

# TOWN OF HILLSBOROUGH

San Mateo County

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## Architecture and Design Review Board Agenda

Tuesday, January 21, 2014 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

### 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.

### **Consent Items**

Additions/Remodels

1. **1023 San Raymundo Road - Wang (Wilson Chan Architect)**

Request for design of a main and basement level addition and improvement of approximately 742 square feet of floor area (19.9% Floor Area Ratio) to an existing single level Ranch style residence. The proposal includes creation of 359 square feet of new basement space and improvements to 289 square feet of existing basement space.

**Regular Items:**

Additions/Remodels

2. **150 New Place Road - Cheung (Stewart Associates)**

Continued request for design review of a first and second floor addition of approximately 4,746 square feet of floor area (13.2% floor area ratio) to an existing multi-level Mediterranean style residence. The proposal also includes adjustments to the existing driveway for purposes of meeting emergency vehicle access requirements.

3. **542 Craig Road - True (Form + One)**

Request for design review of a total of 1,362.5 square feet of additions to an existing 3,364 square foot Ranch style residence on a 23,970 square foot lot (19.72% Floor Area Ratio).

4. **2975 Summit Drive - Tran (Nyhus Design Group)**

Request for design review of a 2,593 square foot second and third floor addition to an existing 10,079 square foot Modern style residence on a 56,439 square foot lot (22.45% Floor Area Ratio).

New Houses

5. **1952 Forest View Avenue - Chung (Suarez-Kuehne Architects/Callan Landscape)**

Revisions to ADRB approval of a new two story Colonial Revival style residence and detached second unit totaling approximately 13,417 square feet of floor area (21.8% Floor Area Ratio) and landscape plan including tree removal, new plantings, swimming pool, stone patios, and paver driveway.

6. **1035 Whitwell Road - Murphy (Stewart Associates)**

Request for design review of the construction of a new two story Colonial style residence of approximately 4,122 square feet of floor area on a 16,677 square foot lot (24.72% Floor Area Ratio). The proposal includes demolition of an existing single story Ranch style residence.

7. **1080 Tournament Drive / APN: 038-341-050 - Zhang (Stewart Associates)**

Request for design review of a new multilevel French Country style residence containing approximately 7,313 square feet of floor area on a 29,315 square foot vacant lot (24.94% Floor Area Ratio). The house is oriented toward and accessed from Parrott Drive.

8. **270 Uplands Drive - Zhang (Hunt Hale Jones Architects)**

Request for design review of the construction of a new two story European traditional style residence of approximately 5,909 square feet of floor area on a 23,841 square foot lot (24.8% Floor Area Ratio). The proposal includes demolition of an existing single story residence.

9. **23 Annescourt Place - Salma (TRG Architects)**

This is a request for design review of the new construction of a new two story with basement Soft Modern style residence of approximately 5,628 square feet of floor area on a 22,521 square foot lot (24.98% Floor Area Ratio). The proposal includes demolition of an existing single story ranch style residence.

**PRELIMINARY REVIEW**

**(Not public hearing items; Board comments only.)**

New Houses

10. **888 Irwin Drive - Irwin Dr. LLC (BAR Architects)**

Request for Preliminary design review of the construction of a new two story Modern Style residence of approximately 13,310 square feet with a proposed 1,200 square foot Second Unit and 1,000 square foot Pool House on a 2 acre lot (15.2% Floor Area Ratio). Conceptual landscaping plan to be reviewed.

**DISCUSSION ITEM(S)**

**2014-2022 Housing Element**

The purpose of the January 21, 2014 ADRB Housing Element Meeting is to familiarize the ADRB and interested members of the community with the process for the Housing Element update, and for the Town Staff to receive guidance about policies or programs to potentially include in the Housing Element. No specific actions are needed. Staff and consultants will present a draft housing element reflecting comments provided at the ADRB meeting to the ADRB in the spring for further review.

**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.