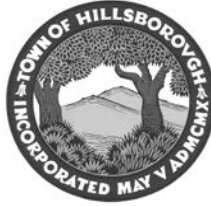


TOWN OF HILLSBOROUGH

San Mateo County

Planning Office
(650) 375-7422
Fax (650) 375-7415

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 or 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 24 hours before the scheduled ADRB meeting.

TOWN OF HILLSBOROUGH

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1600 Floribunda Avenue
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Architecture and Design Review Board Draft Meeting Minutes

Tuesday, January 21, 2020 at 4:00 PM
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:01 PM

Board members Present: Dr. Lionel Foster, Chair; Patrick Donnelly; Kathleen Egan; and Jerry Wings

Board members Absent: Leonard Mezhvinsky

Staff Present: Sarah Fleming, Director of Building & Planning; Liz Ruess, Associate Planner; Harriet Steiner, City Attorney's Office; and Neal Martin, Planning Consultant

APPROVAL OF MINUTES - A motion (Donnelly / Egan) to approve the Meeting Minutes for December 02, 2019, passed 3:0. Board member Wings abstained due to absence.

WRITTEN/ORAL PUBLIC COMMENT

Chair Foster announced that 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. It is, however, the Board's policy not to stop the meeting to read correspondence that is submitted at the meeting. Materials may be submitted to the staff for the record.

No public comment was made.

Chair Foster explained that the ADRB is a Board created by and members appointed by the City Council. The five member board is comprised of Hillsborough residents who volunteer their time to serve the community and insure projects are consistent with the Town's Residential Design Guidelines. Members of the Board have experience in design or construction and include one community member at large with a purpose to promote good design in order 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.

Prior to the opening of the Public Hearing Items, Chair Foster asked members of the audience to silence any pagers or cell phones during the meeting. He then inquired if there were any written or oral communications regarding items not on the agenda. There were no written or oral communications.

PUBLIC HEARING ITEMS

Chair Foster explained that any member of the public may comment on a public hearing item on the agenda. He asked any member interested in speaking to complete a green speaker card and hand this completed card to one of the staff members at the front table.

CONSENT CALENDAR:

Chair Foster then explained the consent calendar and noted that any Board member, Staff or member of the public could request an item be removed from the consent calendar for discussion or the consent calendar could be approved in one motion to expedite the meeting.

Chair Foster asked if any member of the public, staff or the ADRB would like to request to remove an item from the consent calendar.

There was no request to remove either consent calendar item.

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)

A motion (Donnelly / Winges) to approve the consent calendar item #1 and #2, 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 4:0, Board Member Donnelly abstaining on item #2.

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)

Michael DeMartini, project architect, presented an overview of the proposed projects and previous Board comments.

Chair Foster opened the public hearing.

April Filer, 750 El Cerrito Avenue, reiterated comments submitted in public comment letters and showed photos of story poles as viewed from various points of view on her property. Noted that there are opportunities to relocate some mass and height to other areas of the property that would be less impactful to their property.

Chair Foster closed the public hearing.

Board member Donnelly stated that after seeing the story poles, the proposed addition appears a much larger structure than apparent through the proposed drawings. He noted that the siting of the addition has been a discussion point in previous reviews, but the story poles certainly convey the true massing of the third story. He continued that other similar houses are on larger lots that are less visible from the street and neighboring properties. He expressed appreciation for the

changes to the garage detailing. He added that there seem to be a lot of windows.

Board member Winges stated that the story poles convey a much taller and massive structure than apparent through the drawings. The site is tight. There is an existing oak tree that is being worked around, but eliminating that would open up siting options. The third story seems excessing and unnecessary. Site is not being used in the best way, better to deviate from the existing footprint. Roof decks are very impactful to neighbors. Eliminating the third story would be an improvement. Too grand for this small site. Massing could be improved. Garage doors are not in the right place, should be detached or moved to the side. Two story entry door is overdone for this size house. Great effort to make the existing house work for this project to be an addition, but should be located to the right or up the hill. Does not meet the Residential Design Guidelines (RDGs) in terms of massing, siting, neighborhood compatibility.

Board member Egan stated that the applicants clearly worked hard to develop the plans and that they are trying hard to keep this not triggering a “teardown”. She noted that the proposal is an improvement over last submittal, but that it is unfortunate that they didn’t work with the neighbors earlier.

Chair Foster stated that he struggled with this review, as he found this to be the wrong house for this small lot. He noted that the design is a very formal, grand house on a constrained lot, further limited by the existing footprint. He acknowledged that it is an improvement over the previous designs, but still not an appropriate design for the lot. Massing and height is impactful, and that there is an opportunity to reduce impacts to the neighbor. He continued that the front facing garage is not ideal. He concluded that he is sympathetic to budget constraints and desired architectural style, but not currently in support of the project as designed.

A motion (Winges / Donnelly) to continue the project to a date to be determined, to allow time for the applicant to work with neighbors and improve the projects consistency with the RDGs in terms of massing, siting, and neighborhood compatibility, passed 4:0

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)

James, Chu, project architect, provided a brief overview of project.

Mr. Chu noted that he connected with the rear neighbor and have agreed to address his concerns regarding the height of the trees along the rear property line.

Chair Foster opened the public hearing.

Collette McManus, 140 Tiptoe Lane, expressed concerns about drainage issued on the site and impacts of tree removal to erosion on the site. Acknowledges that many of the existing trees on site are in poor health and there is lots of deferred maintenance on the site. Preservation of the oak trees is desirable in preserving the woodland character of the site. Request that the construction vehicles come through the Hills borough side to access.

Liz Ruess, Associate Planner, acknowledged for the public record that the applicant provided a corrected plan set in the afternoon today. Staff provided summary of changes to the floor area.

Mrs. Ruess also clarified that because the proposed floor area exceeds 8,000 sq. ft., therefore, unless waived, the project must be submitted to the City Council for review and final disposition. The project may only be considered for a waiver of CC Review if (i) there is no unresolved opposition to or concern about the project, and (ii) the project is unanimously approved by the ADRB.

Chair Foster closed the public hearing.

Board member Egan expressed concerns about the grading and terracing of the retaining walls. Finds it to be inconsistent with the RDGs in terms of creating large flat pads. She noted that it is a very nice house, but belongs on a flat lot, not this hillside lot.

Board member Wings stated that we have seen this house for a number of years. He complicated the beautiful house with an understated elegance for the size of the house. The drainage issues will be designed and reviewed by the professionals to ensure that the drainage issues are addressed. Looking through the ISMND it appears that the environmental impacts have been evaluated and mitigated. Cohesive elegant design, consistent architectural style. Height pushed down to address view impacts to the neighbor.

Board member Donnelly noted that this is perhaps my first time reviewing this project. He complimented the beautiful home -- it is large, but well designed. He added that the landscape plan is complementary. He acknowledged that the opposition from the neighbors is mostly related to drainage and traffic, both to be addressed by the Town. Removal of dirt is large, but it is a large lot and house is appropriate for the lot.

Chair Foster re-opened the public hearing.

Liz Ruess, Associate Planner, noted that the Board has a printed copy of Mr. Navid's public comment letter and photos from his property.

