

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board Approved Meeting Minutes

Monday, June 29, 2020 at 4:00 PM

CALL TO ORDER – The ADRB Meeting of June 29, 2020 was called to order at 4:02 p.m.

Acting Chair Wings 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 insure 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 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.

ROLL CALL

Board Members Present: Patrick Donnelly; Kathleen Egan; Leonard Mezhvinsky; and Jerry Wings, Acting Chair.

Board Members Absent: Dr. Lionel Foster, Chair

Staff Present: Sarah Fleming, Director of Building and Planning; Tim Anderson, Building Official; Liz Ruess, Planning Manager; Martin de los Angeles, City Attorney's Office; Consulting planner, Neal Martin

APPROVAL OF MINUTES – Board member Egan noted a change from "he" to "she" under item 4. A motion (Mezhvinsky/Donnelly) to approve the Meeting Minutes for June 1, 2020, passed 4:0 unanimous on roll call vote.

CONSENT CALENDAR:

Acting Chair Wings explained the consent calendar includes routine items that 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 items #1 and #2 can be approved in one motion with a roll call vote.

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

There was no request from the public, staff or the Board to remove either consent calendar item.

1. 3655 Ralston Avenue - Salama (Eric Nyhus Design Group)

Request for design review approval of an addition of approximately 1,316 square feet to the rear of an existing Ranch Style residence for a total proposed floor area of approximately 4,241 square feet (19.4% FAR) on a 21,774 square foot lot. The proposal includes replacing the existing exterior siding with stucco, removal of shutters, and replace windows and doors. The new area of roof would match the existing asphalt shingle and is proposed to be approximately 2-feet taller than the existing roof.

2. 110 De Sabla Road – Alioto (Margaret Wimmer Residential Design)

Request for design review approval of a new Contemporary Modern style residence with a partial second story and a total proposed floor area of approximately 4,751.75 square feet (24.4% FAR) on a 19,438 square foot lot. The proposal includes the demolition of the existing house and a full landscape plan.

A motion (Egan / Donnelly) to approve consent calendar items #1 and 2, 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, passed 4:0 unanimous on roll call vote.

PUBLIC HEARING ITEMS:

New Houses

3. 50 Knightwood Lane – CAVA Homes (Nyhus Design/Michael Callan Landscape)

Request for design review approval of a New 2-story Contemporary Clapboard style residence with a total proposed floor area of approximately 5,928 square feet (23.9% FAR) on a 24,811 square foot lot. The proposal includes the demolition of the existing house and a full landscape plan.

(Project received preliminary review by the ADRB at the March 2, 2020 Meeting)

Eric Nyhus, project architect, provided a brief presentation of the project and discussed modifications and considerations that have been made since the preliminary review in March.

Acting Chair Winges opened the public hearing.

Monique Javer, 60 Knightwood, requested to speak, however since she already submitted her public comment in writing, her mother, Ann Javer, noted concerns over lost privacy, overall height of the home.

Acting Chair Winges asked staff if any additional public comment had been submitted.

Liz Ruess, Planning Manager, noted that one public comment letter from Ada Regan, 2260 Reddington Road was submitted after the Board packets were distributed, but was provided to the Board for review in advance of the meeting.

Acting Chair Winges closed the public hearing.

Mike Callan, project landscape architect, confirmed in response to Board member Donnelly that the applicants have no objections to the TCLA recommendation to add Oak trees to the front yard area.

Board member Donnelly stated that the project meets Residential Design Guidelines (RDGs), and that he is in support of the project, provided the landscape screening is done properly.

Board member Egan noted that the house size has been reduced, removing square footage from over the garage and relocating some square footage. She agreed with TCLA recommendation for two additional oaks in front yard. She cited recommendations from chapter 5 of RDGs, noting that a smaller or partial 2 story mass would be more consistent, as the middle part of the front elevation is a continuous 50-foot long 2 story element. She stated that sheet L.1 makes the site look to be flattened out, with no attempt to work with the existing contours. She expressed support for the changes to the elevations and the windows and noted that the neighborhood context the architect provided was helpful.

Board member Mezhvinsky stated that the applicant did a nice job bringing the mass down and responding to Board comments. He continued that nothing would prohibit a 2 story house in the neighborhood, however privacy concerns are important. He expressed support for the project with the additional evergreen trees in the front yard.

Acting Chair Winges expressed appreciation for the efforts that have been made, however, the bottom line is that the boxy colonial style is a box plopped on the site, the landscape then fills in what's leftover. The site development should be the house and landscape developed together in unison. He noted that the style dictates a box, the massing could be more articulated and broken up. An alternative, less formal house, would be more compatible with the site and the neighborhood. The scale is not sensitive to the site or neighboring houses. He stated that he is not in favor of this style house on this particular site. Could be successful on another site.

