Pursuant to the Shelter-in-Place order issued by the San Mateo County Health Officer, the statewide Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC’s social distancing guidelines, Council Chambers are not currently open to the public.

Per the Governor’s Executive Order N-29-20 issued on March 17, 2020, local legislative bodies may opt to conduct their meetings telephonically or by other electronic means. As such, the Town will be conducting this meeting via the Zoom platform which is an independent platform not owned or controlled by the Town. Any member of the public joining the Architecture and Design Review Board meeting by Zoom should familiarize themselves with Zoom’s various data and privacy policies which can be found at Zoom.us.

Members of the public may view and participate in the meeting by any of the means outlined below:

**Via Internet Browser**
Follow this link:
https://zoom.us/j/95228017552?pwd=MitGanprZnU5alRMcmdiREtHQngxUT09

**Via Zoom App**
Click “Join Meeting” and type in these credentials when prompted:
Meeting ID: 952 2801 7552
Passcode: 654254

**Via Phone**
Dial 1 (669) 900-9128
When prompted, type in the following credentials
Meeting ID: 952 2801 7552#
Passcode: 654254#

**Via Email**
Members of the public may provide written comments by email to Liz Ruess, Planning Manager at LRuess@hillsborough.net.

Emailed comments should note the agenda item on which you are commenting or that your concern is not on the agenda. Written comment length should be approximately 250-300 words, commensurate with the three minutes allowed for verbal comments.
To ensure your comment is read to the ADRB please submit your email no later than 2:00 p.m. on Monday, May 3, 2021. The Town will make every effort to read emails received after that time. Emails received after the 2:00 p.m. deadline will be provided to the ADRB after the meeting.

Members of the public may provide public comments via the Zoom platform by using the “raise hand” feature or, if calling in by phone, by pressing *9 on the telephone keypad. If a member of the public wants to provide public comment on an item or a non-agenda item during the general public comment portion of the meeting, they shall request to speak by using the “raise hand” feature on Zoom or, if calling in by phone, by pressing *9 on the telephone keypad prior to the close of the public comment period. In response, the Town will unmute the speaker and allow them to speak up to three minutes. All members of the public will be limited to one comment per agenda item. The Town encourages all members of the public to limit any comments that might be repetitive of comments provided by other speakers on the same item.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: Consideration of Meeting Minutes of Monday March 29, 2021.

IV. PRESENTATION: RHNA 6 and Housing Element Update Process – Presentation by Staff

V. WRITTEN/ORAL PUBLIC COMMENT I:
This portion of the meeting is reserved for persons wishing to address the Architecture and Design Review Board on any matter not on the agenda. Members of the public may provide comments via the Zoom platform by using the “raise hand” feature or, if calling in by phone, by pressing *9 on the telephone keypad. In response, the Town will unmute the speaker and allow them to speak on any topic for up to three minutes. If there are a large number of speakers, speaking time may be reduced to no less than 2 minutes, at the discretion of the Chair. Members of the public are limited to one comment at this time. State law prohibits the Architecture and Design Review Board from discussing or acting on non-agenda items, and generally limits the ability of the Architecture and Design Review Board to respond to any public comments made regarding non-agenda items.

Members of the public may provide comments related to items not on the agenda via email to LRuess@hillsborough.net. Written comment length should be approximately 250-300 words, commensurate with the three minutes allowed for verbal comments. To ensure your comment is read to the ADRB, please submit no later than 2:00 p.m. on Monday, May 3, 2021.

VI. 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.

VII. 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. **863 Chiltern Road (APN: 031-323-030) – Miliotes (Nyhus Design Group)**  
Request for design review and approval of a revision to an addition previously approved by the ADRB. The revision includes an expansion of the second floor, adding a total of 227 square feet. The additional square footage will result in a total proposed floor area of approximately 7,512 square feet (21.3% Floor Area Ratio) on a 35,315 square foot lot. The proposed additions would be consistent with the existing New England architecture style and existing exterior colors and materials.  
*(Project received approval by the ADRB at the August 3, 2020 ADRB Meeting)*

2. **2001 Ralston Avenue (APN: 028-261-080) – Bergh (Klopf Architecture)**  
Request for design review and approval of an addition and remodel to an existing single-story residence. The proposal includes an addition of approximately 964 square feet to the first floor and a new second story of approximately 1,252 square feet for a total proposed floor area of 4,888 square feet (18.3% Floor Area Ratio) on a 26,757 square foot lot. The addition would match the existing exterior colors and materials and Mid-Century Modern style of the home.

Request for design review and approval of an addition of approximately 1,669 square feet of floor area to an existing two-story Spanish Revival style residence for a total proposed floor area of approximately 6,922 square feet (24% Floor Area Ratio) on a 28,666 square foot lot. The proposal includes a full landscape plan that includes a new driveway, vehicle, and pedestrian gates, retaining walls, paved entry courtyard, lawn area, paved walkways and patios, a new pool, outdoor kitchen and dining area under a covered pergola structure, and enhanced planting throughout.  
*(Project received Preliminary Design Review by the ADRB at the March 15, 2021 ADRB Meeting)*

VIII. **PRELIMINARY REVIEW ITEMS:**

4. **455 El Centro (APN: 031-022-050) – Miller (TRG Architects)**  
Request for preliminary design review of a new multi-level Transitional Cottage style residence with a total proposed floor area of approximately 3,750 square feet (24.9% Floor Area Ratio) on a 15,047 square foot lot. The proposal includes demolition of the existing residence and a full landscape plan.

5. **233 Bridge Road (APN: 032-352-110) – Cohn (Dale Meyer Associates)**  
Request for preliminary design review of a new two-story Colonial Revival style residence with a total proposed floor area of approximately 5,976 square feet (24.7% Floor Area Ratio) on a 24,174 square foot lot. The proposal includes demolition of the existing residence and a full landscape plan.

Request for preliminary design review of a first and second floor addition of approximately 841 square feet to an existing two-story residence for a total proposed floor area of approximately 5,064 square feet (22.7% Floor Area Ratio) on a 22,231 square foot lot. The proposal includes an architectural style change from Mediterranean to Contemporary and associated modifications to the exterior colors and materials.

IX. **DISCUSSION ITEMS:**

- Board Member Updates
- Staff Updates
X. PUBLIC COMMENT II:
This portion of the meeting is reserved for persons wishing to address the Board on any matter not on the agenda. Members of the public may provide comments via the Zoom platform by using the “raise hand” feature or, if calling in by phone, by pressing *9 on the telephone keypad. In response, the Town will unmute the speaker and allow them to speak on any topic for up to three minutes. If there appears to be many speakers, speaking time may be reduced to no less than 2 minutes, at the discretion of the Chair. Members of the public are limited to one comment at this time. State law prohibits the Board from discussing or acting on non-agenda items, and generally limits the ability of the Architecture and Design Review Board to respond to any public comments made regarding non-agenda items.

XI. ADJOURNMENT

SPECIAL ACCOMMODATIONS:
If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in the Architecture and Design Review Board meeting, or if you need an agenda in an alternate form, please contact the City Clerk at (650) 375-7412 at least 24 hours before the scheduled meeting.

ATTACHMENTS:
Any items listed as “Attachments” to the agenda are available on the Town’s website or at the City Clerk’s office.

Any writings or documents provided to a majority of the Architecture and Design Review Board regarding any item on this agenda, except as exempt from public disclosure under applicable law, will be made available for public inspection in the City Clerk’s Office located at 1600 Floribunda Avenue, Hillsborough, CA 94010, during normal business hours.

AUDIO / VISUAL ADVISORY:
Those persons who wish to use PowerPoint or other mediums when presenting to the Architecture and Design Review Board will be required to submit media items to Building & Planning Department staff by 12:00 p.m. on the day of the meeting. Media items can be emailed to lnatusch@hillsborough.net.

AUDIO OR VIDEO RECORDINGS:
Please be advised that under the Brown Act, any person has the right to record the Architecture and Design Review Board meeting, including the audience in attendance, using an audio or video recording device subject to certain exceptions. Please be aware that by attending a Architecture and Design Review Board meeting, you may be audio or video recorded.

MEETING MINUTES:
A copy of the unapproved minutes will be made available the Friday before the next regularly scheduled ADRB meeting. Once minutes are approved by the ADRB they will be made available the following day. ADRB agendas and approved minutes are available at the Town’s website, www.hillsborough.net.
AGENDA

I. CALL TO ORDER – 4:05 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: Kathleen Egan; April Filer; Yuvi Gill; Kaarin Hardy; and Lionel Foster, Chair.

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:
Board member Egan noted that at the March 1, 2021, ADRB meeting on item 118 Baywood, the presentation by Sarah Fleming presented a slide noting the number of meetings held prior to the March 1, 2021 -- a note of this information should be included in the meeting minutes.

A motion (Hardy/Gill) to approve the Monday March 1, 2021 and Monday March 15, 2021, with changes noted, 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. **145 Pinehill Road (APN: 030-074-120) - Lai (InA1 Architecture, Leonard Ng/In Situ)**
   Request for design review and approval of a new two-story Modern style home with a total proposed floor area of approximately 6,090 square feet (7.4% FAR) on an 81,699 net square foot lot. The proposal includes demolition of the existing Ranch style home and will include a partial front landscape plan. Existing downslope improvements including tennis court and driveway access down, to remain. *(Project received Preliminary Design Review by the ADRB at the January 25, 2021 ADRB Meeting)*

2. **1060 Macadamia Drive (APN: 028-503-030) – Fong (EAG Studio)**
   Request for design review and approval of an addition of 450 square feet to an existing two-story home. The proposal includes an addition of approximately 87 square feet to the first floor and approximately 363 square feet to the second floor for a total proposed floor area of 4,591 square feet (21% Floor Area Ratio) on a 21,844 square foot lot. The proposed area of addition would have a standing seam metal roof and stucco siding.

   Request for design review and approval of an addition and remodel to an existing three-level home. The proposal includes additions to all three levels for approximately 1,524 of net new square footage for a total proposed floor area of 6,448 square feet (9.9% Floor Area Ratio) on a 65,090 square foot lot. The project includes window replacement and new shutters, the area of addition would match the existing exterior materials.

