new two story New England style residence with a total proposed floor area of approximately 6,192 square feet (24.96% Floor Area Ratio) on a 24,811 square foot lot. The proposal includes demolition of the existing house and will include a full landscape plan.

Board member Egan asked if the pool house was going to be relocated since it is in a poor location and she would like to see either a landscaping element or trees in replacement of it.

Chair Foster opened for public comment and stated that normally we do not accept public comments during the preliminary review but if we start conversations early this can speed up the process in the future.

Ann Javer, 60 Knightwood Lane, expressed her concern about the height of the proposed house and how they would be able to screen the windows directly facing her property.

Patricia Scheppler, 15 Knightwood Lane expressed her concerns that the cul de sac has 11 homes, all single story and this massive second story does not fit into the neighborhood.

Donna Abrahamson, 25 Knightwood Lane, stated that this proposal is out of scale. She stated that developers are coming in and developing these large out of scale houses then selling them but they are not the ones that have to live there and look at the house every day. She is also concerned that because a developer is developing this project, she is worried that this house will not be made out of the highest quality materials.

Chair Foster stated that this project will be made with the highest quality materials because this proposal has such a high FAR (floor area ratio), the board would not approve otherwise.

Chair Foster closed public hearing.

Board member Egan stated that she would like to see consistency throughout the neighborhood and agrees this large, two story house does not fit in well within the

community. She would like to see more landscaping elements to help screen from neighbors and street view.

Board member Wingses stated that he does not find the boxy colonial style house proposed appropriate for this site. The proposal does not relate to the site or utilize the yards correctly.

Board member Donnelly stated that the story poles should be looked at and asked if the landscaping plan would provide proper screening for the left neighbor. He stated that comparing this to the residential design guidelines, it is not consistent.

Board member Mezhvinsky stated that it is hard to restrict this house from becoming a two story since most houses are moving toward two stories in order to provide more living space. He stated that the second story setback helped the massing of this project, but it still looks massive.

Chair Foster stated that this house is large and asked if any excavation could be done to lower the house, making it more compatible. He suggested that the architect meet with the neighbors to establish a dialog on how this house can fit better into this neighborhood.

8. 2111 Forest View Avenue - Stein (Nyhus Design Group)

Request for preliminary design review of a new multi-level English Country style residence with a total proposed floor area of approximately 7,091 square feet (24.8% Floor Area Ratio) on a 28,588 square foot lot. The proposal includes demolition of the existing one story Ranch style home and will include a full landscape plan.

Board member Wingses asked if it was possible to raise the whole driveway to the main level of the house. He stated it would not make sense to spend all this money and not fix the driveway.

Eric Nyhus stated that a civil engineer needs to look at the options to see what can be done.

Board member Wingses asked why stone was being implemented into the design instead of brick, as brick is already present in the front entryway wall.

Board member Donnelly stated that this is an opportunity to fix the driveway and working this house into the hillside where neighbors will not be impacted as much.

Chair Foster stated that the brick and stone can be resolved with 3-D models and/or renderings.

DISCUSSION ITEM(S)

ADJOURNMENT – 6:01 pm

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