A motion (Donnelly/Mezhvinsky) to approve the project, 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, failed 2:2 on roll call vote.

A motion (Mezhvinsky/Egan) to continue the project to the next ADRB meeting, passed 3:1 on roll call vote, Board member Donnelly dissenting.

4. 118 Baywood Avenue - Cinnamon Hill, LLC (Scheinholtz Associates / Strata Landscape Architecture)

Request for design review approval of a New 2-story Modern Transitional style residence with a total proposed floor area of approximately 8,622 square feet (22.4% FAR) on a 38,537 square foot lot. The proposal includes the demolition of the existing house and a full landscape plan. *(Project received preliminary review by the ADRB at the March 2, 2020 Meeting)*

Nancy Scheinholtz, project architect, provided a brief overview of the project.

Dustin Moore, project landscape architect, provided a brief overview of the proposed landscape plan and tree removals.

All board members acknowledged that Martha Ryan contacted them via email in advance of the ADRB Meeting. Board members Winges, Donnelly, and Egan stated that they all conducted site visits to Ms. Ryan's property and that Ms. Ryan spoke with them about the project and her concerns during their site visits.

Acting Chair Winges opened the public hearing.

Victor Lo, property owner, offered to keep trees number #37 and #55, which are the most visible to Ms. Ryan.

Martha Ryan, 100 Stonehenge, thanked the Board members for their time and to her neighbors who support her. She expressed her concern over the removal of the trees and stated that there is no need to postpone the decision about the tree removal. She read select sentences from three emails from Liz Ruess, Planning Manager.

Peggy Paustenbach, 123 Bella Vista Road, Complimented the design of the home. She noted that she lives next door to another one of Victor Lo's projects and is dealing with some privacy concern issues herself. She expressed support and empathy for Ms. Ryan's concerns over impacts to her property.

Shiela McWilliams, noted what a special place Hillsborough is to live, especially in these times, and how important our built environment is. She expressed support for maintaining privacy.

Kit Rogers, 30 St. Francis Road, noted that he can see the tops of the trees from their site. Protection and preservation of the trees is important. He noted that it seems strange to two arborist say one thing and two say another. He noted that Victor has built many properties in town and Martha has lived on her property for many years and ADRB should be directly involved in the final determination over the trees.

Danette Magilligan, 20 St. Francis Road. Noted that she used to live at 100 Stonehedge before Martha did and 30 years ago, those trees were healthy, hearty and beautiful. She inquired about whether there is some type of statute that if you have been maintaining part of a property as your own, that you can consider that your own property after a certain time.

Martin De Los Angeles, City Attorney's Office, noted that there is no such regulation within the Town's Municipal Code, however, this could be a civil matter pursued through a civil court.

Patrice Wilbur, 50 Baywood Avenue, stated that she has been to Martha's house several times and that the entire house faces the trees along the rear property line. She notes that she would hope that the screening provided could be maintained.

Dennis Lanterman, 5 St. Francis Road, expressed interest in making public comment, however, due to personal technical issues, despite several attempts by staff to assist and offer alternative ways to submit comment, he was unable to provide comment verbally or in writing.

Acting Chair Winges asked staff if any additional public comment had been submitted.

Liz Ruess, Planning Manager, noted that one public comment letter from Khristine Holterman, 108 Baywood Avenue, was submitted after the Board packets were distributed, but was provided to the Board for review in advance of the meeting. Her comment expressed support for both the architectural and landscape proposals.

Liz Ruess additionally clarified that the Town Consulting Landscape Architect is not a certified arborist, as incorrectly stated by Martha Ryan, and that he had professionally recommended that the Town hire a neutral 3rd party certified arborist to review the proposed tree removals, given the conflicting arborist reports provided by the applicant and neighbor.

Acting Chair Winges closed the public hearing.

Board member Mezhvinsky expressed support for the architecture of the home. He stated that he is uncomfortable making any determination about the health of the trees, given that we have two arborist stating one thing versus two stating the opposite. He noted that he is supportive of the construction of the house, but needs additional information on the health of the trees.

Board member Donnelly, stated that he has no concerns about the architecture. He noted that the driveway location seems to have been appropriately modified to give enough room for the oak tree and that flipping the driveway doesn't seem like a reasonable option. He continued that the existing acacia trees provide great screening, but given the split between the 4 arborist reports, it seems like an independent report from an arborist hired by the Town would be beneficial.

Board member Egan agreed with both Leonard and Patrick, the conflicting reports are disturbing. She noted that the B&H survey shows four of the trees right on the property line. She suggested that they could eliminate one garage space and that would really help with the distance from the oak. She added that removal of some of the acacias could benefit the existing oaks and that the proposed replacement trees are a great addition.