No request to remove from consent calendar.

**MOTION:** A motion (Hardy/Egan) to approve the consent items for the proposed projects at 145 Pinehill Road, 1060 Macadamia Drive, and 1295 La Cumbre Road based on the projects’ 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 roll call vote.
VII. FORMAL REVIEW ITEMS:

4. **10 Plaid Place (APN: 038-032-040) - Sanford (Nick Lee Architecture/Mike Callan Landscape Architect)**

Request for design review and approval of a new two-level Modern style residence with a total proposed floor area of approximately 6,306 square feet (24.7% Floor Area Ratio) on a 25,492 square foot lot. The proposal includes demolition of the existing Ranch style home and includes a full landscape plan consisting of new fencing and gates along the street, tree removal and replacement, a new pool & spa, stone patio and terrace, retaining walls, and enhanced plantings.

*(Project received Preliminary Design Review by the ADRB at the November 2, 2020 ADRB Meeting)*

Nick Lee, project architect, provided an overview of the proposed project and noted the incorrect story pole installation height. He also discussed their conversations with the neighbors at 1575 Tartan Trail and their agreement to install a solid wood 8-foot tall fence to address the neighbors’ privacy concerns.

Liz Ruess, Planning Manager noted conversations with neighbors at 1575 Tartan Trail and 1660 Wedgewood Drive. The applicants have agreed to an 8-foot solid wood fence along the mutual property line with 1575 Tartan Trail to address privacy concerns. The neighbor at 1660 Wedgewood Drive has requested that the applicants mark the mutual property line so there is certainty about the location.

Board member Egan complimented the massing and site planning. She noted that the design is in compliance with RDGs, fine addition to neighborhood. Concerned about lower left hand corner, existing oak trees impact from the proposed retaining wall. Should be modified to be further out of the drop line of the oak trees. Many of the existing trees are being removed. TCLA recommended oaks to replace tree removal.

Board member Filer expressed support for the massing located towards the rear of the property. Thank you for solving the issues with the neighbors ahead of time. Nice materials to break-up massing. Lots of hardscape, wish there is a way to soften the visibility of the driveway – very close to Tartan Trail. Not a fan of the orientation on an angle.

Board member Gill supportive at preliminary review and continue to support. Modern house, but doesn’t stand out negatively. Used grade well. Color palette softens the massing. All glass entry will be highly visible from the street.

Nick Lee responded that the entry is elevated above street and there will be landscaping to provide screening.

Board member Hardy Great use of this lot. Creative solution, great layout, excellent use of grade. The stone warms up the design. Very nice internal and external spaces. Thank you for being considerate to the neighbors. Encourage enhancing the screening along the street.

Chair Foster – agreed, great use of the lot. Modern concept without being out of place on the lot. Well done project and built within it’s reasonable space.

*MOTION: A motion (Egan/Hardy) to approve the consent items for the proposed projects at 10 Plaid Place 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, and added*
condition to move the retaining wall in the northwest corner of the lot out of the dripline of the oak trees, passed 5:0 on roll call vote.

VIII. PRELIMINARY REVIEW ITEMS:

5. 1221 Kenilworth Road (APN: 030-202-010) – Masoudnia/Gharaat (Safaei Design Group)
Request for preliminary design review of a new multi-level Modern style residence with a total proposed floor area of 4,989 square feet (24.9% Floor Area Ratio) on a 19,995 square foot lot. The proposal includes demolition of the existing residence and will include a full landscape plan.

Salar Safaei, project architect, provided a brief overview of the project.

Board member Egan stated that the design is a good start, however, on A1.01 the swimming pool and pool deck is cantilevered 9-11 feet above existing grade, which is not consistent with the Residential Design Guidelines -- this area should continue to step down with the topography of the lot. Wood and stone are nice, would like to see more added to the exterior. Mass on northeast side is well-done. She noted that the best sun and light on lot is dedicated to the ADU. She requested that they please retain the oaks and redwood, if possible.

Board member Filer expressed that she is not supportive of the cantilevered massing. She noted that the inspiration pictures have very nice material palette to soften the design, however the proposed materials for the project are unclear. She stated that the exposed garage level appears 3-stories from the street, concerned about precedent.

Board member Gill noted the difficult and awkward lot. He continued that it seems like the siting could be improved and the design could be more responsive to the lot. He noted that the retaining walls on either side of the driveway seem to box-in the garage and the massing of the home seems large and out of place. He suggested they reconsider the retaining walls, structure of the house to improve massing, and color and material pallet to make it softer and more natural. He noted that the design is challenging to support in current form.

Board member Hardy noted the creative design for a difficult lot and complimented the good use of outdoor space. She noted that the rendering images make the massing appear more looming than it may be. She expressed support for the sunken garage but noted the concrete wall adjacent to the driveway will be visible from the street and encouraged them to look at ways to soften it, either with wood siding or landscaping. She thanked the applicants for the inspiration images – they helped to convey the cantilever design element. The landscape plan will be important to fully understand the project.

Chair Foster stated that the project does not currently meet the residential design guidelines in terms of following the topography of the lot. He noted that the cantilevered master bedroom adds to the voluminous feeling. Adding that with such a high FAR, the materials palette needs to be very high quality. He requested they please improve renderings to provide more realistic design, as the proposed does not look like inspiration images. He noted that he is not currently in support of the project and suggested they soften the exterior, improve massing to be more modulated and stepping with the lot rather than just stacking on top of the garage.
IX. DISCUSSION ITEMS:
   - Board Member Updates
   - Staff Updates – Liz Ruess promoted the Let's Talk Housing: Community Meeting tomorrow March 30th

X. PUBLIC COMMENT II:
   None

XI. ADJOURNMENT – 5:10 PM
STAFF MEMORANDUM

PROJECT: 863 Chiltern Road (APN: 031-323-030)
Miliotes (Nyhus Design Group)

PROJECT DESCRIPTION:
Request for design review and approval of a revision to an addition previously approved by the ADRB. The revision includes an expansion of the second floor, adding a total of 227 square feet. The additional square footage will result in a total proposed floor area of approximately 7,512 square feet (21.3% Floor Area Ratio) on a 35,315 square foot lot. The proposed additions would be consistent with the existing New England architecture style and existing exterior colors and materials.

(Project received approval by the ADRB at the August 3, 2020 ADRB Meeting)

SUMMARY:
The property is located at the southwest corner of Chiltern Road and Culebra Road between Culebra Road and Link Road. Although the address is on Chiltern Road, the house front on Culebra Road. The neighborhood contains a mix of one and two-story homes with varying architectural styles.

On August 3, 2020, the ADRB approved 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. The proposed additions and façade changes will be consistent with the existing New England architecture style and existing exterior colors and materials.

The applicants are requesting a revision which is limited to an expansion of the second floor, adding a total of 227 square feet. The additional square footage will result in a total proposed floor area of approximately 7,512 square feet (21.3% Floor Area Ratio) on a 35,315 square foot lot. As per HMC Section 2.12.070 - second story additions, of any size, visible from the public right-of-way, require review and approval by the ADRB.

As noted during the previous review, this home was reviewed as a potential historic resource due to its age (built in 1936) and original architect (Angus McSweeney). The consulting firm AECOM, San Francisco, evaluated the potential and concluded that “the residence at 863 Chiltern Road was not identified in the Town of Hillsborough Historic Building Survey (1990) as a locally significant architectural resource and is not listed in a local register of historical resources. Based on the results of this current historic assessment, the 1936 constructed house at 863 Chiltern Road does not appear to meet any of the eligibility criteria for listing in the NRHP or CRHR. In addition, due to the large addition in 1980 that has negatively affected integrity of design, materials, workmanship, and feeling, the residence does not retain sufficient historic integrity of its potential period of significance (1936)”
Colors and Materials
The exterior materials of the addition would match the existing exterior colors and materials of the house:

- Composition shingle roof to match existing
- Siding to match existing
- Double hung windows to match existing
- Copper standing seam roof over window

Landscaping
No landscaping is included as part of the application.

Public Notification
Story poles were installed on site by April 16, 2021. A public notice has been mailed to all property owners within a 500-ft. radius from the project site. At the time of preparation of this memorandum no public comment letters have been received.

Conditions of Approval
Should the Board be inclined to approve the proposal, the following conditions are provided for consideration:

1. Standard Conditions. The proposal shall be subject to the Town’s adopted Standard Conditions of Approval;

2. Revisions. The exterior materials, colors, roof, windows and doors, and architectural detailing of the project shall match the colors and materials noted on the plans and submitted materials board. Any changes shall first be reviewed by the Planning Division. Minor revisions will be subject to review and approval via Administrative Review by staff; Revisions that are substantial in nature are subject to review and approval by the ADRB in a public hearing;

3. Permits Required. Before initiating any construction, permittee shall submit construction drawings, permit application and fees to the Building Division for necessary review and approval. You may contact them at PlanCheck@Hillsborough.net if you have any questions;

4. Construction Management Plan. Prior to Building Permit issuance, the applicant shall submit a construction management plan to address construction staging, construction equipment, employee parking and truck routing to the satisfaction of the Building Official. The plan shall also address issues regarding noise, dust, vehicular and pedestrian safety, storage of construction materials, clean-up areas, placement & screening of sanitary and construction facilities, and if required shall maximize on-site construction vehicle parking, as per HMC Chapter 15.26.

ENVIRONMENTAL ANALYSIS
Categorically exempt. The proposal is exempt from CEQA pursuant to Section 15303, Class 3, which includes an exemption for the construction of a single-family residence in a residential zone.
ATTACHMENTS:
   1. Color and Material Board from previous approval
   2. ADRB Formal Review Plan Set

PREPARED BY: Liz Ruess, Planning Manager
SIDING TO MATCH (E)

DOUBLE HUNG WINDOWS TO MATCH (E)

COMPOSITION SHINGLE ROOF TO MATCH (E)

PANORAMIC DOOR

COPPER STANDING SEAM ROOF

863 Chiltern Rd. Exterior Materials Board
ADRB Review August 3, 2020
PERMIT REVISION WILL INCLUDE ADDITION OF A MASTER CLOSET ON THE SECOND FLOOR. THIS REVISION ADDS 227 SF TO THE OVERALL SQUARE FOOTAGE FROM THE PREVIOUS SUBMITTED PLANS.

