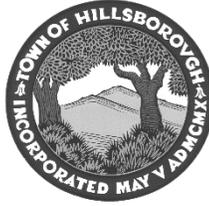


TOWN OF HILLSBOROUGH

San Mateo County

Lionel Foster, Chair
Kathleen Egan
April Filer
Yuvi Gill
Kaarin Hardy
Alternate: Benoit Delaveau



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APPROVED MEETING MINUTES ***MONDAY, MARCH 29, 2021*** ***4:00 PM*** ***ARCHITECTURE AND DESIGN REVIEW BOARD***

AGENDA

I. CALL TO ORDER – 4:05 PM

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.

II. ROLL CALL - Board Members Present: 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; Liz Ruess, Planning Manager; and Martin de los Angeles, City Attorney's Office

III. APPROVAL OF MINUTES:

Board member Egan noted that at the March 1, 2021, ADRB meeting on item 118 Baywood, the presentation by Sarah Fleming presented a slide noting the number of meetings held prior to the March 1, 2021 -- a note of this information should be included in the meeting minutes.

A motion (Hardy/Gill) to approve the Monday March 1, 2021 and Monday March 15, 2021, with changes noted, passed 5:0 on roll call vote.

IV. WRITTEN/ORAL PUBLIC COMMENT I:

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.

V. ANNOUNCEMENT OF CONFLICT OF INTEREST:

This portion of the agenda is for board members to disclose any conflict of interest related to any item on the agenda. Any board member who has confirmed a conflict of interest or has reason to believe they have a conflict of interest should disclose the conflict for the record and abide by the disqualification requirements contained in FPPC regulations.

VI. CONSENT CALENDAR:

The Consent Calendar includes routine items, which 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 any item from the consent calendar, then the item can be approved in one motion with a roll call vote.

1. **145 Pinehill Road (APN: 030-074-120) - Lai (InA1 Architecture, Leonard Ng/In Situ)**
Request for design review and approval of a new two-story Modern style home with a total proposed floor area of approximately 6,090 square feet (7.4% FAR) on an 81,699 net square foot lot. The proposal includes demolition of the existing Ranch style home and will include a partial front landscape plan. Existing downslope improvements including tennis court and driveway access down, to remain.
(Project received Preliminary Design Review by the ADRB at the January 25, 2021 ADRB Meeting)
2. **1060 Macadmia Drive (APN: 028-503-030) – Fong (EAG Studio)**
Request for design review and approval of an addition of 450 square feet to an existing two-story home. The proposal includes an addition of approximately 87 square feet to the first floor and approximately 363 square feet to the second floor for a total proposed floor area of 4,591 square feet (21% Floor Area Ratio) on a 21,844 square foot lot. The proposed area of addition would have a standing seam metal roof and stucco siding.
3. **1295 La Cumbre Road (APN: 031-120-010) – Davidson (Charlie Barnett Associates)**
Request for design review and approval of an addition and remodel to an existing three-level home. The proposal includes additions to all three levels for approximately 1,524 of net new square footage for a total proposed floor area of 6,448 square feet (9.9% Floor Area Ratio) on a 65,090 square foot lot. The project includes window replacement and new shutters, the area of addition would match the existing exterior materials.

No request to remove from consent calendar.

MOTION: A motion (Hardy/Egan) to approve the consent items for the proposed projects at 145 Pinehill Road, 1060 Macadamia Drive, and 1295 La Cumbre 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.

VII. FORMAL REVIEW ITEMS:

4. **10 Plaid Place (APN: 038-032-040) - Sanford (Nick Lee Architecture/Mike Callan Landscape Architect)**
Request for design review and approval of a new two-level Modern style residence with a total proposed floor area of approximately 6,306 square feet (24.7% Floor Area Ratio) on a 25,492 square foot lot. The proposal includes demolition of the existing Ranch style home and includes a full landscape plan consisting of new fencing and gates along the street, tree removal and replacement, a new pool & spa, stone patio and terrace, retaining walls, and enhanced plantings.
(Project received Preliminary Design Review by the ADRB at the November 2, 2020 ADRB Meeting)

Nick Lee, project architect, provided an overview of the proposed project and noted the incorrect story pole installation height. He also discussed their conversations with the neighbors at 1575 Tartan Trail and their agreement to install a solid wood 8-foot tall fence to address the neighbors' privacy concerns.

