

# TOWN OF HILLSBOROUGH

San Mateo County

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

1600 Floribunda Avenue  
Hillsborough, CA 94010



## Architecture and Design Review Board Agenda

Tuesday, January 21, 2020 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. 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. **1585 Bellevue Avenue – Harbour Capital, LLC (John Chan)**

Request for design review of first and second floor additions and a remodel to an existing two story home. The areas of addition bring the total proposed floor area to approximately 5,370 square feet on a 23,109 square foot lot (23.2% Floor Area Ratio). The proposal includes updates to the exterior colors and materials.

*(Project received preliminary review by the ADRB at the December 2, 2019 Meeting)*

Private School

2. **6565 Skyline Boulevard - The Nueva School (Leddy Maytum Stacy Architects)**

This is a request for design review of the 2019-20 Revisions to the Nueva School Phase 1 Project consisting of the addition of a 1,900 square foot Humanities Center complex to be located in the vicinity of the Student Center (café) and Environmental Center, and construction of a new 80 foot by 100 foot Lower Field located in the northeast corner of the site. The architectural style of the proposed buildings is Eco-contemporary.

*(Project received preliminary review by the ADRB at the December 2, 2019 Meeting)*

## Regular Items:

### Additions/Remodels

- 3. 748 El Cerrito Avenue – Binzari (Michael DeMartini)**  
Request for design review of a two and three story addition of approximately 2,412 square feet to an existing one and two story home for a total proposed floor area of approximately 5,118 square feet (23.2% Floor Area Ratio) on a 22,041 square foot lot. The proposal includes an architectural style change from Bungalow to American Renaissance style.  
*(Project received preliminary review by the ADRB at the November 4, 2019 Meeting)*

### New Houses

- 4. 101 Tiptoe Lane – Li (Chu Design and Associates, Inc.)**  
Request for design review of the development of a new single-family residence on the western portion of the existing site. The project would include an approximately 9,780-square-foot main residence, a 1,199-square-foot in-law unit, a 550-square-foot cabana, a sport court, and a pool. The proposal includes the demolition of the existing house and a full landscape plan inclusive of tree removal, tree replacement, hardscape, and enhanced plantings.  
*(Project received preliminary review at the May 6, 2019 ADRB Meeting)*
- 5. 329 Glendale Drive – Sogas (Scott Stotler)**  
Request for design review of a new Modern French style residence with an attached garage with a total proposed floor area of approximately 4,024 square feet on a 16,383 square foot lot (24.6% Floor Area Ratio). The proposal includes the demolition of the existing house and a full landscape plan.  
*(Project received preliminary review by the ADRB at the December 2, 2019 Meeting)*
- 6. 1030 Woodland Drive – Vyas/Shah (Design 08 Studio)**  
Request for design review approval of a new single story Modern Ranch style residence with a total proposed floor area of approximately 5,159 square feet on a 21,892 square foot lot (23.5% Floor Area Ratio). The proposal includes the demolition of the existing house and a full landscape plan that consists of paved patios and walkways, an outdoor kitchen, lawn area, and enhanced plantings.  
*(Project received preliminary review by the ADRB at the December 2, 2019 Meeting)*
- 7. 455 Pinehill Road – 455 Pinehill, LLC (MAK Studio)**  
Request for design review of a new multi-level Modern style residence and guest house with a floor area of approximately 14,572 square feet on a 107,689 square foot lot (13.5% Floor Area Ratio). The proposal includes the demolition of the existing house and a full landscape plan including a new driveway, tree removals and replacements, a new pool stone patios, lawn area, an outdoor kitchen pavilion, outdoor fireplace, and enhanced planting.  
*(Project received preliminary review by the ADRB at the November 4, 2019 Meeting)*

## PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

### New Houses

- 8. 635 Pullman Road - Hu and Hsu (Jon Jang Architect)**  
Request for preliminary design review approval of a new two story with basement California Hacienda style residence with proposed detached pavilion and gazebo with a total proposed floor area of approximately 5,625 square feet (24.7% Floor Area Ratio) on a 22,731 square foot lot. The proposal includes the demolition of the existing single story Ranch style home and will include a complete landscape plan

9. **118 Baywood Avenue - Gleason (Scheinholtz Associates Architects)**  
Request for preliminary design review approval of a new two story Modern Transitional style residence with a total proposed floor area of approximately 8,591 square feet (22.3% Floor Area Ratio) on a 38,537 square foot lot. The proposal includes retaining the existing tennis court in the rear yard, the demolition of the existing single story Ranch style home and will include a complete landscape plan
10. **860 Vista Road - Saks (Nick Lee Architecture, Michael Callan Landscape Architect)**  
Request for preliminary design review approval of a new two story Modern style residence, pool house, accessory dwelling unit, and attached and detached garages with a total proposed floor area of approximately 8,871 square feet (24.6% Floor Area Ratio) on a 36,013 square foot lot. The proposal includes retaining the existing tennis court in the front yard, the demolition of the existing single story Modern style home and will include a complete landscape plan.
11. **3445 Ralston Avenue - Chen (Nick Lee Architecture)**  
Request for preliminary design review approval of a new two story with basement Modern style residence, free standing canopy with changing rooms, and attached garage with a total proposed floor area of approximately 7,392 square feet (24.97% Floor Area Ratio) on a 29,602 square foot lot. The proposal includes the demolition of the existing single story Modern style home, a sport court, and will include a complete landscape plan.

#### Additions/Remodels

12. **2535 Summit Drive - Fong (Derek Wee Architecture)**  
Request for preliminary design review approval of a first story and lower level addition of approximately 2,381 square feet to an existing one story Ranch style residence for a total proposed floor area of approximately 6,446 square feet (23.0% Floor Area Ratio) on a 28,075 square foot lot. The proposed addition and remodel includes a style change to Contemporary / Modern Ranch.

#### **DISCUSSION ITEM(S)**

#### **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.