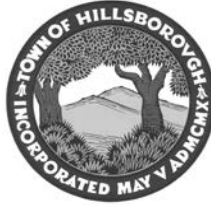


# TOWN OF HILLSBOROUGH

San Mateo County

Planning Office  
(650) 375-7422  
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1600 Floribunda Avenue  
Hillsborough, CA 94010



## Architecture and Design Review Board Agenda

Monday, March 02, 2020 at 4:00 PM  
Town Hall, 1600 Floribunda Avenue – Community Room

### CALL TO ORDER

APPROVAL OF MINUTES - *January 21, 2020 Meeting*

### 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. **2535 Summit Drive – Fong (Derek Wee)**  
Request for design review approval of a main level and new lower level addition of approximately 2,536 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.  
*(Project received preliminary review by the ADRB at the January 21, 2020 Meeting)*
2. **456 Pullman Road – Multani (Nyhus Design Group)**  
Request for design review approval of the proposal to enclose a rear, lower level covered deck area resulting in an addition of approximately 1,260 square feet of Floor Area, for a total proposed floor area of approximately 9,099 square feet (10.4% Floor Area Ratio) on an 87,166 square foot lot. The proposed addition would match the existing exterior colors and materials.

3. **800 Chateau Drive – Shek (Erik Chan)**  
Request for design review approval of a rear addition of approximately 758 square feet of Floor Area to an existing one story house, for a total proposed floor area of approximately 4,192 square feet (16% Floor Area Ratio) on an 26,144 square foot lot. The proposal includes an update to the exterior colors and materials including replacing the existing brick with stacked stone and a new charcoal concrete shingle roof.

#### Regular Items:

##### Additions/Remodels

4. **748 El Cerrito Avenue – Binzari (DeMartini Architecture and Design)**  
Request for design review approval of an addition and remodel to an existing two story home. The proposal has been modified and now includes an addition of approximately 160 sq. ft. to the first floor and an addition of approximately 1,287 sq. ft. to the second floor, for a total proposed floor area of 4,113 square feet (18.6% 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 reviews by the ADRB at the September 3, 2019, November 4, 2019 and January 21, 2020 Meetings)*

##### New Houses

5. **118 Baywood Avenue – Glasson (Scheinoltz Associates / Strata Landscape Architecture)**  
Request for design review approval of a new two story Modern Transitional style residence with a total proposed floor area of approximately 8,536 square feet (22.1% 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 includes a complete landscape plan that consists of a new pool and spa, outdoor kitchen, stone terraces, artificial turf, tree removal and replacement, fire pit, new hardscape and enhanced plantings.  
*(Project received preliminary review by the ADRB at the January 21, 2020 Meeting)*

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

##### New Houses

6. **110 De Sabla Road - Alioto (Margaret Wimmer Residential Design)**  
Request for preliminary design review of a new partial two story Contemporary Modern style residence with a total proposed floor area of approximately 3,500 square feet (20.5% Floor Area Ratio) on a 19,438 square foot lot. The proposal includes the demolition of the existing one story Ranch style home and will include a full landscape plan.
7. **50 Knightwood Lane - Ram Family Trust (Nyhus Design Group)**  
Request for preliminary design review of a new two story New England style residence with a total proposed floor area of approximately 6,192 square feet (24.96% Floor Area Ratio) on a 24,811 square foot lot. The proposal includes demolition of the existing house and will include a full landscape plan.
8. **2111 Forest View Avenue - Stein (Nyhus Design Group)**  
Request for preliminary design review of a new multi-level English Country style residence with a total proposed floor area of approximately 7,091 square feet (24.8% Floor Area Ratio) on a 28,588 square foot lot. The proposal includes demolition of the existing one story Ranch style home and will include a full landscape plan.

**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.