

TOWN OF HILLSBOROUGH

San Mateo County

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



1600 Floribunda Avenue
Hillsborough, CA 94010
www.hillsborough.net
Phone 650-375-7400

APPROVED MEETING MINUTES ***MONDAY, MAY 3, 2021*** ***4:00 PM*** ***ARCHITECTURE AND DESIGN REVIEW BOARD***

AGENDA

I. CALL TO ORDER – 4:00 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: Benoit Delaveau; Kathleen Egan; April Filer; Karin Hardy; and Lionel Foster, Chair. Absent: Yuvi Gill

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:

A motion (Hardy/Egan) to approve the Monday March 29, 2021, passed 5:0 on roll call vote.

IV. PRESENTATION: Planning Manager, Liz Ruess gave a presentation on RHNA 6 and Housing Element Update Process.

V. 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.

VI. 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.

VII. 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. 863 Chiltern Road – Miliotes (Nyhus Design Group)

Request for design review and approval of a revision to an addition previously approved by the ADRB. The revision includes an expansion of the second floor, adding a total of 227 square feet. The additional square footage will result in a total proposed floor area of approximately 7,512 square feet (21.3% Floor Area Ratio) on a 35,315 square foot lot. The proposed additions would be consistent with the existing New England architecture style and existing exterior colors and materials.
(Project received approval by the ADRB at the August 3, 2020 ADRB Meeting)

2. 2001 Ralston Avenue – Bergh (Klopf Architecture)

Request for design review and approval of an addition and remodel to an existing single-story residence. The proposal includes an addition of approximately 964 square feet to the first floor and a new second story of approximately 1,252 square feet for a total proposed floor area of 4,888 square feet (18.3% Floor Area Ratio) on a 26,757 square foot lot. The addition would match the existing exterior colors and materials and Mid-Century Modern style of the home.

3. 463 El Arroyo Road – Dynner (Charlie Barnett Associates)

Request for design review and approval of an addition of approximately 1,669 square feet of floor area to an existing two-story Spanish Revival style residence for a total proposed floor area of approximately 6,922 square feet (24% Floor Area Ratio) on a 28,666 square foot lot. The proposal includes a full landscape plan that includes a new driveway, vehicle, and pedestrian gates, retaining walls, paved entry courtyard, lawn area, paved walkways and patios, a new pool, outdoor kitchen and dining area under a covered pergola structure, and enhanced planting throughout.
(Project received Preliminary Design Review by the ADRB at the March 15, 2021 ADRB Meeting)

No request to remove from consent calendar.

MOTION: A motion (Hardy/Egan) to approve the consent items for the proposed projects at 863 Chiltern Road, 2001 Ralston Avenue, and 463 El Arroyo 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.

VIII. PRELIMINARY REVIEW ITEMS:

4. 455 El Centro – Miller (TRG Architects)

Request for preliminary design review of a new multi-level Transitional Cottage style residence with a total proposed floor area of approximately 3,750 square feet (24.9% Floor Area Ratio) on a 15,047 square foot lot. The proposal includes demolition of the existing residence and a full landscape.

Yossi Zinger, Architect, provided a brief overview.

Mike Callan, Landscape Architect, provided a brief overview of the proposed tree removals.

Board member Egan complimented the floor plans and basic, simple house on a difficult site. Please preserve any healthy trees. She noted the front right corner very close to height limit and that the landscape plans call out higher retaining walls than the architectural plans -- high walls would not be consistent with the neighborhood, sloping down and smaller would be friendlier to the street. The large flat pad created at the rear is not consistent with the residential design guidelines, nor is all the grading within the setback areas. High FAR, please carry paneling detailing across more of the front façade. More character added would be consistent with the neighborhood. Make sure the landscape plans and architectural plans are consistent.

Board member Hardy agreed with board member Egan. She complimented the great update to the lot, adds to the character of the street. Please preserve any healthy trees. She suggested more architectural elements to make it warmer would be effective.

Board member Filer noted that the proposed is a huge improvement on a tough lot. She expressed concern that the house will feel imposing on a small, sloped lot that is elevation above the neighbor across the street -- perhaps there's an opportunity to soften the appearance from the street. Prefer to see computer drawn plans.