APPLICANT/PROPERTY OWNER:
Erika & Greg Miliotes

PROJECT ADDRESS:
863 Chiltern Road
Hillsborough, CA 94010

ZONING:
R3/U

NUMBER OF STORIES:
2 + BASEMENT/GARAGE

A.P.N.:
031-323-030

LOT AREA:
35,315 s.f.

CONSTRUCTION TYPE:
TYPE VB

AUTO. SPRINKLER:
YES

MAXIMUM LOT COVERAGE CALCULATION:
5,585 + [(35,315 - 32,670) x 6 / 100] = 158.7 = 5,743.7

PROPOSED LOT COVERAGE TOTAL:
4,400 S.F.

EXISTING LOT COVERAGE TOTAL:
3,333 S.F.

MAXIMUM LOT COVERAGE:
5,744 S.F.

F.A.R. CALCULATION:
SEE PROJ. DESCRIPTION

FIRST FLOOR:
3,884 S.F.

SECOND FLOOR:
2,885 sf

TOTAL FLOOR AREA:
6,769 SF

TOTAL LOT AREA:
35,315 S.F.

PERCENT OF LOT AREA:
20.63%
Proposed Roof Plan

The Millotes Residence
861 Chilton Rd.
Hillsborough, CA 94010

A203
Proposed Side (Southeast) Elevation

 Previously Approved Side (Southeast) Elevation
1. Proposed Rear Elevation

2. Previously Approved Rear Elevation (Updated with recent permit revisions)
Previously Approved Northwest Side Elevation (Updated with recent permit revisions) - No change
RELOCATE (E) CUPOLA TO THIS LOCATION ON NEW GARAGE STRUCTURE.

BEDROOM 2

CLOSET 9'-9"

1'-2"

9'-10"

6'-8"

8'-2 3/4"

8'-0"

2 BEDROOM/PLAYROOM

CLOSET

EXERCISE ROOM

Paraseal/Tegraseal/Preprufe or equiv. under slab waterproofing, installed as per manuf. specifications

KITCHEN

108

+11'-11" 2ND FLOOR FFE

KITCHEN CEILING

+10'-9"

0'-0" ENTRY LEVEL FFE

+1'-0" 1ST FLR FFE

T.O. RIDGE

+28'-1"

HALL

7'-7 1/4"

LIVING AREA

FAMILY RM.

110

DINING

109

TRAY CEILING OVER DINING

Paraseal/Tegraseal/Preprufe or equiv. under slab waterproofing, installed as per manuf. specifications

The Miliotes

863 Chiltern Rd.

Hillsborough, CA  94010

Residence

Revisions

C  Nyhus Design Group Architects, 2021

Date

Scale

Drawn By

Job Number

Drawing Number

Drawing Title

The

NDG

NYHUS

GROUP

DESIGN

Burlingame, California   94010

1555 Old Bayshore Highway, Suite 120

Tel:  650.242.1553

Architectural  Planning

19-143

8/3/20ADRB

08/18/20Permit Set

Comments 10/02/20

01/11/21Permit Set Revision

05/03/21ADRB

1/4" = 1'-0"

Proposed Section (Updated with recent permit revisions)

1

1/4" = 1'-0"

2

1/4" = 1'-0"

Proposed Section

1/4" = 1'-0"
STAFF MEMORANDUM

PROJECT: 2001 Ralston Avenue (APN: 028-261-080)  
Bergh (Klopf Architecture)

PROJECT DESCRIPTION:
Request for design review and approval of an addition and remodel to an existing single-story residence. The proposal includes an addition of approximately 964 square feet to the first floor and a new second story of approximately 1,252 square feet for a total proposed floor area of 4,888 square feet (18.3% Floor Area Ratio) on a 26,757 square foot lot. The addition would match the existing exterior colors and materials and Mid-Century Modern style of the home.

SUMMARY:
The property is located on Ralston Avenue at the intersection with Aster Avenue. The neighborhood contains a mix of one- and two-story homes with varying architectural styles. The site is accessed via a bridge that crosses a creek ravine. No work is proposed within the area of the creek.

The applicants are proposing an addition of approximately 964 square feet to the first floor for a new entry area, interior stair, and expanded storage area; and a new second story of approximately 1,252 square feet for a new media room, office, guest suite, and additional storage.

Nonconforming Setbacks
The existing house has areas of nonconforming setback on the right side of the house and rear right corner. As per HMC 17.20.020 - a structure that is legally nonconforming because it encroaches into a setback area may be enlarged, or otherwise altered provided the encroachment does not extend further into the setback as long as the addition or alteration does not amount to a complete reconstruction and the height of any newly constructed or reconstructed portion of the structure within the setback area does not exceed twenty-two feet. The proposed addition complies with these requirements.

Demolition Restrictions
The project is being classified as an addition and remodel and the structure is considered legally nonconforming, therefore, a minimum of 50% of the existing exterior walls of the structure must remain in place for the duration of construction. Removal means either that no studs remain or that if some studs remain, the interior and exterior sheathing, except for the studs, has been stripped bare such that one can see through the wall. The applicants have submitted a demolition plan demonstrating that more than 50% of the existing exterior walls are to remain.

Colors and Materials
The applicants are currently proposing to match the existing exterior colors and materials:

- Black and dark bronze anodized aluminum frame windows
Inter-departmental Review

Fire: The property is not within the High Fire Severity Zone (HFSZ) or Wildland-Urban Interface (WUI) areas and the scope of the project does not necessitate CCFD review.

Landscaping
The project does not include landscape enhancements.

Public Notification
Story poles were installed on site by April 16, 2021. A public notice has been mailed to all property owners within a 500-ft. radius from the project site. At the time of preparation of this memorandum no public comment letters have been received.

Conditions of Approval
Should the Board be inclined to approve the proposal, the following conditions are provided for consideration:

1. **Standard Conditions.** The proposal shall be subject to the Town’s adopted Standard Conditions of Approval;

2. **Demolition Restrictions.** As the project has been noticed as a remodel and addition and due to its legal non-conforming status, a minimum of 50% of the existing exterior walls of the structure must remain in place for the duration of construction. Removal means either that no studs remain or that if some studs remain, the interior and exterior sheathing, except for the studs, has been stripped bare such that one can see through the wall. Should more than 50% be removed at any time, the proposal will forfeit its legal non-conforming status and all aspects of the property, including setbacks, will be required to meet current Town standards and the project would require review by the ADRB, inclusive of public notification, as a teardown/new residence;

3. **Notes regarding Demolition Restrictions.** Construction plans submitted to the Building Division shall include the demolition plan that includes calculations to demonstrate that the project does not trigger classification as a “teardown”.

   Construction plans submitted to the Building Division shall include a note on all floor plan sheets noting that “In order to avoid triggering a teardown and maintain the non-conforming setback, a minimum of 50% of the existing exterior walls of the residence must remain in place for the duration of construction. Removal means either that no studs remain or that if some studs remain, the interior and exterior sheathing, except for the studs, has been stripped bare such that one can see through the wall”;

- Painted wood siding
- Painted wood trim
- Painted fascia board
- Aluminum and frosted glass garage doors
4. **Revisions.** The exterior materials, colors, roof, windows and doors, and architectural detailing of the project shall match the colors and materials noted on the plans and submitted materials board. Any changes shall first be reviewed by the Planning Division. Minor revisions will be subject to review and approval via Administrative Review by staff; Revisions that are substantial in nature are subject to review and approval by the ADRB in a public hearing;

5. **Permits Required.** Before initiating any construction, permittee shall submit construction drawings, permit application and fees to the Building Division for necessary review and approval. You may contact them at PlanCheck@Hillsborough.net if you have any questions;

6. **Construction Management Plan.** Prior to Building Permit issuance, the applicant shall submit a construction management plan to address construction staging, construction equipment, employee parking and truck routing to the satisfaction of the Building Official. The plan shall also address issues regarding noise, dust, vehicular and pedestrian safety, storage of construction materials, clean-up areas, placement & screening of sanitary and construction facilities, and if required shall maximize on-site construction vehicle parking, as per HMC Chapter 15.26.

ENVIRONMENTAL ANALYSIS
Categorically exempt. The proposal is exempt from CEQA pursuant to Section 15303, Class 3, which includes an exemption for the construction of a single-family residence in a residential zone.

ATTACHMENTS:

1. Arborist Report
2. ADRB Formal Review Plan Set

PREPARED BY: Liz Ruess, Planning Manager
Dear Sam and Wendy Bergh,

As requested on Thursday, February 18th, 2021, Kielty Arborist Services LLC visited the above site to inspect and comment on the trees. A small addition is proposed for this site, and your concern for the future health and safety of the trees near the proposed work has prompted this visit. Site plan A0.1 dated 2/2/21 was reviewed for writing this report. In this report you will find a summary of the trees on site, a discussion of the proposed work with recommendations, followed by a tree protection plan.

