TOWN OF HILLSBOROUGH

San Mateo County

Planning Office
(650) 375-7411
Fax (650) 375-7415

1600 Floribunda Avenue
Hillsborough, CA 94010

Architecture and Design Review Board
DRAFT Agenda

Monday, November 04, 2013 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

Applicants: Your extra plans will not be returned at the meeting; they will be available in the Planning Office for one week after the meeting.

CALL TO ORDER

APPROVAL OF MINUTES

October 08, 2013

WRITTEN/ORAL COMMUNICATIONS
Anyone who wishes to submit written communication or speak to the Board about any item not on the agenda may do so at this time. It is, however, the Board's policy not to stop the meeting to read correspondence that is submitted at the meeting. Materials may be submitted to the staff for the record.

PUBLIC HEARING ITEMS
Consent Calendar: The consent calendar includes routine items that do not require discussion. If a Board member or a member of the audience wishes to discuss an item on the Consent Calendar, it can be removed for discussion. Items on the consent calendar can be approved in one motion to expedite the meeting.

Regular Items:

Additions/Remodels

1. **140 Stonepine Road - Market Capital Group (Stewart Associates)**
   Request for design review of alterations to an existing legal non-conforming residence including façade changes, change in roof design and increase in overall height of the two story residence to accommodate a change in architectural style to a French style. No additional floor area is proposed to the existing residence, which is legal non-conforming at 7,240 square feet of floor area (32.6% Floor Area Ratio).

DRAFT

2. **1230 La Cumbre Road – Lee & Leung (Chiu Lao Architecture Design)**
   Request for design review of a main and lower level addition of approximately 2,922 square feet of floor area (17.5% Floor Area Ratio) to an existing single level Ranch style residence. The proposal includes a change in architectural style from Ranch style home to Modern.

3. **690 Hayne Road - Seybold (TRG Architects)**
   Request for design review of a second level addition of approximately 826 square feet of floor area (24.99% Floor Area Ratio) to an existing two level Ranch style residence and alterations to an existing legal non-conforming second story portion of the residence. The proposal also includes the incorporation of a new second unit within the existing square footage of the ground level of the residence.

New Houses

4. **1245 Tournament Drive - Wong (Stewart Associates)**
   Request for design review of a teardown and the construction of a new single level California Ranch style residence of approximately 4,946 square feet of floor area (18.8% Floor Area Ratio). *(The project was continued at the October 08, 2013 ADRB meeting and was previously reviewed as an addition and remodel)*

5. **1530 Lakeview Drive - Tang (Stewart Associates / Bruce MacDonald Landscape Architecture)**
   Request for design review of new two story Mediterranean style residence of approximately 6,712 square feet of floor area (24.96% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, new retaining walls, new driveway surfacing (pavers), new driveway gates and pedestrian entry, new lawn area and new terrace. The proposal includes demolition of an existing single story ranch style residence. *(Received preliminary review at the October 08, 2013 ADRB Meeting)*

6. **15 Summerholme Place - Yeung & Wong (Winges Architects, Inc. / Michael Callan Landscape)**
   Request for design review of a new one story Spanish Mediterranean style residence of approximately 4,747 square feet of floor area (21.8% Floor Area Ratio), including a new detached second unit and associated landscape plan including tree removal, new plantings, new driveway surfacing, patios, walkways and side yard fencing at the left side property line in addition to renovations to the existing swimming pool. The proposal includes demolition of an existing one-story ranch style residence. *(Received Preliminary Review at the October 08, 2013 ADRB Meeting)*

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

7. **270 Uplands Drive - Zhang (Hunt Hale Jones Architects)**
   Request for preliminary review of the construction of a new two story residence of approximately 5,929 square feet of floor area (24.8% Floor Area Ratio). The proposal includes demolition of an existing single story residence.

8. **1080 Tournament Drive / APN: 038-341-050 - Zhang (Stewart Associates)**
   Request for preliminary review of a new multilevel Tudor style residence of approximately 7,313 square feet of floor area (24.94% Floor Area Ratio).

DRAFT

DISCUSSION ITEM(S)

9. **6565 Skyline Blvd. - Nueva School Master Plan Update**
   Discussion of the Nueva School Master Plan Update which includes a request for an increase in enrollment from 400 students to 500 students, a net total of approximately 23,240 square feet of additional building space to include a new middle school building, a new Environmental Center, construction of a covered sports court, cafe expansion, a new multi-purpose building, circulation and parking improvements and consideration of a Mitigated Negative Declaration (Draft) and requests to amend the Hillsborough General Plan, Zoning Ordinance and The Nueva School's Permit to Operate. Project materials and information are available online at http://www.hillsborough.net/depts/building/planning/current_projects/nueva_master_plan_update_project/default.asp

10. **Appointment of Chair and Vice Chair**

ADJOURNMENT

SPECIAL ACCOMMODATIONS: If you need a disability-related modification or accommodation, including auxiliary aids of services, to participate in the ADRB meeting, or if you need an agenda in an alternate form, please contact the City Clerks Office at 375-7412 at least 24hours before the scheduled ADRB meeting.

DRAFT