

TOWN OF HILLSBOROUGH

San Mateo County

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1600 Floribunda Avenue
Hillsborough, CA 94010



Architecture and Design Review Board Agenda

Tuesday, January 29, 2019 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 PUBLIC COMMENT

Public Comment is limited to items not on the agenda. Residents wishing to speak regarding non-agenda items are each limited to three minutes. The Board may briefly respond to statements made or questions posed, as allowed by the Brown Act (Government Code Section 54954.2). 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, however, it is the Board's general policy not to stop the meeting to read correspondence that is submitted at the meeting.

PUBLIC HEARING ITEMS

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

Regular Items:

Revisions to Previously Approved Project

1. 1425 Carlton Road – Dokhanchi (Chu Design & Associates)

Request for design review approval of as-built and proposed revisions to a previously ADRB approved new two story Mediterranean style residence of approximately 3,756 square feet of floor area (24.99% Floor Area Ratio) and full landscape plan on a 15,034 square foot lot. The revisions include changes to the roof color and material, balcony material, window and door modifications, revisions to exterior trim and detailing, and modifications to the landscape plan including revisions to; retaining walls, hardscape, layout of landscape features, fencing and gates, and plantings.

(Received continuance at the October 1, 2018 ADRB Meeting)

Additions/Remodels

2. **35 Cottonwood Court – Fells (HRH Architecture)**

Request for design review approval of a side and rear addition of approximately 1,359 square feet of floor area to an existing two story residence for a total proposed floor area of approximately 4,451 square feet (12.1% FAR) on a 36,750 square foot lot. The proposal includes an architectural style change from Ranch to Contemporary and site improvements consisting of a new pool, pool deck, walkways, and hardscaping.

(Project received preliminary review at the November 5, 2018 ADRB Meeting)

New Houses

3. **1925 Parkside Avenue - Teoman (Stewart Associates)**

Request for design review approval of a new multi-level Spanish Revival style residence with a total proposed floor area of approximately 5,681 square feet (24.8% Floor Area Ratio) on a 22,841 square foot lot. The proposal includes demolition of the existing residence, renovation of existing pool house and non-conforming garage, and a full landscape plan that consists of a new curb cut and driveway, driveway gates, guest parking, tree removal, replacement trees, revised hardscaping, enhanced plantings, fixed bbq with arbor, and a new pool and spa.

(Project received preliminary review at the December 03, 2018 ADRB Meeting)

4. **1267 La Cumbre Road - Vedarajan (MAK Studio / Michael Callan Landscape Architecture)**

Request for design review approval of a new two story Modern style home of approximately 6,295 square feet of floor area (12% Floor Area Ratio) on a 51,773 square foot lot. The proposal includes demolition of the existing house and a full landscape plan that consists of; new driveway, fencing and gates along the street, tree removal, tree replacement, retaining walls, stone terraces, landscape enhancements and a new pool.

(Project received preliminary review at the December 03, 2018 ADRB Meeting)

5. **45 Calaveras Court - Movassate (Debbas Architecture, Inc.)**

Request for design review approval of a new two level Mid-Century Modern style home of approximately 7,181 square feet of floor area (3.9% Floor Area Ratio) on a 182,952 square foot lot. The existing house has already been partially demolished. The proposal includes demolition of the existing residence and landscape enhancements that consist of a new driveway, decks, walkways, tree removals, tree replacements, and new plantings.

(Project received preliminary review at the December 03, 2018 ADRB Meeting)

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

6. **315 Roblar Avenue - Wong (John Chan Rchitecture)**
Request for preliminary design review of a new partial two story Modern style residence with a total proposed floor area of approximately 6,018 square feet (23% Floor Area Ratio) on a 26,064 square foot lot. The proposal includes demolition of the existing residence and detached guest house and a full landscape plan.

7. **1365 Hayne Road - Narsinh (Mark Bucciarelli, AIA)**
Request for a fifth preliminary design review of a new multi-level Mediterranean style residence with a total proposed floor area of approximately 5,231 square feet (24.99% Floor Area Ratio) on a 20,931 square foot lot. The proposal includes a full landscape plan.

(Received Preliminary Reviews at the July 7, 2014, March 7, 2016 & June 4, 2018, and August 6, 2018 ADRB Meetings)

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.