**Showing redwood trees surveyed**

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a topography map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale:

\[
\begin{align*}
1 & \text{ - } 29 \quad \text{Very Poor} \\
30 & \text{ - } 49 \quad \text{Poor} \\
50 & \text{ - } 69 \quad \text{Fair} \\
70 & \text{ - } 89 \quad \text{Good} \\
90 & \text{ - } 100 \quad \text{Excellent}
\end{align*}
\]

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

**Survey Key:**
- **DBH**: Diameter at breast height (54 inches above grade)
- **CON**: Condition rating
- **HT/SP**: Tree height and canopy spread
<table>
<thead>
<tr>
<th>Tree#</th>
<th>Species</th>
<th>DBH</th>
<th>CON</th>
<th>HT/SP</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Redwood</td>
<td>25.9</td>
<td>50</td>
<td>45/15</td>
<td>Good vigor, poor form, topped.</td>
</tr>
<tr>
<td></td>
<td>(Sequoia sempervirens)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Redwood</td>
<td>50.6</td>
<td>50</td>
<td>70/20</td>
<td>Good vigor, poor form, codominant with seam, recommended to cable leaders and monitor.</td>
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<td>3</td>
<td>Redwood</td>
<td>30.4</td>
<td>70</td>
<td>70/15</td>
<td>Good vigor, good form.</td>
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<tr>
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</tr>
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<td>4</td>
<td>Redwood</td>
<td>25.2</td>
<td>70</td>
<td>70/15</td>
<td>Good vigor, good form.</td>
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<tr>
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<td>(Sequoia sempervirens)</td>
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<td></td>
</tr>
<tr>
<td>5</td>
<td>Redwood</td>
<td>31.9</td>
<td>50</td>
<td>65/15</td>
<td>Good vigor, poor form, topped.</td>
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<tr>
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<td>6</td>
<td>Redwood</td>
<td>26.7</td>
<td>45</td>
<td>70/15</td>
<td>Poor vigor, poor form, topped, abundance of dead wood.</td>
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<td>7</td>
<td>Redwood</td>
<td>30.0</td>
<td>40</td>
<td>70/15</td>
<td>Poor vigor, poor form, codominant, top of tree is dead.</td>
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<td>(Sequoia sempervirens)</td>
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<tr>
<td>8</td>
<td>Redwood</td>
<td>20.9</td>
<td>50</td>
<td>70/25</td>
<td>Fair vigor, fair form, drought stressed.</td>
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<tr>
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<td>(Sequoia sempervirens)</td>
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<td>9</td>
<td>Redwood</td>
<td>36.0</td>
<td>50</td>
<td>70/25</td>
<td>Fair vigor, fair form, drought stressed.</td>
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<tr>
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<tr>
<td>10</td>
<td>Japanese maple</td>
<td>12@base</td>
<td>80</td>
<td>12/12</td>
<td>Good vigor, good form, aesthetically pleasing.</td>
</tr>
<tr>
<td></td>
<td>(Acer palmatum)</td>
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<td></td>
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<td></td>
</tr>
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</table>

All surveyed trees are of a protected size. NO TREES PROPOSED FOR REMOVAL
Summary
The trees in question consist of 9 redwood trees and one Japanese maple tree. The redwood trees for a dense screen between the property and Aster Avenue. Some of the redwood trees have been topped in the past. This may have been done due to the tops of the redwood trees dying. The topped redwood trees will need future maintenance as the topped trees will eventually develop new codominant leaders arising from the topping cut. Maintenance will likely be needed within the next 5 years. Continual monitoring of the topped trees is recommended on a biannual basis. Codominant redwood tree #2 with a large seam down the codominant union, is recommended to be cabled to mitigate the poorly formed codominant union. Some of the redwood trees are showing signs of drought stress as the canopies look thin. Drought stress symptoms can make the redwood trees more susceptible to canker disease caused die back. Dry season irrigation is recommended for the redwood trees to be able to maintain a healthy canopy. Every 2 weeks during the dry season the redwood trees are recommended to be irrigated.
Japanese maple tree #10 is in good condition. The tree is aesthetically pleasing and helps to frame the entrance into the home.

**Impacts/recommendations:**
The proposed home addition will push the home out towards the front of the property. The addition on the gym of 31.83 square feet is the closest work near the existing redwood trees. Root impacts are expected to be very low. Hand excavation is recommended for the gym addition area as this is the closest work to the redwood trees. The addition is expected to have minor to nonexistent impacts on the redwood trees or the Japanese maple tree. Any roots encountered during excavation shall be cleanly cut with loppers or a hand saw. Irrigation is recommended to be given to the trees during the proposed construction at a rate of every two weeks. The top foot of soil shall be saturated. The irrigation will act as mitigation for any minor impacts.

**Tree protection plan:**
Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection should be 6’ tall, metal chain link material supported by metal 2” diameter poles, pounded into the ground to a depth of no less than 2’. The location for the protective fencing should be located the tree driplines where possible. When approved work is to take place underneath the dripline of a tree, the tree protection fencing must be placed as close as possible to the proposed work, while still allowing construction to safely continue. The tree protection fence for the trees must be maintained throughout the entire project. No equipment or materials shall be stored or cleaned inside the protection zones. Anywhere tree protection fencing needs to be reduced for access or any other reason a landscape barrier shall be installed. Landscape barriers consist of coarse wood chips spread to a depth of 6 inches with plywood placed on top. This will reduce risk of compaction from foot traffic or heavy machinery.
Staging
All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the town. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of chips shall be spread and plywood laid over the mulch layer. This type of landscape buffer will help reduce compaction of desired trees. Parking will not be allowed off the paved surfaces

Root Cutting
If for any reason roots are to be cut, they work shall be monitored and documented. Large roots (over 2” diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching/excavation
Trenching or excavation for irrigation, drainage, electrical, foundation or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Irrigation
All of the imported trees (redwoods and Japanese maple) will require normal irrigation at a rate of every 2 weeks during the dry season. Irrigation should consist of surface flooding, with enough water to wet the entire root zone. If a root zone is traumatized this type of irrigation should be carried out weekly.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.
Sincerely,

Kevin R. Kielty  Certified Arborist WE#0476A
ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist’s services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

*Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.*

Arborist: ____________________________

Kevin R. Kielty

Date: March 5th, 2021
**Bergh Residence**

**Materials Palette:**
- Aluminum Windows @ Double Height Space
- Roof Fascia Board
- Anodized Aluminum Finish
- Exterior Wall Mounted Light Fixtures

**Features:**
- 5 year warranty
- Solid aluminum construction
- Fixture can install upside down to alter light distribution
- High performance exterior rated LED wall mount light

**Specifications:**

<table>
<thead>
<tr>
<th>Diameter</th>
<th>Watt</th>
<th>Color Temp</th>
<th>CRI</th>
<th>Lumen</th>
<th>CBCP</th>
<th>Efficacy</th>
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<tr>
<td></td>
<td>5&quot;</td>
<td>27W</td>
<td>4000K</td>
<td>3500K</td>
<td>3000K</td>
<td>2700K</td>
</tr>
</tbody>
</table>

**WAC Lighting**

**Fleetwood Windows & Doors**

**Anodized Aluminum Finishes**

- Black Anodized Aluminum
- Bronze Anodized Aluminum
- Dark Bronze Anodized Aluminum
- Frost Black Anodized Aluminum

**Stock Anodized Finishes**

- Class: Clear
- Class: Bronze

**Custom Anodized Finishes**

- Class: Light Bronze
- Class: Medium Bronze

**Suggested Finishes:**

- Dark Bronze Anodized Aluminum
- Frost Black Anodized Aluminum

**Checkered by:**

---

**San Mateo, CA 94401**

**Hillsborough, CA 94010**

Owner: Sam & Wendy Bergh

**415-203-8623**

**2001 RALSTON AVE.**

**Bergh Residence**

**Addition**

**Sheet No. 15 of 46**

**11/13/2020**

**A.0.5**

**Not for Construction**
A3.1

Sheet No. 32 of 46

EXISTING & ALTERED BUILDING SECTIONS

BERGH RESIDENCE

ADDITION

2001 RALSTON AVE.
HILLSBOROUGH, CA 94010
A.P.N. 028-261-0880

©2019-2021 by Klopf Architecture, a CA Corp.

NOT FOR CONSTRUCTION
PROJECT: 463 El Arroyo Road (APN: 031-021-040)  
Dyner (Charlie Barnett Associates)

PROJECT DESCRIPTION:
Request for design review and approval of an addition of approximately 1,669 square feet of floor area to an existing two-story Spanish Revival style residence for a total proposed floor area of approximately 6,922 square feet (24% Floor Area Ratio) on a 28,666 square foot lot. The proposal includes a full landscape plan that includes a new driveway, vehicle, and pedestrian gates, retaining walls, paved entry courtyard, lawn area, paved walkways and patios, a new pool, outdoor kitchen and dining area under a covered pergola structure, and enhanced planting throughout.  
(Project received Preliminary Design Review by the ADRB at the March 15, 2021 ADRB Meeting)

SUMMARY:
The property is located on El Arroyo Road at the intersection of Bromfield Road between Farm Lane and N. San Raymundo Road. The neighborhood contains a mix of one- and two-story homes with varying architectural styles. The topography of the property slopes upward from El Arroyo Road to a graded pad which is the site of the existing home.

The siting of the house is somewhat unusual as the main entrance faces the rear of the lot and a partially enclosed courtyard accessed through a porte-cochere between the existing garage and secondary entry on the left side of the house. Therefore, the elevation facing El Arroyo Road is labeled as the “Rear Elevation”.

Preliminary Review by ADRB
The project received Preliminary Design Review by the ADRB at the March 15, 2021 ADRB Meeting. Overall, the Board expressed complete support for the proposed project. The Board noted that the proposed concept is very clear based on the submittal materials and thanked the applicants for engaging with the neighbors right away. The Board noted that the proposed design is an improvement over the existing in how the outdoor spaces will be used. The Board suggested the applicants explore the possibility of burying the telephone pole out front to improve aesthetics.

Historic Assessment
Due to the age, style of the house and its well-known original architect Angus McSweeney, Staff was concerned that it might constitute an historic resource. A professional evaluation of the property was conducted by AECOM resulting in a report dated December 15, 2020 concluding that the circa 1932-constructed residence at 463 El Arroyo Road does not appear to meet any of the eligibility criteria for listing in the NRHP or CRHR and does not retain sufficient integrity. The residence at 463 El Arroyo Road was not identified in the Town of Hillsborough Historic Building Survey (1990) as a locally significant architectural resource and is not listed in a local register of historical resources. The property has been evaluated in
accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Based on the results of this current historic assessment, the house at 463 El Arroyo Road does not appear to meet the criteria as a historical resource for the purposes of CEQA.