Mr. Navid, 7 Scott Court, stated that the home is very tall and large, creates a very large area of roof as viewed from his property. 12'-6" off attic space could be reduced along with the pitch of the roof, which would bring down the overall height. Understand that the Town doesn't have a view ordinance, but respect to existing homes is important factor. Any tree along the rear property line would negatively impact his view. The current trees proposed will reach a mature height of 25-feet in height. Would like to work with the applicants to find a tree that they like that would be less impactful. Some trees in the plan can reach a mature height of 80-feet, which is a concern. Lastly, the wood fence along the rear property line is going to be difficult for the property owner to access, but highly visible from his property. Would prefer a metal fence to reduce the maintenance need.

Chair Foster stated that this project has been before the Board several times. There is a balance between grading/off haul and height reduction and impacts to neighbors. Siting on the lot makes sense, appropriate architectural style and detailing. Applicants were encouraged to explore "good grading" to reduce view impacts to the uphill neighbor. Acknowledges the drainage concerns of the neighbors and anticipates that Public Works Department will thoroughly address this.

A motion (Wings / Donnelly) to approve the project based on the project's 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 that the landscape architect is to work with the rear neighbor to address the height of the proposed trees, passed 3:1. Board member Egan dissenting.

5. **329 Glendale Road – 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)

Scott Stotler, project architect, provided a brief overview of the project, presented a rendering, and several photos of other homes in the neighborhood. Massing of second floor master bathroom has been relocated to above the garage, increasing the side setback at the left.

During the presentation it was discovered that the applicants had submitted a revised plan after packed distribution and this revised plan was not reviewed by staff or the neighbors.

Mr. Stotler provided feedback on what was changed per the ADRB comments from the last meeting, what did not, and why. He noted that they will save trees 5 & 6 in the back, open to modification of types and size of trees.

Sarah Fleming, Director of Building and Planning, clarified that per new State law the ADU cannot be considered by the ADRB.

Chair Foster clarified that the relocation of the master bathroom has not been reviewed by the neighbors.

Dimitrios Sogas, property owner, presented several responses to staff recommendations. Noted that he is a real estate developer for a living, but that this home is for his family. Also noted that the redwoods are to remain.

Chair Foster opened the public hearing.

Hope & Stephen Pilch, 320 Glendale Road, expressed concerns about size of house, addition masquerading as an ADU, essentially a 5,000 sq ft on a house. Brought comments from another neighbor regarding ADU loophole being taken. Not consistent with the character of the homes in the neighborhood. No project in this neighborhood has ever generated this type of objection. ADRB wants to “promote harmonious development” and the objections to this project indicate that this is not the case. Many of the homes in this neighborhood have basements; this would be a suitable option for this site. Story poles were very surprising, feels looming from the street. Glad to hear the trees will be retained.

Leslie Ragsdale, 330 Glendale Road, stated that they have never objected to a proposed project before. Were very excited to hear the house was being replaced because the existing house is an eyesore, however, when the story poles went up it was startling. A detached ADU that could actually be rented out or a basement would be great. It appears, in looking at the minutes from last month, there were several suggestions from the Board that were not addressed. Glad to hear the existing trees #5 and #6 are to remain. Please come back to the neighborhood and view the story poles in comparison to the existing houses.

Liz Ruess, Associate Planner, summarized the TCLA recommendations for enhanced planting.

Board member Egan noted that the applicants have done a lot of work to break-up the massing. Exterior massing is improved with the master bathroom relocation. She noted that she would like to see a sample of the concrete roof tiles and the stone.

Board member Wings noted that the lot is a substandard lot and it's the Board's duty to ensure that proposals are appropriate for a lot. The house is setback from the front more than required is good, the circular driveway is not necessary, but OK. The massing of the second story at the front could be stepped back – less French but more sympathetic to the neighbors. The rendering

view seems slightly unrealistic. He noted that the hip roof on the front helps the mass and stone base on the front. He states that the quality of the concrete tile is very important, a physical sample should be provided. He continued that the garage door design is not appropriate for the rest of the design. Corner quoins shown on one corner of the plans, but appears to be eliminated. A lot of white stucco especially at the rear, not consistent with the style. Would recommend continuing the review in order to get accurate plans and encourage the owner to push back the mass at the front second story.

Board member Donnelly noted that the design is a big improvement since the last time. He agreed with other Board members. Good job breaking up the mass. The story poles feel massive, but rendering shows more detailing of the building. More trees at the front will help break-up the massing. This proposal is definitely pushed to the Max, but the design helps break it up.

Chair Foster, thanked the neighbors to coming and providing public comment. Thanked the applicants for providing great detail in their presentation. Goal is to get a home that meets the homeowner's objectives while minimizing impacts to neighbors. There are improvements that can be made to this project, but the proposal will be an improvement to the neighborhood. Neighbor input is valuable and helps the Board really consider a project thoroughly. The relocation of the master bathroom. Pushing the second floor back further would help soften the second floor mass along with additional landscape screening. Encourage the applicants to meet with the neighbors again and try to work with them to make some minor modifications.

A motion (Winges / Egan) to continue the project to a date to be determined, to allow time for the applicant to work with neighbors and with direction to move the second floor back at the front and side, passed 4:0

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)

Samir Sharma, project manager, provided a brief overview of the project and played the 3d model video.

During the presentation it was discovered that the applicants had submitted revised elevations after packed distribution and this revised plan was not reviewed by staff or the neighbors. The revised elevations have a drawing date of 1-12-2020.

Board member Wings thanked the applicants for keeping the one story concept, provides great diversity in the neighborhood, thank you for side facing garage, great colors and materials. Clean, fresh, contemporary.

Board member Donnelly complimented that applicants on a great job working with the neighbors, make sure the existing hedge is preserved. He noted that the changes to the elevations are a plus.

Board member Egan complimented the nice floor plan, consistent with the neighborhood. Front elevation is a bit busy, but the rear elevation is much improved. She noted that she would like to see a sample of the wood and stone and to see the addition of some nice street trees to the front setback area.

Chair Foster stated that the project is a great modern ranch, nice living spaces and thanked the

applicants for the flyover.

A motion (Donnelly / Egan) to approve the project 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 that the applicants submit revised elevations for approval consistent with the plans with a drawing date of 1-12-20, passed 4:0.

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 Ration. 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)

Michael Kao, project architect, provided an overview of the proposed project and showed the rendering views.

Mike Callan provided a brief overview of the landscape plan and TCLA review.

Chair Foster opened and closed the public hearing.

Board member Wingses stated that this is an amazing house with nice inside outside connections. Excited to see the completed product. Much improved articulation of the walls and flipping the bedroom is successful. Renderings are very helpful to convey the design and materials. No vertical relief of the roof, but not visible from neighboring properties. Pay special attention to visibility of roof vents and penetrations. High quality materials compatible colors. Fountain area is nice focal point upon entry. Very much in favor of the project. Concerned about the time that it will take for the new vegetation to grow. Erosion control will be very important.

Board member Egan agreed with Board member Wingses. She is supportive of massing and harmonious design and materials. She expressed concerns about tree removal and erosion, but noted that she is in support of the project.

