



TOWN OF HILLSBOROUGH
California

Architecture and Design Review Board (ADRB) Agenda
Monday, January 25, 2021 at 4:00 PM

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 Governors 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.

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

- ***Via Internet Browser***

Follow this link:

<https://zoom.us/j/92129108183?pwd=OExYbEhyNjRKdjV6T0wzc0EyUGF1QT09>

- ***Via Zoom App***

Click "Join Meeting" and type in these credentials when prompted:

Meeting ID: 921 2910 8183

Passcode: 413477

- ***Via Phone***

Dial 1 (669) 900-9128

When prompted, type in the following credentials

Meeting ID: 921 2910 8183#

Passcode: 413477#

- ***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, January 25, 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.



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AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

Consideration of Meeting Minutes of Monday, December 7, 2020

4. WRITTEN/ORAL PUBLIC COMMENTS

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, January 25, 2021.

5. PUBLIC HEARINGS

CONSENT ITEMS

• **25 Tea Tree Court—Wong (Xie Architects, Inc.)**

Request for design review approval of a one-story rear addition of approximately 1,172 square feet to an existing one-story Ranch style residence for a total proposed floor area of approximately 5,076 square feet (19.4% FAR) on a 26,194 square foot lot. The addition is proposed to match the existing Ranch style of the home.

• **2370 Skyfarm Drive—Lilly (Nyhus Design Group)**

Request for design review of a first- and second-story addition of approximately 1,731 square feet to a French Normandy style residence with a total proposed floor area of approximately 5,045 square feet (22.2% Floor Area Ratio) on a 22,638 square foot lot. No additional landscaping is proposed.

• **1175 San Raymundo Road--Reykhel (LSH Architects/DesignIntent Landscape Architects)**

Request for design review of a new two-story Contemporary Ranch style home with a total proposed floor area of approximately 5,294 square feet (24.9% FAR) on a 21,246 square foot lot. The project was originally considered a first and second floor addition and style change. However, construction activity resulted in the project becoming a “teardown” of the existing Ranch style home. The proposal includes a change in architectural style to Contemporary Ranch and a full landscape plan.

(The project was approved by the ADRB on November 5, 2018, however, during construction, more than 50% of the existing exterior walls were altered/removed and the project is now considered a “teardown” of the existing residence and must be reconsidered by the ADRB as such.)

(Received preliminary review at September 4, 2018 ADRB Meeting)



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- **601 Devon Drive--Bala (SOC Design/Tim Raduenz, Form + One/Michael Callan, Landscape Architect)**

Request for design review of a new two-story Contemporary style residence with attached garage, with a total proposed floor area of approximately 6,952 square feet (24.0% Floor Area Ratio) on a 29,017 square foot lot. The lot is occupied by an existing two-story Colonial Revival style residence that is proposed for demolition. The project includes a complete landscape plan.

(Received preliminary review at the October 5, 2020 ADRB Meeting)

(This item was continued from the December 7, 2020 ADRB Meeting so the architect could correct the elevation and Building Envelope errors and also to correct the story pole heights.)

FORMAL REVIEW ITEMS

- **10 Downey Way—Miller (RG Developments/Nyhus Design Group/Michael Callan Landscape Architect)**

Request for design review of a new two-story Cape Cod style home and new pool house with a total proposed floor area of approximately 7,267 square feet (24.99% FAR) on a 29,083 square foot lot. The proposal includes demolition of the existing Ranch style home and includes a full landscape plan.

(Received preliminary review at the November 2, 2020 ADRB Meeting)

PRELIMINARY REVIEW ITEMS

- **145 Pinehill Road — Lai (InA1 Architecture, Leonard Ng/In Situ)**

Request for preliminary design review of a new two-story Modern style home with a total proposed floor area of approximately 6,304 square feet (7.7% FAR) on an 81,699 net square foot lot. The proposal includes demolition of the existing Modern style home and will include a partial front landscape plan. Existing downslope improvements including tennis court and driveway access down, to remain.

- **560 Remillard Drive— Nandan & Ashok (Winder Gibson Architects)**

Request for preliminary design review approval of a two-story addition of approximately 1,924 square feet to an existing one-story residence for a total proposed floor area of approximately 5,417 square feet (24.98% FAR) on a 21,687 square foot lot. The proposal includes an architectural style change from Ranch to Modern Farmhouse.

DISCUSSION ITEM(S)

- Board Member Updates
- Staff Updates

ADJOURNMENT



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SPECIAL ACCOMMODATIONS

If you need a disability-related modification or accommodation to participate, please contact the Office of the City Clerk at (650) 375-7412 at least 24 hours before the scheduled 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.