**Demolition Restrictions**
The project is being classified as an addition and remodel, therefore, a minimum of 50% of the existing exterior walls of the structure must remain in place for the duration of construction. Removal means either that no studs remain or that if some studs remain, the interior and exterior sheathing, except for the studs, has been stripped bare such that one can see through the wall. The applicants have submitted a demolition plan demonstrating that more than 50% of the existing exterior walls are to remain.

**Colors and Materials**
The applicants are currently proposing the following preliminary palette of materials:

- Clay roof tile to match existing
- Flat smooth finish stucco exterior in “Santa Barbara” finish, white color
- Wood-clad or steel windows painted or stained to match exterior doors
- Wood-clad or steel exterior doors with glass panels, bronze color
- Stained wood courtyard doors and trellis over garage
- Custom stained wood panel garage doors
- Metal exterior lighting, black color

**Inter-departmental Review**

**Fire:** The architectural plan set was routed to Central County Fire Department (CCFD) for review. CCFD issued a memo stating that the plan is approved by the Fire Department. However, if any revision to this addition further increases the furthest point distance, the project must also meet fire department access requirements. The property is not within the in the High Fire Severity Zone (HFSZ) or Wildland-Urban Interface (WUI) areas.

**Public Works:** During preliminary design, the project architect noticed a 4-foot wide Public Utility Easement crossing the property in an east-west direction. The Hillsborough Public Works Department noted that the easement appears to be vacant. Further, the Town would have no issue with the existing house remaining within the easement if no increased or additional encroachment occurred.

**Landscaping**
The project includes a full landscape plan consisting of a new asphalt driveway, new vehicle and pedestrian gates, retaining walls, paved entry courtyard, lawn area, paved walkways and patios, a new pool, outdoor kitchen and dining area under a covered pergola structure, and enhanced planting throughout. The Town’s Consulting Landscape Architect (TCLA) is reviewed the proposed landscape plan, but staff has not yet received the report. Staff has included a recommended condition of approval below that pending the results of the TCLA report, the applicant shall submit a revised landscape plan to respond to the TCLA comments, subject to the Administrative Design Review process.
Public Notification
Story poles were installed on site by April 16, 2021. A public notice has been mailed to all property owners within a 500-ft. radius from the project site. At the time of preparation of this memorandum no public comment letters have been received.

Conditions of Approval
Should the Board be inclined to approve the proposal, the following conditions are provided for consideration:

1. **Standard Conditions.** The proposal shall be subject to the Town’s adopted Standard Conditions of Approval;

2. **Landscape Plan Revisions.** The applicant shall submit a revised landscape plan, if necessary, to respond to the TCLA comments, subject to the Administrative Design Review process;

3. **Deed Restriction.** The Town of Hillsborough requires that a statement is recorded to inform subsequent property owners that the property is at its limit for Floor Area (within 500 square feet of the maximum permitted). Evidence of the initiation of the recording of these documents must be submitted prior to issuance of a building permit and recorded documents must be submitted to the Town prior to the completion of the project final by the Building Division;

4. **Revisions.** The exterior materials, colors, roof, windows and doors, and architectural detailing of the project shall match the colors and materials noted on the plans and submitted materials board. Any changes shall first be reviewed by the Planning Division. Minor revisions will be subject to review and approval via Administrative Review by staff; Revisions that are substantial in nature are subject to review and approval by the ADRB in a public hearing;

5. **Permits Required.** Before initiating any construction, permittee shall submit construction drawings, permit application and fees to the Building Division for necessary review and approval. You may contact them at PlanCheck@Hillsborough.net if you have any questions;

6. **Construction Management Plan.** Prior to Building Permit issuance, the applicant shall submit a construction management plan to address construction staging, construction equipment, employee parking and truck routing to the satisfaction of the Building Official. The plan shall also address issues regarding noise, dust, vehicular and pedestrian safety, storage of construction materials, clean-up areas, placement & screening of sanitary and construction facilities, and if required shall maximize on-site construction vehicle parking, as per HMC Chapter 15.26.

**ENVIRONMENTAL ANALYSIS**
Categorically exempt. The proposal is exempt from CEQA pursuant to Section 15303, Class 3, which includes an exemption for the construction of a single-family residence in a residential zone.

**ATTACHMENTS:**
1. Site Photos
2. Color and Materials Board and Cut sheets
3. ADRB Formal Review Plan Set
4. TCLA Report *(to be provided when received)*

**PREPARED BY:** Liz Ruess, Planning Manager
TILE ROOFING TO MATCH (E)

4 COAT FLAT SMOOTH STUCCO "SANTA BARBARA" FINISH, BENJAMIN MOORE "WHITE DOVE," PAINT COLOR

GABLE VENTS, COLOR TO MATCH WINDOWS

CUSTOM ROUGH CEDAR WOOD TRELLIS, WEATHER WOOD STAIN, SALVAGE FINISH

CUSTOM PANEL, CEDAR WOOD DOOR, WEATHER WOOD STAIN, SALVAGE FINISH

GABLE VENTS, COLOR TO MATCH WINDOWS

CUSTOM WINDOWS, WOOD-CLAD OR STEEL STAIN/COLOR TO MATCH EXTERIOR DOORS (SUGGESTED KOLBE VISTA LUX WOOD IN BRONZE / EBONY INTERIOR)

CUSTOM PANEL, CEDAR WOOD EXTERIOR GARAGE DOOR, WEATHER WOOD STAIN, SALVAGE FINISH

CUSTOM PANEL, CEDAR WOOD DOOR, WEATHER WOOD STAIN, SALVAGE FINISH

CIRCA LIGHTING

CHESIRE MEDIUM 3/4 WALL LANTERN

CUSTOM WINDOWS, WOOD-CLAD OR STEEL STAIN/COLOR TO MATCH EXTERIOR DOORS (SUGGESTED KOLBE VISTA LUX WOOD IN BRONZE / EBONY INTERIOR)

CUSTOM DOORS, TEMPERED GLASS, WOOD-CLAD OR STEEL STAIN/COLOR TO MATCH EXTERIOR DOORS (SUGGESTED KOLBE VISTA LUX WOOD IN BRONZE / EBONY INTERIOR)

CUSTOM DOORS, TEMPERED GLASS, WOOD-CLAD OR STEEL STAIN/COLOR TO MATCH EXTERIOR DOORS (SUGGESTED KOLBE VISTA LUX WOOD IN BRONZE / EBONY INTERIOR)

CUSTOM ROUGH CEDAR WOOD TRELLIS, WEATHER WOOD STAIN, SALVAGE FINISH

CUSTOM DOORS, TEMPERED GLASS, WOOD-CLAD OR STEEL STAIN/COLOR TO MATCH EXTERIOR DOORS (SUGGESTED KOLBE VISTA LUX WOOD IN BRONZE / EBONY INTERIOR)

CUSTOM DOORS, TEMPERED GLASS, WOOD-CLAD OR STEEL STAIN/COLOR TO MATCH EXTERIOR DOORS (SUGGESTED KOLBE VISTA LUX WOOD IN BRONZE / EBONY INTERIOR)

CUSTOM DOORS, TEMPERED GLASS, WOOD-CLAD OR STEEL STAIN/COLOR TO MATCH EXTERIOR DOORS (SUGGESTED KOLBE VISTA LUX WOOD IN BRONZE / EBONY INTERIOR)

WHITE DOVE

CUSTOM ROUGH CEDAR WOOD TRELLIS, WEATHER WOOD STAIN, SALVAGE FINISH

CUSTOM PANEL, CEDAR WOOD EXTERIOR GARAGE DOOR, WEATHER WOOD STAIN, SALVAGE FINISH

CUSTOM PANEL, CEDAR WOOD DOOR, WEATHER WOOD STAIN, SALVAGE FINISH
**DRIVEWAY GATE**
Steel frame clad in cedar
Weatherwood Salvage stain finish
Wrought iron hardware