Board member Donnelly clarified that the slope of the driveway has been modified to comply and inquired about measures to prevent light pollution.

Michael Kao noted that the exterior louvers will screen light emission at night. Landscape lighting will be minimal and understated.

Chair Foster stated that the project is well designed, improved since preliminary review. Please try to save the oak trees, echoed concerned about erosion control. Look forward to seeing the house built.

A motion (Egan / Wingses) to approve the project 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 that the applicants attempt to save as many oaks as possible, passed 4:0.

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.

Jon Jang, project architect, provided a brief overview of the proposed project. Noted rear neighbors' concerns about the visibility of the roof. Applicants feel that an earth tone two-piece cap and pan tile is more authentic to the hacienda style of architecture.

Chair Foster opened up a public comment for the neighbor in attendance.

Marcy Segre, 551 Craig Road, rear neighbor expressed concerns over the visibility of the new residence, as they currently see the entire existing back side, roof and backyard of the subject site. Supportive of a project to improve the site, but want to ensure that additional screening will be put in place and have concerns about the two accessory structures proposed as part of the project; ping pong pavilion and gazebo right at the rear

Board member Egan stated that she is supportive of the two piece roof tile, noting that Hacienda style is typically more one story.

Board member Wings noted the strange flow from the game room and lower floor plan, concerned about fire escape from the basement level. The main floor plan with all the open windows and meditation area begs the question of whether or not the Hacienda style is the right one. Seems more consistent with a modern structure. Either modernize the Spanish style or go with an architectural style that is more modern or Asian. Site section needs to be updated with actual slope. More detail needed to convey whole scheme. Pavilions seem like they could be much more interesting. A more modern style would allow you to eliminate the pitched roof on the accessory structures. Work with neighbors to balance screening with views.

Board member Donnelly stated that the proposal is definite upgrade to the existing. Please work with neighbor to address their concerns. If you stick with the tile roof, make sure it's a two-piece style. The koi pond and meditation room seem inconsistent with the style of the house. Physical samples will be important at formal review.

Chair Foster recommended the applicants work with neighbor to coordinate screening, understand how your proposal will look from their property. Formal review needs 3D renderings, more detail, and demonstration of consistent appropriate architectural style. Watch the FAR as you are close to the Max.

9. **118 Baywood Avenue - Gleason (Scheinoltz 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.

Nancy Scheinoltz, project architect, provided a brief overview.

Board member Donnelly noted that the neighborhood is definitely a mix of sizes and styles. The

proposed is a very large house. There appear to be several large areas of blank wall without windows or small windows, especially to the right of the front entry and far left side of the front elevation.

Board member Wings noted the fairly consistent style, and expressed support for the panels below the windows.

Board member Egan noted that the house is very large house, over-scaled. Nice in simple massing, however, something about the front windows and relationship to the amount of stucco presents more massive than it needs to be. Front entry and the stairway are set forward, but doesn't break-up the massing. Side-facing garage is a positive. Please retain all redwood trees.

Chair Foster complimented the nice flow of indoor spaces. Timeless house. Materials will have to be very high quality given the size of the home. Supportive of the direction the project is going in. Agree with some of the comments regarding the balance of the windows. Nice inspirational photos. Nicely developed proposal, look forward to formal review.

10. **860 Vista Road - Saks (Nick Lee Architecture, Michael Callan Landscape Architect)**

Request for preliminary design review 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.

Nick Lee, project architect, provided a brief overview.

Board member Donnelly requested more detail on colors and materials.

Board member Wings stated it is a nice design, specifically the stone base.

Chair Foster stated that he is concerned that the rendering doesn't feel very residential.

Board member Egan site has a wonderful openness. She noted that the second floor doesn't seem connected to the floor below, the change in material doesn't tie it together. Fascia board seems too narrow. Leaving the existing concrete retaining wall could be dressed up. A few large trees on site would add to the character.

11. **3445 Ralston Avenue - Chen (Nick Lee Architecture)**

Request for preliminary design review 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.

Nick Lee, project architect, provided a brief overview of the project an efforts that have been made to address the neighbor's concerns about view impacts.

Board member Egan stated that the proposal is nicely done, thank you for working with the neighbor. Concerned about lightwells, develop the front door and some guest parking spaces. Like the garage being set into the hillside. Be careful about retaining walls up on the hills, watch the heights. Please add some new large trees and develop the street frontage with street trees.

Board member Wings complimented the nice submittal. The view of the flat roof will be an issue from the street and several properties, please pay attention to this and propose proper treatment. Like the stucco base with wood siding.

Board member Donnelly stated that he is supportive of the design. Appreciate the early neighborhood consideration. Inspirational photos are great, make sure to incorporate lots of detail into the 3d renderings.

Chair Foster encouraged the applicants to make sure the height dimension of the basement is accurate. Please show more detail to help the design look less institutional. He noted that early story pole installation will be beneficial for neighbor to understand any view impacts

Additions/Remodels

12. **2535 Summit Drive - Fong (Derek Wee Architecture)**

Request for preliminary design review 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.

Derek Wee, project architect, provided a brief overview and explained neighborhood outreach.

Board member Donnelly stated that the proposed is a significant improvement to the site and neighborhood, in support. Be careful about the 50% teardown.

Board member Egan stated that this is an interesting project. Existing oak trees along the right side – would be really nice to save them if possible. The driveway may feel like a sea of concrete. Windows over the garage don't have the same character as those by the entry. More detailing on the front façade, trim, some more interest above the garage. Pay special attention to the RDGs re grading and retaining walls.

Derek Wee most of the trees are being taken out due to health, but replanting many new trees.

Board member Wings stated that this is a very creative concept to excavate down in front and improves existing awkward approach to the house. Nice front entry path. Be careful about the radius of the driveway approach. Rear patio seems to step down from the house, would be nice for it to be level.

Chair Foster this is a great project. Be cautious about not triggering a teardown. The driveway gates create a nice buffer for the garage doors.

DISCUSSION ITEM(S)

ADJOURNMENT – 8:00 PM

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.



TOWN OF HILLSBOROUGH

Architecture & Design Review Board (ADRB)
San Mateo County
1600 Floribunda Avenue
Hillsborough, CA 94010

Agenda Item # 1

- Consent Calendar
Public Hearing
Preliminary Review
Discussion

STAFF MEMORANDUM

PROJECT: 2535 Summit Drive (APN: 027-302-100)
Fong (Derek Wee Architecture)

PROJECT DESCRIPTION:

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)

SUMMARY:

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.

The property is located on Summit Drive between Del Monte Drive and Bella Vista Drive. The neighborhood is primarily comprised of one and two story homes with varying architectural styles. The existing home is a one story Ranch style residence. The lot slopes upward from Summit Drive. The house is site on a graded pad near the center of the lot.

The proposed project would involve excavation at the right front elevation of the existing house in order to construct a new lower level three car garage with storage, mechanical space and access to the upper floor. An addition of approximately 1,066 square feet at the main level would accommodate a new living room/study and modified floor plan to better facilitate modern living.

