

# TOWN OF HILLSBOROUGH

San Mateo County

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



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## ***APPROVED MEETING MINUTES*** ***MONDAY, JUNE 7, 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; Yuvi Gill; Karin Hardy; and Lionel Foster, Chair. Absent: April Filer**

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 (Egan/Hardy) to approve the Monday May 3, 2021, 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. 18 Farm Lane (APN: 031-370-270) – Vasquez (Diego Pacheco)**

Request for design review of a basement and main level addition to an existing residence. The proposed total addition is approximately 1,041 square feet to an existing Neoclassical style residence, for a total proposed floor area of 7,640 square feet (10.8% Floor Area Ratio) on a 70,355 square foot lot. The proposed project includes a new terrace.

*(The ADRB previously approved this project on November 7, 2016, however the approval expired)*

**MOTION:** To approve the project at 18 Farm Lane, based on the project’s 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 a roll call vote.

**VII. FORMAL REVIEW ITEMS:**

**2. 2970 Privet Drive (APN:028-464-010) – Dong (Butler Armsden Architects)**

Request for design review of an addition and remodel to an existing residence. Due to the scope of the demolition, the project is considered a “teardown” and will be reviewed as a New House. The total proposed floor area of the new home is approximately 6,981 square feet (22% Floor Area Ratio) on a 31,484 square foot lot. The proposed architectural style is Contemporary.

*(Project received Preliminary Design Review by the ADRB at the March 15, 2021 ADRB Meeting)*

Federico Engel, project architect, provided a brief presentation.

Board member Delaveau noted that the roof is almost flat, so the color is important, white would be highly undesirable and unattractive, so the color choice is important. Additionally, solar panels would require screening/strategic placement.

Board member Egan noted that the 4 small trees in front are almost dead and a few large trees don’t have any leaves on them and all are indicated to remain. Encourage replacement with something more drought resistant and add a large street tree on the west side.

Chair Foster opened the public hearing.

No members of the public requested to speak, so Chair Foster closed the public hearing.

Board member Delaveau noted that the existing trees in front look dead, so applicant may need to revise the plan to add new trees. Blending the roof color with the surrounding natural elements will be critical.

Board member Egan stated that the board provided a lot of comments last time. She encouraged them to look at using Oaks and other drought resistant trees.

Board member Gill noted that he was supportive at the first review and appreciates the responsiveness to the Board's initial comments. Expressed support for the landscape plan and the proposed project.

Board member Hardy expressed support for the project and noted that the color of the roof will be an important consideration. Great improvement to the lot. Would be nice to soften the white a bit, something softer. Roofline looks great. Agreed the trees don't look like they are thriving.

Chair Foster noted that he was supportive of the initial design and the revisions are all improvements to an already successful project. Please do address the concerns about the roof visibility and color and be responsive to the existing tree health and replace with drought friendly trees as part of the new landscape.

**MOTION:** A motion (Gill/Delaveau) to approve the agenda item for the proposed project at 2970 Privet Drive, based on the project's 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 5:0 on a roll call vote.

#### VIII. PRELIMINARY REVIEW ITEMS:

3. **2120 Ralston Avenue (APN: 028-240-230) – Cheung (TRG Architects)**

Request for preliminary design review of a new two-story Contemporary style residence with a total proposed floor area of approximately 12,000 square feet (11.9% Floor Area Ratio) on a 100,998 square foot lot. The proposal includes demolition of the existing residence and a full landscape plan.

Randy Grange, Project Architect, provided a brief overview.

Board member Delaveau stated that he appreciates the morphology of the structure. This building is designed to open the interior to the exterior and take advantage of the ideal climate. Expressed support for the color and material palette.

Board member Egan inquired about the existing versus proposed grades, requested that they include civil plan with next submittal. Look at option to modify driveway to keep existing tree(s). Very nice design.

Board member Gill expressed support for the design. The massing is very successfully broken up with modulation and materials. Perfect modern house.

Board member Hardy agreed, very well-designed home --fully utilizes the beautiful property. She encouraged they consider replacing the existing parking strip.

Chair Foster stated that this design is a beautiful example of modern architecture, unique house on a stunning lot, very soft and livable appearance. Creative design. More 3D renderings from different angles would be appreciated.

4. **635 Pullman Road (APN: 030-023-050) – Hu/Hsu (Elaine Lee Design)**

Request for preliminary design review of a new two-story Spanish style residence with a total proposed floor area of approximately 5,648 square feet (24.8% Floor Area Ratio) on a 22,735 square foot lot. The proposal includes demolition of the existing residence and a full landscape plan.

Elaine Lee, Project Architect, provided a brief overview.

Board member Delaveau noted that this project will be impactful to the neighbors -- lots of excavation and terracing very close. Please keep neighbors informed, so they are prepared for what to expect during construction. The neighbor uphill will see a major change in what they see. The proposed project will be a huge improvement to the lot, however its important to be conscious of the impacts.