Acting Chair Winges, stated that the house works well with the site and that the driveway is in the right location and should be at least 15 feet from the tree. He noted that eliminating one garage space is a good consideration, that porous paving should be used for the driveway, and proximity should be double checked by the arborist. He recommended the applicants save the two Acacias #37 and #55, then remove the trees in the rear by the tennis court, which wouldn't impact sightlines or screening from Ms. Ryan's property.

A motion (Mezhvinsky/ Donnelly) to approve the proposed house, based on the project's consistency with the Residential Design Guidelines, as discussed, and subject to the Standard Conditions of Approval; conditions of approval listed in the Staff Memorandum; and added condition that the landscape plan is not approved and shall return to the ADRB for final determination once the Town has obtained an independent third party certified arborist report, passed 4:0 unanimous on roll call vote.

5. 85 Fagan – McPherson Family Trust (DK Engineering)

Request for Conceptual Design Review of the Tentative Map for a two-lot subdivision located at 85 Fagan Drive. The proposal includes the division of a 3.08 acre lot into two parcels, Parcel A – 2.18 acres and Parcel B – 0.90 acres. The existing house would remain on Parcel A. The lots would be accessed via two separate driveways off Fagan Drive.

Natalie Gribben, Town's Associate Engineer, provided a brief presentation and confirmed that the proposed subdivision meets all requirements of the municipal code in terms of size, lot shape, street frontage, etc. and that they are not requesting any exceptions.

Acting Chair Wings opened the public hearing. There were no requests to comment, so he closed the public hearing.

Board member Egan stated that she has no reservations, other than the new property line appears somewhat close to the existing historic home.

Board member Donnelly stated that he is supportive of the proposal

Board member Mezhvinsky stated that he is supportive of the proposal

Acting Chair Wings, stated that it appears feasible to build a nice house on the lot, the proposal makes sense and that he has no objections.

PRELIMINARY REVIEW ITEMS:

6. 1727 Forest View Avenue – Wilson (SDG Architecture)

Request for preliminary design review of a new two story with a partial basement Colonial Revival style home with a total proposed floor area of approximately 4,953 square feet (24.9% FAR) on a 19,819 square foot lot. The proposal includes demolition of the existing Tudor Revival style home and full landscape plan.

Steve Simpson, project architect, provided a brief overview of the project, noting that the project started as a remodel and evolved to a new house to avoid major compromises.

Board member Mezhvinsky, complimented the well-designed home, nice layout of rooms, rear landscape plan, generous setback at the front, and side facing garage. He expressed support for the project so far, noting that more details and story poles will be important.

Board member Egan, complimented the nice design at the street frontage. She appreciates them retaining most large trees, and suggested they replace the large cedar at driveway with another large tree. She noted that the massing is broken down, well within Building Envelope Profile requirements, the second floor steps back, side facing garage and landscaping along the street frontage are positive, and that the style is consistent and well done. She noted she would prefer stone over painted brick.

Board member Donnelly, expressed support for the design. He noted the 24.9% FAR so expectation will be very high quality materials. He stated the side facing garage is nice and that the design fits in with the neighborhood. He advised two things to pay attention to; highest quality materials and neighbor outreach.

Acting Chair Winges, stated that the existing home is so beautiful, but understand the limitations of updating a home like that. He expressed support for the painted brick and detailing. He noted that the articulation of the house and the way it works with the site is very successful, the site plan at the rear is great, and that the design has simple clean detailing. He encouraged them to watch out for column details at the rear, don't let them get too fussy, stick with simple/classic.

7. 2435 Skyfarm Drive – Hasenkamp (Eric Nyhus Design Group)

Request for preliminary design review of a first floor and new partial second floor addition of approximately 1,430 square feet to an existing single story residence for a total proposed floor area of approximately 4,872 square feet (16.9% FAR) on a 28,740 square foot lot. The proposal includes a complete architectural style change from Mid-Century Modern to Modern.

Eric Nyhus, project architect, provided a brief overview.

Board member Mezhvinsky stated that they are turning the existing house into a nice, fun design and expressed support for the tesla roof tiles.

Board member Egan complimented the nice upgrade, the floor plan, the great elevations except the front elevation which needs work, and consistent and well-chosen materials. She noted that solar makes sense and all elevations are pleasing. She agreed that landscaping at the front is needed.

Board member Donnelly expressed support for the project, noting that it will be an upgrade to house and neighborhood.

Acting Chair Winges stated that the proposed is an exciting look and nice contrast to the rest of the neighborhood. He noted that more articulation of the front wall could help appear less flat more 3-dimensional. He expressed support for the stucco base with wood above. He noted the nice roof forms and that the solar orientation makes sense.

1. DISCUSSION ITEMS - None

2. ADJOURNMENT

The ADRB Meeting was adjourned at 6:20 p.m.