The proposal received preliminary review at the January 21, 2020 ADRB meeting. The applicant has provided a thoughtful response letter outlining the modifications and considerations that were made following the preliminary review. Below is a list of the Board comments/recommendations and a general summary of the applicant's responses:

Table with 2 columns: Board Comments, Responses from Applicant. Row 1: Board stated proposal is significant improvement; Applicant: Thank you. Row 2: Board noted existing oak trees; Applicant: trees being taken out due to health, but replanting.

<p>nice to save them if possible.</p>	<p>many new trees. Proposed tree locations were updated per WUI landscape ordinances. Reduce the number of proposed trees from 21 to 15 to conform to WUI landscape ordinances requiring 10' between mature tree crowns. Increased the number of proposed Coast Live Oaks from 6 to 7. Added landscape plantings along street, in front of new wall, gates and fencing.</p>
<p>The Board cautioned about not triggering a teardown.</p>	<p>Noted. Demolition plan has been careful calculated.</p>
<p>The Board suggested that the windows over the garage don't have the same character as those by the entry. More detailing on the front façade, trim, some more interest above the garage.</p>	<p>Emphasized horizontality in architectural elements, characteristic of the Ranch style;</p> <ul style="list-style-type: none"> - Developed steel window mullion / muntin design, defining operable vs. fixed panes, w/ top awning creating a distinct horizontal 'bar', with variation of materials in lintel & sill elements expressing a subtle contrast with adjacent painted stucco walls; - Windows are given this special 'inset' expression at the high-volume Living Room (new construction at this addition allowing deeper/thick wall framing) creating this recessed look w/ a more articulated front façade.
<p>The Board complimented the creative concept to excavate down in front and improves existing awkward approach to the house.</p>	<p>Noted, this element remains the same.</p>
<p>The Board encouraged they pay special attention to the RDGs re grading and retaining walls. The auto court may feel like a sea of concrete.</p>	<ul style="list-style-type: none"> - Considered Homeowners' need for guest parking & maneuvering space - This strategy to excavate / "build down" rather than "build up" inevitably creates this lower 'platform' - the driveway, that now sits at street level at the proposed new gate, allowing ease & safety of vehicular access into site. - It is important that this level does not have a 'canyon'-like constricted feeling, yet without being too large. The terracing of the contoured landscape at left & rising undulating steps leading up to front door, creates a graceful connection between upper & lower levels, further softened with generous & well-placed landscaping. - The driveway 'circle' is delineated with concrete pavers which help give scale to the surface & creates visual interest. - Use of curvilinear retaining walls that respond to the natural sloping character of this site & adjacent grading;
<p>The Board stated that the driveway is a lot of concrete, but the driveway gates create a</p>	<p>Staff has discussed the garage orientation with the applicant and find the proposed</p>

nice buffer for the garage doors.	garage to be an improvement over the existing conditions and consistent with the Residential Design Guidelines due to the distance of the garage doors from the street, angled orientation to the street frontage and driveway, and decorative vehicle gate at the driveway entrance.
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The applicants are proposing the following palette of colors and materials:

- Standing seam metal roof in “Dark Bronze”
- Stucco exterior in “Cloud Nine” white
- Stone veneer at garage walls in white
- “Arcadia” steel windows
- Solid metal driveway entry gate, black
- Metal pedestrian entry gate, black
- Stucco freestanding walls along street

Although the project does not meet the threshold requiring a landscape plan, the proposed project does include a landscape plan consisting of a new driveway, fencing and gates along the street, tree removal and replacement, retaining walls, outdoor kitchen, a spa, decking, patio areas, lawn area, 6-foot tall solid wood fencing along interior property lines, and enhanced plantings. The property is located within the Wildland Urban Interface (WUI) Zone and therefore the proposed landscape plan was reviewed by Central County Fire Department (CCFD) to check for conformance with WUI landscape ordinance. This required some modifications to the plan, including reducing the number of proposed trees from 21 to 15 and relocating new trees to comply with the requirement that there be at least 10' between mature tree crowns.

The TCLA has reviewed the proposed landscape plan and provided a report with the following comments:

- ❖ Applicant to clarify design, including height/ size/ shape/ materials/ finish/ color for all retaining walls, all paving, and fencing along the rear and side;
- ❖ The Landscape Plan is conceptual, and does not indicate plant species, other than trees. The perimeter plants intended for screening and visual softening shall be specified in a revised landscape plan;
- ❖ All trees shall be installed from minimum 24" box size containers;
- ❖ If landscape lighting is included in the project, the applicant shall submit a detailed lighting plan which include fixture type and locations;
- ❖ Compliance with Town WELO cannot be determined without a complete landscape plan, plant types and species for shrub and groundcover materials need to be specified on revised landscape plan;
- ❖ On the Plant List (L4.0), there are 6 proposed Coast Live Oak trees shown; however these trees (T5) do not appear on the plan. Applicant to make appropriate correction.

Due to the legally nonconforming setbacks, the project cannot trigger a “teardown” meaning that a minimum of 50% of the existing exterior walls of the structure must remain in place for the duration of construction. Should more than 50% be removed at any time, the project would receive a stop work, 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.

The applicant has provided a diagram and calculations indicating that 68.7% of the existing exterior walls, not including the garage, will remain during the remodel. Staff has expressed

concern about the small margin of error remaining before a “teardown” is triggered. The Project Architect has assured Staff that they understand the risks.

Since the height of the proposed addition will be less than 22 feet, story poles are not required for this project.

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 has been received.

Should the Board be inclined to approve the proposal, based on consistency with the Residential Design Guidelines as discussed, the following conditions have been provided for consideration:

- 1) The proposal shall be subject to the Town’s adopted Standard Conditions of Approval;
- 2) The landscape plan is incomplete and not approved. The applicant shall revised the landscape plan to respond to the TCLA comments, and submit a complete landscape submittal, subject to the administrative review procedures and associated fees;
- 3) The landscape project is classified as a Tier II landscape project is subject to the requirements of the Town’s water efficiency in landscape ordinance (WELO). All requirements of the WELO shall be submitted as a part of the Building Permit submittal to the Town;
- 4) As the project has been noticed as a remodel and addition, 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 project will be given a stop work and the project would require review by the ADRB, inclusive of public notification, as a teardown/new residence;
- 5) 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, 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”;***
- 6) 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”;
- 7) The exterior materials, colors, roof, windows and doors, and architectural detailing of the project shall match what is noted on the plans and approved colors and materials board. Any changes shall first be reviewed by the Planning Department. Revisions that are substantial in nature are subject to review and approval by the ADRB, in a public hearing; minor revisions will be subject to review and approval via Administrative Review by staff;
- 8) Any new exterior lighting shall not be directed toward the street, the sky or neighboring properties and shall be a maximum of 60 watts;

- 9) Submit construction drawings, permit application, and fees to the Building Department for necessary review and permits, before initiating this project. You may contact them at 650.375.7411, if you have any questions;
- 10) 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 ISSUES: 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:

- ADRB Formal Review Application
- Applicant Cover Letter
- Color and Material Board
- Arborist Report & Plan Review
- TCLA Report
- ADRB Formal Review Project Plans

ATTACHMENTS AVAILABLE UPON REQUEST



TOWN OF HILLSBOROUGH

Architecture & Design Review Board (ADRB)
San Mateo County
1600 Floribunda Avenue
Hillsborough, CA 94010

Agenda Item # 2

- Consent Calendar**
- Public Hearing**
- Preliminary Review**
- Discussion**

STAFF MEMORANDUM

PROJECT: 456 Pullman Road (APN: 030-083-080)
Multani (Nyhus Design Group)

PROJECT DESCRIPTION:

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.