**WATERLINE TILE**
Fireclay Tile
Blue Velvet (matte) 3" x 6"

**POOL COPING**
Sonoma Buff sandstone
Rectangular pavers

**STUCCO FINISH**
Benjamin Moore OC-17
'White Dove'

**STUCCO FINISH**
Benjamin Moore OC-18
'Dove Wing'

**POOL FINISH**
Pebble sheen in Ocean Blue

**HERB BED**
Metal frame wrapped with Willow

**FOUNTAIN**
GRAVEL
3/8" Trinity Pebble gravel

FLEX SPACES
Tan decomposed granite

DRIVEWAY PAVING
Sandstone concrete with Greenwich brick banding

ACCENT PAVING
Holbourn brick
Herringbone pattern

PAVING
Greenwich brick
Herringbone pattern

WALKWAY PAVING
Sonoma Buff sandstone
Flagstone pavers

COURTYARD WALKWAY
Sonoma Buff sandstone
Rectangular pavers
EXISTING CONDITIONS

EXISTING 14’ WIDE DRIVEWAY GATE TO BE REPLACED
NEW GATE TO BE 14’-6” WIDE

HEDGES TO REMAIN

PEDESTRIAN GATE TO BE REPLACED
PART OF EXISTING FENCE TO BE REMOVED FOR NEW PEDESTRIAN GATE

ASPHALT TO BE REPAVED WITH SANDSTONE CONCRETE WITH GREENWICH BRICK BORDER

MONTEREY PINE TO BE REMOVED AND REPLACED WITH (1) 48” BOX MULTI-TRUNKED FRUITLESS OLIVE TREE
**EXISTING CONDITIONS**

3/10/21

- **PROJECT ADDRESS:**
  - 463 EL ARROYO
  - HILLSBOROUGH, CA 94010

- **KATHARINE WEBSTER INC**
  - 3352 B SACRAMENTO STREET
  - SAN FRANCISCO, CA 94118

**REPLACE MAILBOX AND ADDRESS NUMBERS**

**REMOVE TREES IN DISTANCE AND REPLACE W/ HEDGE OF 15 GAL PRUNUS CAROLINIANA**

**REMOVE TREE AND REPLACE W/ (3) 36” BOX MULTI-TRUNKED FRUITLESS OLIVE TREES**

**ADD (6) 15 GAL DODONAEA VISCOSA ‘PURPUREA’ TO FORM HEDGE BEHIND EXISTING FICUS HEDGE**

**EXISTING HEDGE, FENCE, AND RETAINING WALL TO REMAIN**

**PARKING STRIP TBD**
PROJECT ADDRESS:
463 EL ARROYO
HILLSBOROUGH, CA 94010

KATHARINE WEBSTER INC
3352 B SACRAMENTO STREET
SAN FRANCISCO, CA 94118

EXISTING CONDITIONS

PEDESTRIAN GATE FROM STREET

3/10/21

REMOVE TREE AND REPLACE W/ (3) 36" BOX MULTI-TRUNKED FRUITLESS OLIVE TREES

HEDGES TO REMAIN

REMOVE EXISTING FENCE AND ROCKS FOR NEW PEDESTRIAN GATE

EXISTING FENCE AND WALL TO REMAIN

EXISTING UTILITIES TO REMAIN

ASPHALT TO BE RPAVED WITH SANDSTONE CONCRETE WITH GREENWICH BRICK BORDER

REPLACE MAILBOX
EXISTING CONDITIONS

SOUTH-FACING STREET VIEW

3/10/21

- REMOVE SHRUB AND REPLACE WITH (1) 36” BOX ACACIA COGNATA
- REMOVE SHRUB AND PLUM TREE AND REPLACE WITH (2) 36” BOX ACACIA COGNATA
- REMOVE SHRUB AND REPLACE WITH (3) 36” BOX MULTI-TRUNKED FRUITLESS OLIVE TREES
- EXISTING HEDGE, FENCE, AND RETAINING WALL TO REMAIN
- RESIDENCE
- DRIVEWAY
- PARKING STRIP TBD
EXISTING CONDITIONS

SOUTH DRIVEWAY PLANTING BED

3/10/21

MONTEREY PINE TO BE REMOVED AND REPLACED WITH (1) 48” BOX MULTI-TRUNKED FRUITLESS OLIVE TREE

(2) HAWTHORN TREES TO BE REMOVED AND REPLACED W/ (3) 15 GAL PRUNUS CAROLINIANA

EXISTING FENCE TO REMAIN

IVY TO BE REMOVED AND BED TO BE RE-LANDSCAPED

NEIGHBORING PROPERTY
DRIVEWAY GATE
STEEL FRAME CLAD W/ ROUGH TIGHT KNOT CEDAR STAINED W/ WEATHERWOOD 'SALVAGE' AND FLAT WATERPROOFING SEAL. PICKETS AND CIRCLE PULLS TO BE WROUGHT IRON.

ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

PILASTER
STUCCO - SMOOTH FINISH, PAINTED W/BENJAMIN MOORE 'DOVE WING' OC-18

PEDESTRIAN GATE TO MATCH DRIVEWAY GATE MATERIALS

STONE CAP SONOMA BUFF SANDSTONE

SCONCE
SHADES OF LIGHT - GRIFFITH OUTDOOR WALL LIGHT, LARGE 21"H X 11"W X 8"D 60 WATTS

NOTE: EXISTING DRIVEWAY WIDTH IS 14'-0"

KATHARINE WEBSTER INC.
LANDSCAPE DESIGN
415.757.0794
WEBSTERMLA.COM

PROPOSED ENTRY ELEVATION
SCALE: 1/4" = 1'=0"
DATE: 3/26/2021
DYNER RESIDENCE - 463 EL ARROYO HILLSBOROUGH, CA 94010
STONE CAP
SONOMA BUFF
SANDSTONE

MAILBOX INSERT
DARK BRONZE

4" HIGH ADDRESS NUMERALS

MAILBOX ELEVATION
SCALE: 1/4" = 1'-0"

QUALARC MANCHESTER BRONZE COLUMN
MOUNT MAILBOX
OVERALL DIMS: 8.75" W X 12" H X 16" D
FACEPLATE DIMS: 11.25" W X 14.25" H X 1.25" D
FINISH: DARK BRONZE POWDER COATED CAST ALUMINUM FACEPLATE

MAILBOX SPECS

PROPOSED MAILBOX ELEVATION
SCALE: 1/4" = 1'-0"
DATE: 3/26/2021
DYNER RESIDENCE - 463 EL ARROYO HILLSBOROUGH, CA 94010
B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SEPARATE PERMITS FOR ELECTRICAL,


LIFE SAFETY

4. FRAME GLAZING.

5. GLAZING LESS THAN 18" ABOVE FLOOR LEVEL, GLAZING IN DOORS AND ENCLOSURES OF TUBS AND SHOWERS, AND GLAZING IN WARDROBE DOORS PER CRC 308.4.

6. WINDOWS WITHIN 60 INCHES FROM TUB OR SHOWER FLOOR REQUIRE SAFETY GLAZING.

7. FIRESPRINKLER DESIGN TO BE SUBMITTED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO ANY WORK BEING PERFORMED.

8. PROJECT INFORMATION:

         | Name          | Address          | Phone No. |
---      |---------------|-----------------|-----------|
        |               |                 |           |

9. ALL SPECIAL INSPECTION AGENCIES, INDIVIDUALS, AND SHOP FABRICATORS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ANY WORK BEING PERFORMED.

10. THE CONTRACTOR SHALL BRACE STRUCTURE AS REQUIRED DURING CONSTRUCTION.

11. SCALE DRAWINGS)

12. CONTRACTOR DUTIES


14. APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ANY WORK BEING PERFORMED.

15. THE OWNER.

16. EXECUTION OF THE PROJECT TO THE SATISFACTION OF THE ARCHITECT AT NO EXTRA COST TO THE CONTRACTOR.

17. CONSTRUCTION PERMITS AND MUST REMAIN FOR THE DURATION OF CONSTRUCTION.

18. EXCAVATIONS, PREPARATION OF SUBGRADE BENEATH SLABS-ON-GRADE, PLACEMENT AND FINISHING MATERIALS REQUIRED.

19. FRAMEBOARD REQUIRES A VAPOR BARRIER INSTALLED IN BETWEEN IT AND THE STUD WALL.

20. CONCRETE BOARD REQUIRES A VAPOR BARRIER INSTALLED IN BETWEEN IT AND THE STUD WALL.

21. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SEPARATE PERMITS FOR ELECTRICAL,

22. PER CALGREEN 4.410.

23. NAVY GREEN BUILDING STANDARDS CODE (CALGREEN)

24. 2019 CALIFORNIA MECHANICAL CODE (CMC)

25. 2019 EXISTING BUILDING CODE (CBC)

26. NOT TO SCALE

27. DRAWING

28. DETAIL

29. CONTINUOUS

30. CONCRETE MASONRY UNIT

31. CABINET

32. CAST IN PIPE

33. CAST IRON

34. SHELF

35. SPEAKER

36. JOIST HANGER

37. JOIST

38. LAV.

39. JOIST

40. BD

41. MFR.

42. MED.

43. BRAND

44. LAV.

45. JOIST

46. BD

47. MFR.

48. MED.
1. EXISTING CONSTRUCTION TO BE REMOVED SHOWN DASHED.
2. INTENT OF SELECTIVE DEMOLITION WITHIN THE PROJECT AREA IS TO REMOVE WALLS, CEILINGS, DOORS, FIXTURES, APPLIANCES, AND FLOORING FINISHES TO ACCOMMODATE REVISED PLAN LAYOUT AND ADDITION.
3. CONTRACTOR TO FAMILIARIZE SELF WITH CONTENTS OF THIS SHEET AND CONDUCT A PRE-DEMO MEETING WITH ARCHITECT PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
4. REMOVE AND REPLACE ALL GUTTERS AND DOWNSPOUTS AS NEEDED.
5. ALL EXISTING CEILING FRAMING TO BE MODIFIED AS NOTED.
GENERAL NOTES - PROPOSED ROOF PLAN

1. All (E) DIMENSIONS TO BE VERIFIED IN FIELD.
2. ROOF RAFTERS TO HAVE R30 INSULATION. SEE TITLE 24 REPORT FOR ADDITIONAL INFORMATION.
3. NEW VAULTED ROOF TO HAVE ICYNENE SPRAY APPLIED THERMAL INSULATION .5 DENSITY. ICYNENE TO BE SEPARATED FROM INTERIOR OF THE BUILDING BY APPROVED THERMAL BARRIER. NO ATTIC VENTING REQUIRED.
4. PATCH EXISTING ROOF AS REQUIRED.
5. ALL BUILDING PENETRATIONS TO BE WEATHERSTRIPPED, CAULKED AND SEALED.
6. HVAC AND PLUMBING ROOF VENTS TO BE CONSOLIDATED TO ACHIEVE AS FEW PENETRATIONS AS POSSIBLE AND KEPT AS FAR FROM ROOF EDGE AS POSSIBLE. PLUMBING FIXTURE VENTS TO BE LOCATED MINIMUM 10' FROM OPERABLE WINDOW. ALL VENTS TO BE COPPER.
TILE ROOFING TO MATCH (E)

CUSTOM ROUGH SAWN WOOD TRELLIS, WEATHER WOOD STAIN, SALVAGE FINISH.

CUSTOM PANEL, EXTERIOR COURTYARD DOOR WOOD DOOR, 2 1/4" THICK, WEATHER WOOD STAIN, SALVAGE FINISH.

CUSTOM PANEL, CEILING WOOD & FENSTER GARAGE DOOR, WEATHER WOOD STAIN, SALVAGE FINISH.

CUSTOM PANEL, CEILING WOOD & FENSTER GARAGE DOOR, WEATHER WOOD STAIN, SALVAGE FINISH.

CUSTOM DOORS, TEMPERED GLASS WOOD CLAD OR STEEL, STAIN COLOR TO MATCH EXTERIOR DOORS (SUGGESTED KOHLER VISTA LUX WOOD IN BRONZE / EBONY INTERIOR).

CUSTOM DOORS, TEMPERED GLASS WOOD CLAD OR STEEL, STAIN COLOR TO MATCH EXTERIOR DOORS (SUGGESTED KOHLER VISTA LUX WOOD IN BRONZE / EBONY INTERIOR).