Liz Ruess, Planning Manager noted conversations with neighbors at 1575 Tartan Trail and 1660 Wedgewood Drive. The applicants have agreed to an 8-foot solid wood fence along the mutual property line with 1575 Tartan Trail to address privacy concerns. The neighbor at 1660 Wedgewood Drive has requested that the applicants mark the mutual property line so there is certainty about the location.

Board member Egan complimented the massing and site planning. She noted that the design is in compliance with RDGs, fine addition to neighborhood. Concerned about lower left hand corner, existing oak trees impact from the proposed retaining wall. Should be modified to be further out of the drop line of the oak trees. Many of the existing trees are being removed. TCLA recommended oaks to replace tree removal.

Board member Filer expressed support for the massing located towards the rear of the property. Thank you for solving the issues with the neighbors ahead of time. Nice materials to break-up massing. Lots of hardscape, wish there is a way to soften the visibility of the driveway – very close to Tartan Trail. Not a fan of the orientation on an angle.

Board member Gill supportive at preliminary review and continue to support. Modern house, but doesn't stand out negatively. Used grade well. Color palette softens the massing. All glass entry will be highly visible from the street.

Nick Lee responded that the entry is elevated above street and there will be landscaping to provide screening.

Board member Hardy Great use of this lot. Creative solution, great layout, excellent use of grade. The stone warms up the design. Very nice internal and external spaces. Thank you for being considerate to the neighbors. Encourage enhancing the screening along the street.

Chair Foster – agreed, great use of the lot. Modern concept without being out of place on the lot. Well done project and built within it's reasonable space.

MOTION: A motion (Egan/Hardy) to approve the consent items for the proposed projects at 10 Plaid Place 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 to move the retaining wall in the northwest corner of the lot out of the dripline of the oak trees, passed 5:0 on roll call vote.

VIII. PRELIMINARY REVIEW ITEMS:

5. 1221 Kenilworth Road (APN: 030-202-010) – Masoudnia/Gharaat (Safaei Design Group)

Request for preliminary design review of a new multi-level Modern style residence with a total proposed floor area of 4,989 square feet (24.9% Floor Area Ratio) on a 19,995 square foot lot. The proposal includes demolition of the existing residence and will include a full landscape plan.

Salar Safaei, project architect, provided a brief overview of the project.

Board member Egan stated that the design is a good start, however, on A1.01 the swimming pool and pool deck is cantilevered 9-11 feet above existing grade, which is not consistent with the Residential Design Guidelines -- this area should continue to step down with the topography of the lot. Wood and stone are nice, would like to see more added to the exterior. Mass on northeast side is well-done. She noted that the best sun and light on lot is dedicated to the ADU. She requested that they please retain the oaks and redwood, if possible.

Board member Filer expressed that she is not supportive of the cantilevered massing. She noted that the inspiration pictures have very nice material palette to soften the design, however the proposed materials for the project are unclear. She stated that the exposed garage level appears 3-stories from the street, concerned about precedent.

Board member Gill noted the difficult and awkward lot. He continued that it seems like the siting could be improved and the design could be more responsive to the lot. He noted that the retaining walls on either side of the driveway seem to box-in the garage and the massing of the home seems large and out of place. He suggested they reconsider the retaining walls, structure of the house to improve massing, and color and material pallet to make it softer and more natural. He noted that the design is challenging to support in current form.

Board member Hardy noted the creative design for a difficult lot and complimented the good use of outdoor space. She noted that the rendering images make the massing appear more looming than it may be. She expressed support for the sunken garage but noted the concrete wall adjacent to the driveway will be visible from the street and encouraged them to look at ways to soften it, either with wood siding or landscaping. She thanked the applicants for the inspiration images – they helped to convey the cantilever design element. The landscape plan will be important to fully understand the project.

Chair Foster stated that the project does not currently meet the residential design guidelines in terms of following the topography of the lot. He noted that the cantilevered master bedroom adds to the voluminous feeling. Adding that with such a high FAR, the materials palette needs to be very high quality. He requested they please improve renderings to provide more realistic design, as the proposed does not look like inspiration images. He noted that he is not currently in support of the project and suggested they soften the exterior, improve massing to be more modulated and stepping with the lot rather than just stacking on top of the garage.

IX. DISCUSSION ITEMS:

- Board Member Updates
- Staff Updates – Liz Ruess promoted the Let's Talk Housing: Community Meeting tomorrow March 30th

X. PUBLIC COMMENT II:
None

XI. ADJOURNMENT – 5:10 PM