SUMMARY:

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 property is located on Pullman Road between Ralston Avenue and Boroughwood Place. The property used to be known as 460 Pullman Road, but the address was updated along with an addition and remodel that was approved through the administrative design review process in 2017. The neighborhood is primarily comprised of one, two and multi-story homes with varying architectural styles. The existing home appears to be a single story from the street, but the lot slopes down towards the North and a lower level is exposed at the rear elevation.

Currently there is a large covered terrace off the rear, lower level. The applicants are proposing to enclose this terrace to create a new exercise room, family room, bedroom suite, an enclosed dining area with water feature, and an exterior bathroom that is accessible for the pool and tennis court. The proposed addition would match the existing exterior colors and materials. The exterior material at the new enclosed lower level will be below will be stucco formed into large offset pieces of "stone" to match the color and tone of the existing cast stone door and window surrounds (an off white). New or patched stucco will match the color and texture of the existing.

Since the height of the proposed addition will be less than 22 feet, story poles are not required for this project.

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 has been received.

Should the Board be inclined to approve the proposal, based on consistency with the Residential Design Guidelines as discussed, the following conditions have been provided for consideration:

- 1) The proposal shall be subject to the Town's adopted Standard Conditions of Approval;

- 2) The exterior materials, colors, roof, windows and doors, and architectural detailing of the project shall match what is noted on the plans and approved colors and materials board. Any changes shall first be reviewed by the Planning Department. Revisions that are substantial in nature are subject to review and approval by the ADRB, in a public hearing; minor revisions will be subject to review and approval via Administrative Review by staff;
- 3) Any new exterior lighting shall not be directed toward the street, the sky or neighboring properties and shall be a maximum of 60 watts;
- 4) Submit construction drawings, permit application, and fees to the Building Department for necessary review and permits, before initiating this project. You may contact them at 650.375.7411, if you have any questions;
- 5) 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 ISSUES: 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:

- ADRB Formal Review Application
- Color and Material Reference photo
- ADRB Formal Review Project Plans

ATTACHMENTS AVAILABLE UPON REQUEST



TOWN OF HILLSBOROUGH

Architecture & Design Review Board (ADRB)
San Mateo County
1600 Floribunda Avenue
Hillsborough, CA 94010

Agenda Item # 3

- Consent Calendar
- Public Hearing
- Preliminary Review
- Discussion

STAFF MEMORANDUM

PROJECT: 800 Chateau Drive (APN: 030-083-080)
Shek (Erik Chan)

PROJECT DESCRIPTION:

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.

SUMMARY:

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 property is located on Chateau Drive on the west corner lot at the intersection with Darrell Road. The immediate neighborhood is primarily comprised of one story Ranch and updated Ranch style homes. The existing home is a one story Ranch style residence.

The applicants are proposing to remove the existing sunroom at the rear of the house and replace it with a new 758 square foot addition at the rear to accommodate a new family room and expanded kitchen area.

The applicants are proposing to update the exterior colors and materials as follows:

- Horizontal wood siding painted "Nightingale" gray
- Bel Air concrete shingle roof in "Range of Charcoal" slate color
- Replace exterior brick with stacked stone in "Trevi Gray"

Since the height of the proposed addition will be less than 22 feet, story poles are not required for this project.

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 has been received.

Should the Board be inclined to approve the proposal, based on consistency with the Residential Design Guidelines as discussed, the following conditions have been provided for consideration:

- 1) The proposal shall be subject to the Town's adopted Standard Conditions of Approval;
- 2) The exterior materials, colors, roof, windows and doors, and architectural detailing of the project shall match what is noted on the plans and approved colors and materials board.

Any changes shall first be reviewed by the Planning Department. Revisions that are substantial in nature are subject to review and approval by the ADRB, in a public hearing; minor revisions will be subject to review and approval via Administrative Review by staff;

- 3) Any new exterior lighting shall not be directed toward the street, the sky or neighboring properties and shall be a maximum of 60 watts;
- 4) Submit construction drawings, permit application, and fees to the Building Department for necessary review and permits, before initiating this project. You may contact them at 650.375.7411, if you have any questions;
- 5) 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 ISSUES: 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:

- ADRB Formal Review Application
- Color and Material Board
- Site Photos
- ADRB Formal Review Project Plans

ATTACHMENTS AVAILABLE UPON REQUEST



TOWN OF HILLSBOROUGH

Architecture & Design Review Board (ADRB)
San Mateo County
1600 Floribunda Avenue
Hillsborough, CA 94010

Agenda Item # 4

- Consent Calendar
Public Hearing
Preliminary Review
Discussion

STAFF MEMORANDUM

PROJECT: 748 El Cerrito Avenue (APN: 031-312-130)
Binzari (DeMartini Architecture and Design)

PROJECT DESCRIPTION:

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)

SUMMARY:

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 property is located on El Cerrito Avenue between Crystal Springs Road and Bowhill Road. The topography of the lot has a slight upward slope where the house is located. The property then slopes more steeply upward toward the rear. The rear of the right side is graded into the hillside.

This proposal received preliminary review by the ADRB at its September 3, 2019 and November 4, 2019 ADRB Meetings. The project returned for Formal Review at the January 21, 2020 ADRB Meeting and the Board voted unanimously to continue the project. Below is a summary of the Board comments from the January 21, 2020 ADRB Meeting and responses from the applicant:

Table with 2 columns: Board Comments, Responses from Applicant. Row 1: Board comments on story poles; Applicant response: eliminated 3rd story, reduced addition to 1200 sq. ft. Row 2: Board comments on siting of addition; Applicant response: revised story poles to reflect removal of third story.

visible from the street and neighboring properties.	
The Board noted that there is an existing oak tree that is being worked around, eliminating that would open up siting options. The site is tight. Site is not being used in the best way, better to deviate from the existing footprint. Great effort to make the existing house work for this project to be an addition, but should be located to the right or up the hill.	Siting remains the same, scope of the project reduced. The new 2 story plan provides one additional bedroom and bath to the rear of the property so as not to impact any more square footage to the street.
The Board stated that eliminating the third story would be an improvement. Too grand for this small site. Massing could be improved. Roof decks are very impactful to neighbors.	Third story and all roof decks eliminated.
The Board noted that the front facing garage is not ideal. Garage doors are not in the right place, should be detached or moved to the side.	The garage location remains as existing.
The Board stated that they are trying hard to keep this not triggering a “teardown”.	Demolition plan demonstrates that the project is not triggering a “teardown”.
The Board stated that this is the wrong house for this small lot. Very formal, grand house on a constrained lot, further limited by the existing footprint. Two story entry door is overdone for this size house.	The simplified plan now has a roof eave that is 20’-6” high (under the 22 foot requirement). The highest ridge is 27’-6” (under the 32’-0” height limit). The entry tower element stays within the major roof line.
The Board stated that the proposed is an improvement over the previous designs, but still not an appropriate design for the lot. Massing and height is impactful. Does not meet the RDGs in terms of massing, siting, neighborhood compatibility.	Noted.
The Board expressed sympathy to budget constraints and desired architectural style, but not currently in support of the project as designed.	Noted.