CUSTOM DOORS, TEMPERED GLASS WOOD CLAD OR STEEL, STAIN COLOR TO MATCH EXTERIOR DOORS (SUGGESTED KOHLER VISTA LUX WOOD IN BRONZE / EBONY INTERIOR).

GABLE VENTS, COLOR TO MATCH WINDOWS

4 COAT FLAT SMOOTH STUCCO "SANTA BARBARA" FINISH, BENJAMIN MOORE "WHITE DOVE" PAINT COLOR

CUSTOM WINDOWS, WOOD CLAD OR STEEL, STAIN COLOR TO MATCH EXTERIOR DOORS (SUGGESTED KOHLER VISTA LUX WOOD IN BRONZE / EBONY INTERIOR).

CUSTOM PANEL, CEDAR WOOD EXTERIOR GARAGE DOOR, WEATHER WOOD STAIN, SALVAGE FINISH.

CUSTOM LIGHTING

CHESIRE MEDIUM 3/4 WALL LANTERN

PROPOSED MATERIALS

WHITE DOVE

Benjamin Moore
REMODEL/ADDITION
DYNER RESIDENCE
463 EL ARROYO ROAD
HILLSBOROUGH, CA 94010

PROPOSED SECTIONS

SCALE: 3/16" = 1'-0"

DRAWN BY:

APN #:

ISSUED:
AS ADRB

3/16" = 1'-0"

DATE: 03.23.21

FEB. 28, 2021

TRANSVERSE SECTION

(N) GREAT ROOM F.F.
283.44'

(E) MAIN F.F.
284.96'

(E) LIVING F.F.
283.44'

LIVING ENTRY

BASEMENT

STAIR DEN

BATH 4
BEDROOM 3

(E) BASEMENT F.F.
276.43'

(E) SECOND F.F.
294.44'

(E) SECOND CLG.
303.02'

(E) ROOF PEAK
308.59'

(E) BASEMENT F.F.
276.43'

(E) SECOND CLG.
303.02'

LONGITUDINAL SECTION

(N) MASTER F.F.
294.44'

(N) MASTER P.H.
303.02'

(N) FLEXROOM CLG.
293.38'

(N) FLEXROOM F.F.
283.44'

(E) MAIN F.F.
284.96'

BEDROOM 2

FLEXROOM

FLEXROOM

SKYLIGHT/LAYLIGHT

HALL DEN

ENTRY DINING

BASEMENT

GREAT ROOM

(N) P.H.
293.45'

HALL
COURTYARD GRADE 284.96'
C-C'
T.O. (E) M. 291' [WALL CURVES TOWARD BLDG]
20'-0" SETBACK FROM PL
COURTYARD GRADE 284.96'
18" HIGH FOUNTAIN SHIN
OLIVE TREES
COURTYARD
DINING ROOM
VIEWING GARDEN
FASCIERRA GARDEN
PLANTED AREA
COURTYARD DINING ROOM VIEWING GARDEN
POTTED PATIO TREES
(D) HEDGE TO REMAIN
(E) FENCE TO REMAIN
(P) OLIVE TREE
(P) OLIVE TREE
PLANTED AREA
(P) DODONAEA SCREENING HEDGE
PLANTED AREA
OLIVE TREES 18" HIGH
FOUNTAIN BASIN
GRADE 278'
GRADE 274'
GRADE 280'
GRADE 276'
GRADE 272'
P. GARDEN 281.77' T.O.W. 282.27'
GRADE 278'
GRADE 276'
GRADE 274'
GRADE 272'
GRADE 278'
GRADE 276'
GRADE 274'
GRAGE 272'
KITCHEN TERRACE GRADE 283.27' T.O.W. 282.27'
(N) DODONAEA SCREENING HEDGE
(E) FENCE TO REMAIN
(N) DODONAEA SCREENING HEDGE
(N) DODONAEA SCREENING HEDGE
DG AREA PLANTING AREA
DG AREA PLANTING AREA
STAFF MEMORANDUM

PROJECT: 455 El Centro Road (APN: 031-022-050)
Miller (TRG Architects)

PROJECT DESCRIPTION:
Request for preliminary design review of a new multi-level Transitional Cottage style residence with a total proposed floor area of approximately 3,750 square feet (24.9% Floor Area Ratio) on a 15,047 square foot lot. The proposal includes demolition of the existing residence and a full landscape plan.

SUMMARY:
The property is located on El Centro Road between El Arroyo Road and San Raymundo Road. The neighborhood contains a mix of one- and two-story homes with varying architectural styles. The homes on either side of the subject property are two stories. The topography of the property slopes upward from El Centro Road to the existing home which is sited several feet above street level.

The applicants are proposing to demolish the existing one-story Ranch style home and replace it with a multi-level Transitional Cottage style residence. The proposed home would have two stories of living space with a garage and mudroom on an excavated level below.

Colors and Materials
The applicants are currently proposing the following preliminary palette of materials:
- Composite shingle roof
- Integral color stucco in off-white color
- Aluminum Clad windows
- Stained wood garage door
- Stone retaining walls at garage entrance

Inter-departmental Review
Fire: The property is not within the High Fire Severity Zone (HFSZ) or Wildland-Urban Interface (WUI) areas. The architectural plan set was routed to Central County Fire Department (CCFD) for review to confirm whether the project satisfies fire access standards for a new house or whether additional measures will be necessary.

Landscaping
The project includes a preliminary landscape plan consisting of a new paver driveway, stone patios, retaining walls, a bbq area under a pavilion structure, a stone fire pit, perimeter evergreen screening, lawn area, and enhanced plantings throughout. The proposed landscape plan will be routed to the TCLA for review and comments when the applicants submit for Formal Review by the ADRB.
Public Notification
On April 2, 2021 a neighborhood meeting invitation was mailed to all property owners within a 500-ft. radius from the project site inviting them to a Zoom meeting on April 22, 2021 to review and discuss the proposed project. The applicants have provided notes summarizing this meeting (Attached). At the time of preparation of this memorandum no public comment letters have been received.

Staff has encouraged the applicants to continue neighbor outreach as the project moves forward to address any potential concerns about the proposed project.

Due to the overall height and multi-story nature of the proposed project. Story Poles will be required for the Formal Review.

ENVIRONMENTAL ANALYSIS
Categorically exempt. The proposal is exempt from CEQA pursuant to Section 15303, Class 3, which includes an exemption for the construction of a single-family residence in a residential zone.

ATTACHMENTS:
1. Neighborhood Meeting Notes
2. ADRB Preliminary Review Plan Set & Rendering

PREPARED BY: Liz Ruess, Planning Manager
Subject: 455 El Centro Neighbor Meeting Notes:

Date of Meeting: 4/22/2021
Prior to May 3, 2021 ADRB Prelim Hearing

In Attendance:
TRG Architects – Yossi Zinger
TRG Architects – Ed Breuer
Michael Callan Landscape- Mike Callan
Owner 455 El Centro – Otto Miller

Neighbor Properties Represented:
448 El Arroyo – Rita Chen and Wilson Xu
447 El Centro – Marjorie, Joseph and Claeon Giordano
460 El Centro – Laura Flessel
452 El Centro – Michael Morganstern

Meeting was very positive. Neighbors in attendance were pleased with the preliminary design and style of the proposed house. Multiple general questions posed were answered. Concerns raised below were noted, discussed and all appeared to be satisfied that a cooperative approach will be taken to address the items raised as the project progresses.

Concerns expressed were:

- 447 El Centro – Asked about location of future air-conditioning equipment-was satisfied that equipment will be out of the setback and screened with landscape, walls or fencing
- 447 El Centro – Asked about height of trees shown along street at front of lot, expressed concern that top of trees may affect view form 447 El Centro. Michael Callan said he has not selected the tree species yet but will take this concern into consideration.
- 452 El Centro – Asked if a parking strip at the street will be part of the plans- was satisfied that the town guidelines for parking strips will be followed
PRELIMINARY LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

MILLER RESIDENCE
455 EL CENTRO RD      HILLSBOROUGH, CALIFORNIA

L1.0
STAFF MEMORANDUM

PROJECT: 233 Bridge Road (APN: 032-352-110)
Cohn (Dale Meyer Associates)

PROJECT DESCRIPTION:
Request for preliminary design review of a new two-story Colonial Revival style residence with a total proposed floor area of approximately 5,976 square feet (24.7% Floor Area Ratio) on a 24,174 square foot lot. The proposal includes demolition of the existing residence and a full landscape plan.

SUMMARY:
The property is located on Bridge Road between Redwood Drive and Laureldale Road. The neighborhood contains a mix of one- and two-story homes with varying architectural styles. Next door and across the street are several two-story traditional style homes. The subject parcel is a flat lot with an existing single story Ranch style home.

The applicants are proposing to demolish the existing home and replace it with a two-story Colonial Revival style residence. The proposed home would be in essentially the same footprint as the existing home. The driveway would remain on the left (South) side of the home and access a side-facing garage.

Colors and Materials
The applicants are currently proposing the following preliminary palette of materials:
- Composite shingle roof
- Painted wood trim
- Clad wood windows
- Brick veneer chimney
- Painted wood horizontal siding
- Painted wood shutters
- Painted wood columns & doors

Inter-departmental Review
Fire: The property is not within the High Fire Severity Zone (HFSZ) or Wildland-Urban Interface (WUI) areas. The architectural plan set was routed to Central County Fire Department (CCFD) for review to confirm whether the project satisfies fire access standards for a new house or whether additional measures will be necessary.

Landscaping
A preliminary landscape plan was not submitted, however, the architectural site plan indicated that the existing pool is to remain. The proposed landscape plan will be routed to the TCLA for review and comments when the applicants submit for Formal Review by the ADRB.
Public Notification
On April 2, 2021 a neighborhood meeting invitation was mailed to all property owners within a 500-ft. radius from the project site inviting them to a Zoom meeting on April 21, 2021 to review and discuss the proposed project. At the time of preparation of this memorandum no public comment letters have been received.