Board member Egan stated that this is a much-improved design from the original several years ago. The floor plans and elevations are nicely done. She suggested that more Spanish detailing or going more modern could be beneficial. The clay tile roof selection should be very intentional with blended neutral colors and not "S" tile. Be cautious about the heights of the retaining walls at the street. Landscaping steps with the hillside.

Board member Gill expressed support for the architectural style, adds diversity to the street. Consider a warm white or a few shades darker to not feel so drastic from the street. Using landscaping to soften the stucco walls and retaining walls will make a difference.

Board member Hardy great update, third garage space is creative. Feels more modern in style, than Spanish. Significant difference from the street, landscaping in the front will be important to soften the new construction. Could choose to go more modern or more Spanish, but currently seems split.

Chair Foster stated that this is a very nice submittal. Challenging lot -- will be a major improvement to the street. A softer white or off-white will be more appealing. Expressed support for the project overall.

5. **1260 Kenilworth Road (APN: 030-231-140) – Baik (MAK Studio)**

Request for preliminary design review of a new two-story Modern style residence with a total proposed floor area of approximately 6,575 square feet (5.3% Floor Area Ratio) on a 125,160 square foot lot. The proposal includes demolition of the existing residence and a full landscape plan.

Michael Kao, Project Architect, provided a brief overview.

Board member Delaveau stated that he was fascinated by the design description. This type of home is only possible in a climate like Hillsborough. Supportive of the design. Impressive lot with what will be a unique modern architectural marvel. He suggested they consider making it net zero energy. The design has a profound respect for nature.

Board member Egan stated that it is a very interesting modern house. The 8-foot separation from the first pavilion seems tight. Like that it steps down the hill. Please try to put match lines on the side, rather than in the middle of the house. The west elevation has walls of glass that are not quite as appealing. The tennis court seems problematic with 20-feet of slope and a retaining wall that doesn't comply. Such a huge flat area. The grading associated with the pool deck is deceiving, you are actually very high above grade -- look at ways to blend into the existing landscape more.

Board member Gill complimented the beautiful, subtle design and for the color and material palette and concept of pavilions. Supportive of the design.

Board member Hardy thanked the applicants for the extra renderings. This home is a pleasure to look at. Modest yet bold -- Fantastic design. Concerned about the large overhang and retaining wall associated with the pool -- look at ways to blend it into the landscape more.

Chair Foster stated that it is a very well-designed house. Creative, designed to age in. Only concern is with the position of the house on the lot. The eucalyptus forest in relation to the house and the driveway – what safety measures are being taken to ensure that the home is fire safe, given the fuel of the eucalyptus trees?

6. **1061 San Raymundo Road – Mazul/Viswanathan (Charlie Barnett Associates)**

Request for preliminary design review of a significant remodel to an existing multi-level Spanish Colonial Revival style residence with an addition of approximately 1,573 square feet for a total proposed floor area of approximately 16,201 square feet (9.7% Floor Area Ratio) on a 167,270 square foot lot.

Charlie Barnett, Project Architect, provided a brief overview.

Board member Hardy asked the applicants to explain more about the design decision to use the stone cladding. She noted that she appreciates the regard for the wider guidelines around historic preservation. Repurposing so much of the space to be a great family home with more usable space -- these houses can be incredibly dark, which isn't conducive to modern living. However, she expressed concerned that the design is losing too many of the original elements.

Board member Egan stated that the original home is such a beautiful home. She noted that she understands the improvements to the floor plan and opening spaces up, but is struggling with how modern the addition is. The loggia is an interesting feature. Some character feels like it's being lost with the stone walls and the stone auto court. When developing the pool and tennis courts please be sure to reference chapter 4 of the design guidelines. Please retain as many large trees as possible. Would be supportive of more enhancements to elements of the existing house, arches, etc.

Board member Gill stated that he is struggling with the design. He noted that he loves the original house and was hoping that design could be enhanced. He acknowledged that there needs to be a clear difference be original and new, but the proposed seems like two entirely different structures. The rear rendering looks like a different house -- are the alternatives to incorporate the addition more into the existing? The unique entrance provided character.

Board member Delaveau agreed with his fellow board members. The house is an old house with a modern addition stuck on – you don't have a modern house and you lose the historic house, it's lose-lose. The design doesn't feel like it protects the character of the existing house -- it's too different. There are better options than the current proposal. The interior and site can be modernized without detracting from the existing home.

Chair Foster noted that he appreciates the applicant's efforts to abide by the Secretary of Interior Standards, but this proposal looks like two styles of homes that don't belong together. The original home is more dominant and should be enhanced through the addition. Improve the interior spaces, but stick to the original architectural style – it is not consistent with the town's design guidelines. This violates the fundamental principles of the ARDBs guidelines for additions. This has a lot of potential.

**IX. DISCUSSION ITEMS:**

- Board Member Updates - None
- Staff Updates – Due to a Special City Council Meeting, we need to reschedule time or date for June 28th ADRB meeting. Board agreed to move the meeting to Tuesday 29th at 4pm.

**X. PUBLIC COMMENT II:**

*None*

**XI. ADJOURNMENT – 5:55 PM**