The applicants have demonstrated that the addition will not result in a “teardown” of the existing structure, as defined by our municipal code. A recommended condition of approval cautioning the applicant that a minimum of 50% of the existing exterior walls of the structure must remain in place for the duration of construction will be made when the project receives Formal Review.

The applicants are currently proposing the following preliminary palette of materials:

- Composition slate tile roof – charcoal color
- Stucco walls, Merlex smooth plaster finish – Eider White color
- Precast panel trim and banding – color cream
- Front door, windows and railing color – Sherwin Williams Inkwell
- Wrought iron railings

This project was noticed as a remodel and addition, 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. Should more than 50% be removed at any time, the project would receive a stop work order and would require review by the ADRB, inclusive of public notification, as a teardown/new residence.

Since the proposed project is not considered a new house, a landscape plan is not required and the applicants have not submitted one for consideration. A condition of approval has been included below to protect the existing landscaping on site.

Story poles have been installed at the project site which are visible from the public right-of-way and adjacent properties. 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 new public comment letters have been received.

Should the Board be inclined to approve the proposal, based on consistency with the Residential Design Guidelines as discussed, the following conditions have been provided for consideration:

- 1) The proposal shall be subject to the Town's adopted Standard Conditions of Approval;
- 2) As the project has been noticed as a remodel and addition, 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 project will receive a stop work and the project would require review by the ADRB, inclusive of public notification, as a teardown/new residence;
- 3) 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";***
- 4) 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";
- 5) The exterior materials, colors, roof, windows and doors, and architectural detailing of the project shall match what is noted on the plans and approved colors and materials board.

Any changes shall first be reviewed by the Planning Department. Revisions that are substantial in nature are subject to review and approval by the ADRB, in a public hearing; minor revisions will be subject to review and approval via Administrative Review by staff;

- 6) The existing landscaping shall be maintained and protected throughout the duration of construction. Any landscaping damaged by construction shall be replaced or otherwise restored through a proposed landscape plan, subject to the administrative design review process;
- 7) Any new exterior lighting shall not be directed toward the street, the sky or neighboring properties and shall be a maximum of 60 watts;
- 8) Submit construction drawings, permit application, and fees to the Building Department for necessary review and permits, before initiating this project. You may contact them at 650.375.7411, if you have any questions;
- 9) 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 ISSUES: 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:

- ADRB Formal Review Application
- ADRB Formal Review Project Plans

ATTACHMENTS AVAILABLE UPON REQUEST



TOWN OF HILLSBOROUGH

Architecture & Design Review Board (ADRB)
 San Mateo County
 1600 Floribunda Avenue
 Hillsborough, CA 94010

- Consent Calendar
- Public Hearing**
- Preliminary Review
- Discussion

STAFF MEMORANDUM

PROJECT: 118 Baywood Avenue (APN: 032-421-200)
Glasson (Scheinoltz Associates / Strata Landscape Architecture)

PROJECT DESCRIPTION:

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)

SUMMARY:

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 property is located on Baywood Avenue between Stonehedge Road and Bridge Street. The neighborhood contains a mix of one and two story homes with varying architectural styles.

The proposal received preliminary review at the January 21, 2020 ADRB meeting. Below is a list of their comments/recommendations:

Board Comments	Responses from Applicant
The Board stated that the proposed home is very large and over-scaled	We feel that the adjustments have made a more balanced and harmonious composition.
The Board noted that there appear to be several large areas of blank wall without windows or small windows, especially to the right of the front entry and far left side of the front elevation -- the balance of window sizes/proportions could be improved. Something about the front windows and relationship to the amount of stucco presents more massive than it needs to be.	We shifted the front vertical pair of windows on the eastern side westward. All of the windows are both wider and taller. The widows on the front far western side changed from single casements to double casements and now taller. We had a single window on the bridge over the entry and we now have 3 windows.
The Board expressed support for the consistent style, panels below the windows,	Noted, these elements remain.

nice in simple massing, side-facing garage, flow of indoor spaces, and inspirational photos.	
The Board stated that the front entry and the stairway are set forward, but that doesn't break-up the massing.	I believe the angle of the model snapshot did not clearly show that the entry and stair pieces break up the mass of the front. The entry pavilion is out 11'-6" from the face of the building It is 6' below the height of the main south eave. The stair section is setback 2' from the entry and is 8' taller than the entry piece. The same stone is on both elements but there are two different textures and the patterns and size of the stone varies. These stone pavilions are set against the stucco. The concept in designing these elements is to break up the mass of the building by varying the depth, the height, the roof shape, the material, the pattern and the texture.
The Board requested that they please retain all redwood trees.	All redwood trees will be retained.
The Board stated that the materials will have to be very high quality given the size of the home.	Noted. Color and material board provided.

The applicants are proposing the following palette of colors and materials:

- Maiden Stone Winchester Matte Limestone
- Aluminum windows in "Dark Bronze"
- Standing seam metal roof in "Weathered Copper"
- Napa Valley cast stone
- Stucco in "Pale Oak"
- Stained wood front door
- Glass and metal garage doors

Due to the overall height of the proposed home and two story design, story poles have been installed at the site.

The project proposed to retain the existing tennis court and includes a full landscape plan consisting of a new pool and spa, outdoor kitchen, stone terraces, artificial turf, tree removal and replacement, fire pit, new hardscape and enhanced plantings.

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, one public comment letter has been received from the adjacent neighbor, Martha Ryan, 100 Stonehedge Road, expressing concerns about the tall trees and shrubs that line the mutual property line between her property and 118 Baywood, which are proposed for removal, and the resulting over the loss of privacy and screening that will occur. She also expressed concern over the applicants plan to remove the existing chain link fence and install a new fence on the property line.

Staff informed Ms. Ryan that based on the survey provided by Mr. Lo, the existing chain link fence is located as much as 5-feet onto the property at 118 Baywood, for the majority of the mutual property line. Fences are not required and unless a fence exceeds 7-feet in height, a building permit is not required to remove and replace a fence, so it is a property owner's right to relocate a fence to the legal property line. The Town of course encouraged property owners to work with their neighbors to come to a mutually agreeable solution, however, property line and fence line disputes are a civil matter, which much be worked out between the two property owners.

Additionally, all of the trees proposed for removal along the mutual property line are Black Acacia trees and per the arborist report provided by the applicant, the trees proposed for removal have been found to have poor form, a history of limb loss, and a condition rating of less than 50%, meaning they are not in great health. Additionally, the 118 Baywood property has a 10-foot Public Utilities Easement (PUE) running along their side of the property line and standard Town policy is that trees are not permitted within a PUE as the roots can damage the underground utilities. The planting plan does indicate the a new evergreen hedge is proposed along the mutual property line, however the planting plan that was submitted is preliminary and doesn't provide full details about size at planting, quantity, etc.

