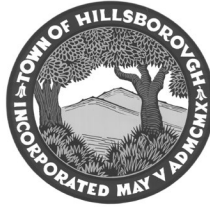


TOWN OF HILLSBOROUGH

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Architecture and Design Review Board Approved Meeting Minutes

Monday, August 3, 2020 at 4:00 PM

CALL TO ORDER – The ADRB Meeting of August 3, 2020 was called to order at 4:01 p.m.

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 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 Lionel Foster, Chair.

Board Members Absent: Jerry Wings

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 – Chair Foster noted that Staff has received corrections from Board member Egan, which will be reflected in the approved minutes. A motion (Mezhvinsky/Donnelly) to approve the Meeting Minutes for July 29, 2020, passed 4:0 unanimous on roll call vote.

CONSENT CALENDAR:

Chair Foster 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, #2 and #3 can be approved in one motion with a roll call vote.

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 from the public, staff or the Board to remove either consent calendar item.

1. 25 Tamarack Drive - Meyercord (Eric Nyhus Design Group)

Request for design review approval of a first story addition of approximately 814 square feet to an existing two-story residence for a total proposed floor area of approximately 5,979 square feet (24.8% Floor Area Ratio) on a 24,092 square foot lot. The proposed addition would be consistent with the existing French architecture style and existing exterior colors and materials.

2. 863 Chiltern Road - Miliotes (Nyhus Design Group/Michael Callan, Landscape Architect)

Request for design review approval of first and second story additions of approximately 1,846 square feet to an existing two-story residence for a total proposed floor area of approximately 7,634 square feet (21.6% Floor Area Ratio) on a 35,315 square foot lot. The proposed additions and façade changes would be consistent with the existing New England architecture style and existing exterior colors and materials.

3. 125 Fallen Leaf – Berg (SDG Architecture)

Request for design review approval of first story additions (3 locations) of approximately 1,150 square feet to an existing one-story residence for a total proposed floor area of approximately 7,883 square feet (21.5% Floor Area Ratio) on a 36,613 square foot lot. The proposed addition would be consistent with the existing Ranch architecture style. New replacement windows, doors and trim are proposed on all facades.

A motion (Donnelly / Egan) to approve consent calendar items #1, #2 and #3, 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

4. 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 and this item was continued from the June 29, 2020 ADRB Meeting)

Property Owner, Gerri Wong, made a brief statement to the Board. Introduced Mindie Romanowsky, attorney for the property owner.

Ms. Romanowsky, of Jorgenson, Siegel, McClure & Flegel, LLP, addressed the Board and provided a summary of the project history and considerations that were made.

Eric Nyhus, project architect, provided a brief overview of the project and introduced a new graphic to convey the proximity of concerned neighbors, noting that only one is adjacent, two are down the street at the entry to the cul-de-sac, and the final is about ¼ mile away with no visibility of the project.

Chair Foster noted for the record that he was absent at the previous meeting in which this item was discussed, but has read the minutes and staff reports and is prepared to participate.

Chair Foster opened the public hearing.

Doc Scheppler, 15 Knightwood Lane, has lived in his home since 1950. He noted the neighborhood has maintained its character of one story homes since that time. He requested that the ADRB deny the project as proposed, as it is not consistent with the neighborhood.

Monique Javer, 60 Knightwood Lane, opined that the ADRB was given incorrect facts and misled. She said Mr. Wings and Ms. Egan, the two architects on the Board both voted against the project recommending modifications to reduce the size of the second story. The architect claims there are no views into 60 Knightwood Lane, which is not true, as the proposed story poles are highly visible from 60 Knightwood Lane. She asked the Board to please enforce the Design Guidelines and do not approve the project as proposed.

Eric Nyhus, presented images that demonstrated the screened views between 50 and 60 Knightwood Lane.

Mike Callan, landscape architect, provided a brief overview of the landscape screening proposed between 50 and 60 Knightwood Lane.

Mindie Romanowsky, stated that whether or not Ms. Wong lives in this home or a family member, or someone else, is irrelevant to the ADRB's consideration of the project.

Chair Foster closed the public hearing.

Chair Foster asked each board member to disclose any ex parte communications with the applicants or the public that have not already been disclosed, including any visits to the project site, and for any items that they would like to discuss on agenda item #4

Board member Egan stated that the guidelines make specific recommendations for new homes in predominantly one story neighborhoods, adding that this design doesn't implement any of these measures. Ms. Egan provided photos to staff, which were displayed, showing examples of partial two story homes in Town. In looking at the graphics provided by the applicant, the proposed home is significantly taller, than all the surrounding homes and larger in terms of size and scale. This design has not made any attempts to satisfy the recommendations of the design guidelines.

Board member Donnelly stated that we have reviewed this project many times. He appreciates the comments of the neighbors and the applicant team. It is certainly the Board's job to enforce the design guidelines, however, preventing larger homes isn't the duty of the Board. While this isn't the perfect project, it is one that he can support.

Board member Mezhvinsky stated that certain things are allowed and other things are prohibited. His position on this is, you cannot limit property development, unless it directly contradicts the rules. There is no reason this house cannot be two stories. It may not be the "perfect" house for this lot, but it is allowed under the regulations and can be mitigated with good landscaping. He is sympathetic to neighbors' concerns, but with time comes changes and there is no limitation that prohibits a two story home on this lot.

Chair Foster, thanked the applicant for bringing the whole team to provide input and thanked the neighbors for speaking up and sharing their concerns. Ideally, applicants and neighbors could come together and come to a compromise; however in this case, the two sides seem very far apart. There should be extra measures taken to protect the privacy of 60 Knightwood. Certainly a partial two story would work on this lot, however the Board cannot require it if the project meets the height, FAR, and other requirements and limitations, as long as the project is true to its architectural style.

Chair Foster made a motion to approve agenda item #4 the proposed project at 50 Knightwood Lane, based on the projects' 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.

A motion (Foster/Donnelly) 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, passed 3:1 on roll call vote, Board member Egan dissenting.

DISCUSSION ITEMS:

5. Tesla Solar Glass Roof Tiles

Staff follow up on presentation of Solar Glass roof material and potential for staff-level review/approval of roofing applications.

Liz Ruess, Planning Manager led the discussion on the Tesla Solar Glass roof tiles and requested Board direction on whether there is support for staff review/approval.

After discussion by the Board members, Chair Foster indicated that the Staff review made sense and noted that there appeared to be consensus on that Board that Tesla Solar Glass roof tiles should receive Staff review similar to Staff review of other roof materials.

Chair Foster recognized that Board member Mezhvinsky was retiring from the Board. Chair Foster thanked Board member Mezhvinsky for his service adding that it was much appreciated.

ADJOURNMENT:

The ADRB Meeting was adjourned at 5:12 p.m.