Staff has encouraged the applicants to continue neighbor outreach as the project moves forward to address any potential concerns about the proposed project.

Due to the overall height and multi-story nature of the proposed project. Story Poles will be required for the Formal Review.

ENVIRONMENTAL ANALYSIS
Categorically exempt. The proposal is exempt from CEQA pursuant to Section 15303, Class 3, which includes an exemption for the construction of a single-family residence in a residential zone.

ATTACHMENTS:
1. ADRB Preliminary Review Plan Set

PREPARED BY: Liz Ruess, Planning Manager
PLANNING DATA

ZONING CLASSIFICATION: R1
APN: 330-56-110
GROSS LOT AREA: 24,174.6 SF

SETBACK
FRONT: 35'-0" (20'-0" + 15')
SIDE: 25'-0"
REAR: 25'-0"

ALLOWABLE STRUCTURAL LOT COVERAGE: 4,734.4 SF (4,295 - (24,174 - 21,780) / 100) * 10
NEW HOUSE COVERAGE: 2,767.9 SF
TOTAL PROPOSED COVERAGE: 2,767.9 SF

HARDSCAPE LOT COVERAGE:
SIDEWALK: 1,944.5 SF
FRONT RETAIN WALL: 79.0 SF
POOL DECK: 393.5 SF
FRONT PORCH: 359.3 SF
TOTAL HARDSCAPE COVERAGE: 3,044.8 SF

ALLOWABLE STRUCTURAL + HARDSCAPE COVERAGE: 12,881.7 SF (90% of net lot area)
TOTAL STRUCTURAL + HARDSCAPE COVERAGE: 3,915.9 SF (30% of net lot area)

MAXIMUM FAR:
NEW HOUSE AND GARAGE: 5,393.7 SF
ROOF AREAS BOUNDED BY TWO WALLS: 180.9 SF
TOTAL PROPOSED FAR: 5,573.6 SF (45.66%)

MAX ALLOWABLE HEIGHT: 32'-0"
PROPOSED HEIGHT: 32'-0"

REQUIRED PARKING FOR FOUR BEDROOMS: 5 SPACES (2 ENCLOSED + 1 UNENCLOSED)
PARKING PROVIDED: 5 SPACES (2 ENCLOSED + 1 UNENCLOSED)
STAFF MEMORANDUM

PROJECT: 45 W. Avondale Road (APN: 038-013-010)
Kumar (Ronald Huber - Open Remodel)

PROJECT DESCRIPTION:
Request for preliminary design review of a first and second floor addition of approximately 841 square feet
to an existing two-story residence for a total proposed floor area of approximately 5,064 square feet (22.7%
Floor Area Ratio) on a 22,231 square foot lot. The proposal includes an architectural style change from
Mediterranean to Contemporary and associated modifications to the exterior colors and materials.

SUMMARY:
The property is located on W. Avondale Road between Shady Lane and Marlborough Road. The neighborhood
contains a mix of one- and two-story homes with eclectic architectural styles. The subject parcel is on the
south side of the street with a steep driveway that slopes up away from the street. The existing home steps
up the hillside.

The applicants are proposing to add approximately 194 square feet to the main floor for a kitchen extension
and approximately 647 square feet to the second floor for a new media room. Additionally, the applicants
are proposing an update to the architectural style with corresponding modifications to the exterior colors
and materials, as noted below.

Colors and Materials
The applicants are currently proposing the following preliminary palette of materials:
● Two types of exterior stucco finish
● 8” Vertical Wood panel siding
● Asphalt shingles to match existing
● Stone veneer
● Wood slat exterior accents

Inter-departmental Review
Fire: The property is not within the High Fire Severity Zone (HFSZ) or Wildland-Urban Interface (WUI)
areas and the scope of the project does not necessitate CCFD review.

Public Notification
On March 12, 2021 a neighborhood meeting invitation was mailed to all property owners within a 500-ft.
radius from the project site inviting them to a Zoom meeting on March 22, 2021 to review and discuss the
proposed project. At the time of preparation of this memorandum no public comment letters have been
received. Staff did speak with one neighbor who is interested in working with the applicants to arrange for
possible tree pruning to preserve their views, but the neighbor expressed no concerns over the proposed architectural project.

Staff has encouraged the applicants to continue neighbor outreach as the project moves forward to address any potential concerns about the proposed project.

Due to the overall height and multi-story nature of the proposed addition, Story Poles will be required for the Formal Review.

ENVIRONMENTAL ANALYSIS
Categorically exempt. The proposal is exempt from CEQA pursuant to Section 15303, Class 3, which includes an exemption for the construction of a single-family residence in a residential zone.

ATTACHMENTS:
1. Letter of Design Intent
2. ADRB Preliminary Review Plan Set

PREPARED BY: Liz Ruess, Planning Manager
STATEMENT OF DESIGN INTENT

In reference to the above referenced property which is currently a nondescript mediterranean style the owner has requested OpenRemodel to provide a conceptual design that includes kitchen remodel and expansion, a second floor room above the one story kitchen, attached to the existing second floor.

Since the new second floor room will be attached to the existing second floor and the client requested a more updated architectural style, it became necessary to take a look at the whole front facade and other elevations to create a consistent and attractive look.

To achieve this objective, new materials were introduced, such as rain screen mounted veneers and stone components attached to the existing structure. Additionally, some new shapes, such as columns and tubes where added to create a more dynamic and interesting design.

Since the property is located against a hill, which covers most of the other three facades from neighbor's views, only decorative elements were added in those locations to maintain a consistent look throughout the house.

It is the architect's intention to provide an improvement of existing conditions as well as a more livable and enjoyable space for the whole family. The intention is also to provide the Town of Hillsborough with a more up to date residential stock that reflects its high design standards.

Ronald Huber, AIA
Lead Architect
OpenRemodel
PROPOSED VIEWS
PROPOSED VIEWS
Material Selection:
1. Stucco
2. Painted wall
3. Limestone veneer
4. Wood veneer/rainscreen
PROPOSED SOUTH AND EAST SIDE ELEVATIONS
INSPIRATION PICS
PROJECT INFO:

Assessors Parcel No.: 03801010
Zoning: HMC 17.12 RESIDENTIAL DISTRICT
Name of Owner: SHAILESH KUMAR
Owner Email ID: shailesh.kn@gamil.com
Project Address: 45 AVONDALE ROAD
HILLSBOROUGH, CA 94010

Date of Survey: 2021

Net Sqft of Lot: 2231.00 sqft.
Existing First Floor Area: 2101.00 sqft.
Existing Second Floor Area: 1810.90 sqft.
Existing Garage Area: 539.00 sqft. (No Change)
Existing Shed Area: 64.00 sqft. (No Change)
Existing Lot Coverage: (2101 + 37 + 1519 + 539 + 64) / 2231 = 52.2%
Existing FAR: (2101 + 1519) / 2231 = 0.16
Existing Height: 35'-3" (No Change)
No of Floors: 2
Total Existing House Bed: 4 Nos. (No Change)
Total Existing House Bath: 3 Nos (No Change)
Proposed First Floor Area: 2295.00 sqft.
Proposed Second Floor Area: 2166.00 sqft.
Proposed Lot Coverage: (2295 + 37 + 2166 + 539 + 64) / 2231 = 52.7%
Proposed FAR: (2295 + 37) / 2231 = 0.20
Type of Construction: VB
House is Fire Sprinkler: NO
Flood Zone: Minimal

SCOPE OF WORK:

- EXTENSION OF (E) KITCHEN TOWARDS FRONT SIDE IN FIRST FLOOR.
- ADDING (N) MEDIA ROOM ABOVE KITCHEN.
- UPGRADE ELECTRIC METER TO 200 AMPS.
- NEW AC FOR GAME ROOM.

APPLICABLE CODES AND REGULATIONS:

2019 California Building Code
2019 California Historic Building Code
2019 Existing Building Code
2019 California Residential Code
2019 California Plumbing Code
2019 California Electrical Code
2019 California Fire Code
2019 California Energy Code

PROJECT DIRECTORY:

DESIGN: OPENREMODEL
SHWETA SINGH
PHONE: 408.357.3043
EMAIL: SHWETA@OPENREMODEL.COM

SHWETA@OPENREMODEL.COM
EMAIL: ordinary.studios@gmail.com
PHONE: 408.357.3043

DATE: 2023
SHEET: A1.0
SCALE: AS SHOWN
DRAWING NO.:

GENERAL CONDITIONS/NOTES:

1. All material stored on the site shall be properly stacked and protected to prevent damage and unauthorized removal. Failure to protect material may be cause for rejection of work.
2. All construction materials shall be specified and/or required by this edition of the California Building Code and are to be produced by manufacturers that are acceptable by the Code.
3. All products, materials, and finishes to be installed in accordance with manufacturer specifications - no exceptions.
4. Provisions for shop drawings or inspection of products shall be the responsibility of the site contractor unless otherwise defined by the architect or owner.
5. The General Contractor shall notify the owner of any discrepancy of plans and specifications.
6. The contractor shall conform to all dimensions and other conditions prior to commencing any work. The General Contractor shall notify the owner of any discrepancy of plans and specifications.
7. No part of this document shall be reproduced in any way or used in any manner without written consent of the owner.
8. The Contractor shall not make any changes to the drawings without written consent of the owner.
9. The Contractor shall not make any changes to the drawings without written consent of the owner.
10. Should an error appear in specifications or drawings, or in work done by others, affecting this work, the Contractor shall notify the designer at once and be instructed to proceed in accordance with the instructions or drawings.
11. Should an error occur in or between drawings and specifications or on drawings where references to drawings have been omitted, the Contractor shall be deemed to have estimated the most expensive materials and construction practices to produce the work shown in the drawings.

APPLICATIONS:

Incorporate best management practice (cbmp’s) into construction plans & incorporate post-construction water run-off pollution prevention program.

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APPLICATIONS:

Incorporate best management practice (cbmp’s) into construction plans & incorporate post-construction water run-off pollution prevention program.
PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

PROPOSED ROOF
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