The TCLA has reviewed the proposed preliminary landscape plan and has provided a report with the following recommendations/requests for additional information:

- ❖ Applicant to clarify design, including height/ size/ shape/ materials/ finish/ color for all paving, fencing along the side and rear property lines, fencing and columns along the street frontage, driveway and pedestrian gates, and the mailbox;
- ❖ Trees to be removed include plant materials that have provided a vegetative buffer between 100 Stonehenge and subject parcel. As several of the trees are invasive types, the requirement for a 2-to-1 replacement ratio is waived, however additional trees are still required to offset the tree removals (See note 4);
- ❖ All new trees shall be installed from minimum 24" box size containers;
- ❖ Applicant shall provide no fewer than five (5) additional evergreen trees to be planted from 36" box containers in the planter area at the west end of existing pool. The trees might include Tristania or other species that will achieve a mature height of 30 feet. A staggered row of trees should be located in this area. A combination of 24" box and 36" box sizes could be acceptable depending on species proposed;
- ❖ The submitted plan is diagrammatic as to shrub spacing and locations, the applicant shall submit a complete planting plan per Town Landscape plan requirements;
- ❖ If landscape lighting is included in the project, the applicant shall submit a detailed lighting plan which include fixture type and locations.

Because the applicant did not provide a complete landscape application, the landscape plan cannot be approved as submitted. Staff has included a recommended condition of approval below for consideration that the applicant shall revise the landscape plan to respond to the recommendations outlined in the TCLA report and submit a complete landscape plan for Administrative Design Review subject to the administrative review process, inclusive of an additional TCLA review, neighbor notification, and associated fees.

Should the Board be inclined to approve the proposal, based on consistency with the Residential Design Guidelines as discussed, the following conditions have been provided for consideration:

- 1) The proposal shall be subject to the Town's adopted Standard Conditions of Approval;
- 2) The landscape application is incomplete and not approved. The applicant shall revise the landscape plan to respond to the recommendations outlined in the TCLA report and submit a complete landscape plan for Administrative Design Review subject to the administrative review process, inclusive of an additional TCLA review, neighbor notification, and associated fees;
- 3) The exterior materials, colors, roof, windows and doors, and architectural detailing of the project shall match what is noted on the plans and approved colors and materials board. Any changes shall first be reviewed by the Planning Department. Revisions that are substantial in nature are subject to review and approval by the ADRB, in a public hearing; minor revisions will be subject to review and approval via Administrative Review by staff;
- 4) Any new exterior lighting shall not be directed toward the street, the sky or neighboring properties and shall be a maximum of 60 watts;
- 5) Submit construction drawings, permit application, and fees to the Building Department for necessary review and permits, before initiating this project. You may contact them at 650.375.7411, if you have any questions;
- 6) 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 ISSUES: 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:

- ADRB Formal Review Application
- Applicant Cover Letter
- Color and Material Board
- Public Comment
- Arborist Report
- TCLA Report
- ADRB Formal Review Project Plans

ATTACHMENTS AVAILABLE UPON REQUEST

Liz Ruess

From: Martha Ryan <marthacryan@gmail.com>
Sent: Tuesday, February 18, 2020 9:27 PM
To: Liz Ruess
Subject: Liz: For 118 Baywood

Hi Liz!

My name is Martha Ryan and I am the owner along with my husband Greg of 100 Stonehedge Road, Hillsborough. We moved into our house in November of 1990 and owned it since June of 1991.

There is a hearing on Monday, March 2, 2020 at 4:00 to tear down and re build a new home at the address above: 118 Baywood. I have been receiving emails from a person named Victor Lo who has purchased the home. Unfortunately I am not able to attend the March 2 meeting because we will be out of the state.

There is an important issue that concerns me. Most of my back yard borders 118 Baywood. I have had very tall trees and shrubs on My property line that were there way way before I moved in 30 years ago. I also understand those trees and shrubs have been there well over 50 years. On Victor Lo's side that borders my back property there is a long chain fence that has been there way before I moved in. Victor wants to move the chain fence on His side and move 4 feet closer to my property all along the back yard of my property. This would greatly disrupt all the trees and shrubs that shield my property from his. The biggest appeal of my property is the privacy. If Victor does this, then it potentially loose the Mature Trees and shrubs which is very very valuable to my property.

The other issue is that Victor emailed me last December or January that he had purchased the property at 118 Baywood and would be tearing the house down to build a new one. I knew that this would be very messy with equipment for at least two years. So, I had a contractor right away on MY side of the property build a tall, sturdy bamboo fence so I would not have to look at all the construction equipment. If Victor moves 4 feet into my property starting from the chain fence on His side, it would destroy the new bamboo fence I built, solely to avoid the view of his construction.

The bottom line is that within reason, Victor Lo has a right to build a new home. However he should not be allowed to disrupt the neighbor's properties in the process. Victor should simply build what he wants starting from the current chain fence on HIS side that borders our properties. I explained why above.

Many many thanks to you Liz. Please put this in the file. Let me know if you should have any questions. Happy to help in any way. MARTHA RYAN.



TOWN OF HILLSBOROUGH

Architecture & Design Review Board (ADRB)
San Mateo County
1600 Floribunda Avenue
Hillsborough, CA 94010

- Consent Calendar
- Public Hearing
- Preliminary Review
- Discussion

STAFF MEMORANDUM

**PROJECT: 110 De Sabla Road (APN: 032-412-390)
Alioto (Margaret Wimmer Residential Design)**

PROJECT DESCRIPTION:

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.

SUMMARY:

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.

The property is located on De Sabla Road between El Cerrito Avenue and Sherwood Court. The neighborhood contains a mix of one and two story homes with varying architectural styles. The existing home is a single story 3,562 square foot Ranch style home.

The applicants are proposing to demolish the existing home and build a new partial two story Contemporary Modern style residence with a total proposed floor area of approximately 3,500 square feet, adding a new pool and other landscape enhancements. The proposed home would be 62 square feet smaller than the existing home, with a smaller footprint, due to the partial second story, allowing for a significantly increased setback at the left side.

The applicants are currently proposing the following preliminary palette of materials:

- Horizontal wood siding
- TPO Membrane roof
- Metal awning roof over windows
- Stone veneer accents
- Cable railings

On January 31, 2020, the project architect mailed a neighborhood notice to all neighbors within a 500 foot radius of the project site informing them of the proposed project and inviting them to a neighborhood meeting on February 17, 2020. The architect's contact information was provided for neighbors who could not attend the meeting.

Staff has encouraged the applicants to expand the detail of the plans to include architectural details, a colors and materials board, to develop a complete landscape plan, and to continue neighbor outreach.

Additionally, the site plan currently shows the proposed pool equipment located within the right side setback area. In order to qualify for the setback exception, the applicant must demonstrate that the pool equipment is at least 40-feet from the adjacent residence and obtain written sign-off from the affected neighbor documenting that they authorize the pool equipment to be located within the side setback area.

Due to the overall height and multi-story nature of the proposed home, story poles will be required as a part of the formal review.