Board member Delaveau stated that the flattening of the yard is not consistent with the RDGs and should be re-worked. Would like to see more detail about the windows – so many windows at the rear on the architectural plans, however the landscape plan doesn't reflect this design. That many windows on the south west side of the house will require a lot of HVAC.

Chair Foster requested that the applicants please provide a comprehensive colors and materials board. Not a fan of the front facing garage, but understand the constraints of the lot. Adding more architectural detailing to the façade would be beneficial – to plain for how large the house is. Revise the retaining walls at the rear to be consistent with the RDGs. Please provide a more complete package with 3D renderings.

5. 233 Bridge Road – Cohn (Dale Meyer Associates)

Request for preliminary design review of a new two-story Colonial Revival style residence with a total proposed floor area of approximately 5,976 square feet (24.7% Floor Area Ratio) on a 24,174 square foot lot. The proposal includes demolition of the existing residence and a full landscape plan.

Dale Meyer, project Architect, provided a brief overview.

Board member Egan complimented the nice design, architectural style is well executed. She noted that the height and mass is concentrated at the front -- the other two story homes in the neighborhood are more understated. This house is almost at the maximum 32-foot height limit. Nice landscaping at the front will be important.

Board member Filer expressed concern about the timing of the construction with all the other projects occurring on the street. Please save the maple trees and other healthy trees on site. The front is so massing, the broken-up rear façade is nicer than the front façade -- 250 Bridge breaks-up the massing nicely, but understand the particulars of this architectural style. More information about the colors and materials and how they might help to break-up the sense of mass.

Board member Hardy stated that the massing is too heavy at the front, especially on this street. I like the style and think it's a great use of the lot. I like the garage placement. The update of the house might warrant and update to the pool. The landscape plan will be important to provide context for the new house. More information about the proposed design will help – inspiration images, etc. Overall supportive though.

Board member Delaveau noted that it is so important/helpful to have information about the colors and materials. The color palette will greatly impact the massing of the front façade. No landscape plan, no color palette, I feel like a lot of information is missing.

Chair Foster expressed support for the architectural style, but stated that the design is too massive. The front roofline on the left is too massive. Opportunity to create more symmetry. The detailing and spacing of the windows on the right side is very busy and inconsistent with the four on the left side. Changing the roofline on the left would reduce the massing.

6. **45 W. Avondale Road – Kumar (Ronald Huber - Open Remodel)**

Request for preliminary design review of a first and second floor addition of approximately 841 square feet to an existing two-story residence for a total proposed floor area of approximately 5,064 square feet (22.7% Floor Area Ratio) on a 22,231 square foot lot. The proposal includes an architectural style change from Mediterranean to Contemporary and associated modifications to the exterior colors and materials.

No representative of the project was present, so Liz Ruess, Planning Manager, provided a brief overview of the project.

Board member Delaveau stated he is not sure how they are going to achieve a compelling modern design with the existing house. With the darker stucco should be below and lighter above, the current design appears top-heavy. Not supportive of the design -- does not look like the inspiration images. Why are there so many windows in the media room? This room will be very cold in the winter.

Board member Filer stated that she did not understand the desired aesthetic until I saw the inspiration images. The addition does not sound very large, however appears massive. The garage seems forgotten. I do not understand the proposed design. Media room with all these windows doesn't make sense.

Board member Egan stated that she I wanted to consider this a small remodel. The inspiration images have articulated volumes and interesting massing. The addition should match the existing house windows more. Would like to see the wood sample. Horizontal wood rather than vertical would help minimize the height. Skinny round columns don't fit. The large windows don't fit existing or new style. The drawings lack consistency in terms of labeling of materials and representation of materials.

Board member Hardy stated that she is not supportive of the proposed design. Too much going on with the variety of materials. Design intent is not clear. The addition is acceptable, but the style change is not.

Chair Foster stated that the drawings are not clear. The windows are inconsistent and too many types. More consistency. A small addition in the right place, but the architectural detailing makes the project impossible to support. Improved massing and 3D renderings are needed.

IX. DISCUSSION ITEMS:

- Board Member Updates - None
- Staff Updates – None

X. PUBLIC COMMENT II:

None

XI. ADJOURNMENT – 5:51 PM