ENVIRONMENTAL ISSUES: 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:

- ADRB Preliminary Review Application
- Applicant Cover Letter
- Inspiration Photos
- ADRB Preliminary Project Plans

ATTACHMENTS AVAILABLE UPON REQUEST



TOWN OF HILLSBOROUGH

Architecture & Design Review Board (ADRB)
San Mateo County
1600 Floribunda Avenue
Hillsborough, CA 94010

Agenda Item # 7

- Consent Calendar
- Public Hearing
- Preliminary Review
- Discussion

STAFF MEMORANDUM

**PROJECT: 50 Knightwood Lane (APN: 028-030-090)
Ram Family Trust (Nyhus Design Group)**

PROJECT DESCRIPTION:

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.

SUMMARY:

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.

The property is located on Knightwood Lane, which is a cul-de-sac off Forest View Avenue. The cul-de-sac consists of primarily one story Ranch style homes. However many adjacent homes in the neighborhood are two stories with varying architectural styles. The existing home is a single story Ranch style home.

The applicants are proposing to demolish the existing home and build a new two story New England style residence with a total proposed floor area of approximately 6,192 square feet.

The applicants are currently proposing the following preliminary palette of materials:

- Clapboard siding
- Painted wood shutters
- Double hung windows
- Presidential Shake TL asphalt shingle roofing
- Painted wood garage doors
- Painted wood window/door trim

On February 4, 2020, the project architect mailed a neighborhood notice to all neighbors within a 500 foot radius of the project site informing them of the proposed project and inviting them to a neighborhood meeting on February 24, 2020. The architect's contact information was provided for neighbors who could not attend the meeting.

Staff received a public comment letter from Monique Dias, 60 Knightwood Lane, expressing concerns about the overall height/mass of the proposed house, privacy impacts, and lack of consistency with the neighborhood. Her email is attached. Staff shared the comment letter with

the applicant and encouraged Ms. Dias to attend the neighborhood meeting and/or reach out directly to the project architect to express her concerns.

Given the high FAR proposed, large area of roof visible from the front elevation and the proposed architectural style, staff has suggested that the applicants consider a higher quality roof material, such as wood shake or an architectural synthetic wood shake, rather than the currently proposed asphalt shingle. Additionally, staff has encouraged the applicants to expand the detail of the plans to include architectural details, dimensioned elevations with complete color and material call outs, a colors and materials board, to develop a complete landscape plan, to continue neighbor outreach, and to work directly with the interested neighbor at 60 Knightwood Lane to address their concerns.

Due to the overall height and multi-story nature of the proposed home, story poles will be required as a part of the formal review.

ENVIRONMENTAL ISSUES: 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:

- ADRB Preliminary Review Application
- Applicant Cover Letter
- Inspiration Photos
- Public Comment Letter
- ADRB Preliminary Project Plans

ATTACHMENTS AVAILABLE UPON REQUEST

Liz Ruess

From: Liz Ruess
Sent: Monday, February 24, 2020 1:43 PM
To: 'monique dias'
Subject: RE: 50 Knightwood Lane
Attachments: Neighborhood Meeting.pdf

Hi Monique,

Thank you for your email and for sharing your concerns. I will share your comments with the applicant.

I do hope that you will be able to attend the neighborhood meeting that the architect is holding today from 4-6pm at the property. I have attached the invitation that the architect sent out. If you are unable to attend the meeting, I encourage you to contact the project architect Eric Nyhus, to discuss your concerns about the project.

Regards,

Liz Ruess
Planning Manager
Town of Hillsborough
phone: (650) 375-7419
lruess@hillsborough.net

Town Hall Hours: Mon - Thurs 7:30am - 5:30pm / Fri: 7:30am - 12:30pm

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From: monique dias
Sent: Friday, February 21, 2020 7:52 AM
To: Liz Ruess
Subject: 50 Knightwood Lane

Dear Liz,

On behalf of the neighbors on Knightwood Lane we are concerned about the massive home being proposed at 50 Knightwood lane. This massive looking home does not fit with all the one story ranchers on knightwood lane, the home is on higher land then us and will be looking into our entire property as well as neighbors. The home looks totally out of place on knightwood lane. The home was bought by Geraldine Wong, and according to public records, the home was transferred into Cava homes in December 2019. It is our understanding that Max Lo, realtor, already has the home ready to sell in 18 months for 10 million dollars. The Rams are listed as the residence, however, the intention is to flip the home and make as much money as possible with no concern for the neighbors or neighborhood, thank you for your consideration.

Best regards, Monique



TOWN OF HILLSBOROUGH

Architecture & Design Review Board (ADRB)
San Mateo County
1600 Floribunda Avenue
Hillsborough, CA 94010

Agenda Item # 8

- Consent Calendar
- Public Hearing
- Preliminary Review
- Discussion

STAFF MEMORANDUM

PROJECT: 2111 Forest View Avenue (APN: 028-062-030)
Stein (Nyhus Design Group)

PROJECT DESCRIPTION:

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.

SUMMARY:

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.

The property is located on Forest View Avenue between Hidden Terrace and McCreery Drive. The neighborhood consists of primarily two story homes with varying architectural styles. The applicants are proposing to demolish the existing home and pool and build a new multi-level English Country style residence with a total proposed floor area of approximately 7,091 square feet with a new sport court and other site improvements. The proposed home would be two stories from the street and with an exposed lower, third level at the rear.

The applicants are currently proposing the following preliminary palette of materials:

- Stucco exterior
- Residential composition asphalt shingle roof
- Marvin All-clad windows and doors
- Natural ledge stone

Given the high FAR proposed, large area of roof visible from the front elevation and the proposed architectural style, staff has suggested that the applicants consider a higher quality roof material, such as wood shingle or an architectural synthetic wood shingle, rather than the currently proposed asphalt shingle.

On February 12, 2020, the project architect mailed a neighborhood notice to all neighbors within a 500 foot radius of the project site informing them of the proposed project and inviting them to a neighborhood meeting on February 27, 2020. The architect's contact information was provided for neighbors who could not attend the meeting.

Prior to submittal for Formal Design Review, the applicant must obtain approval for their proposed fire access from Central County Fire Department (CCFD). The applicant must also provide preliminary grading quantities to verify that the proposed grading does not require any additional level of review prior to Formal Review by the ADRB.

The proposed sport court shown on the preliminary site plan is located within the side setback area, therefore in order to qualify for the setback exception, the applicant will have to demonstrate that it is at least 40-feet from the adjacent residence and will have to obtain written sign-off from the affected neighbor, documenting that they authorize its location within the setback area.

Additionally, there is a significant amount of hardscape due to the asphalt driveway, the applicant must verify that the existing driveway does not exceed the 40% maximum allowable hardscape within the front setback area.

Staff has encouraged the applicants to provide dimensioned elevations with complete color and material call outs, to expand the detail of the plans to include architectural details, a colors and materials board, to develop a complete landscape plan, and to continue neighbor outreach.

Due to the overall height and multi-story nature of the proposed home, story poles will be required as a part of the formal review.

ENVIRONMENTAL ISSUES: 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:

- ADRB Preliminary Review Application
- Applicant Cover Letter
- Inspiration Photos
- ADRB Preliminary Project Plans

ATTACHMENTS AVAILABLE UPON REQUEST