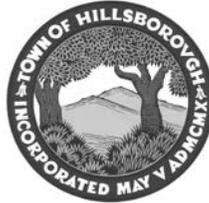


TOWN OF HILLSBOROUGH

San Mateo County

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

1600 Floribunda Avenue
Hillsborough, CA 94010



Architecture and Design Review Board Agenda

Monday, March 04, 2019 at 4:00 PM
Town Hall, 1600 Floribunda Avenue – Community Room

Applicants: Your extra plans will not be returned at the meeting; they will be available in the Planning Office for one week after the meeting.

CALL TO ORDER

APPROVAL OF MINUTES

WRITTEN/ORAL PUBLIC COMMENT

Public Comment is limited to items not on the agenda. Residents wishing to speak regarding non-agenda items are each limited to three minutes. The Board may briefly respond to statements made or questions posed, as allowed by the Brown Act (Government Code Section 54954.2). However, the Board's general policy is to refer items to staff for attention, or have a matter placed on a future ADRB agenda for a more comprehensive action or report. Written communication may be submitted to the staff for the record, however, it is the Board's general policy not to stop the meeting to read correspondence that is submitted at the meeting.

PUBLIC HEARING ITEMS

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

Consent Items

Additions/Remodels

1. **2025 Geri Lane – Kingsley (William Chambers & Associates)**
Request for design review approval of a second floor addition of approximately 157 square feet to an existing two story home for a total proposed floor area of approximately 3,407 square feet (20% Floor Area Ratio). The proposed addition would match the existing color and materials and continue the existing roofline.
2. **2095 Ralston Avenue – Pfeister (Nyhus Design Group)**
Request for design review approval of a new second story addition of approximately 797 square feet to an existing one story home for a total proposed floor area of approximately 4,812 square feet (20.6% Floor Area Ratio). The addition would match the existing exterior colors and materials.

Regular Items:

Unapproved Changes to a Previously Approved Project

3. **25 Buckthorn Way – Emami (self-represented)**

Request for design review approval of as-built unapproved changes to a previously approved new multi-level, Transitional Colonial style residence of approximately 5,887 square feet (24.9% Floor Area Ratio). Revisions include changes to exterior siding, roof shingle style, windows, trim/detailing, front entry door, roof pitch at entry, and balcony material.

(The project was previously approved by the ADRB at its meeting on May 1, 2017)

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

Additions/Remodels

4. **40 Verbalee Lane – Delightwise Investment, LTD (LTC Design Group / Magrane Associates Landscape Design)**

Request for design review approval of the demolition of an existing semi-detached garage and replacement with an attached three story addition of approximately 9,140 square feet, comprised of a new six-car garage and utility rooms on the first floor, and identically sized second and third floors for bedroom suites and living areas. The total proposed floor area is approximately 42,304 square feet (16.5% Floor Area Ratio) on a 5.9 acre lot. Additional proposed site work includes a new sunken courtyard on the north side of the garage addition, realigning the existing northern driveway, adding parking for seven vehicles, and new tree and shrub plantings.

This property is listed on the Hillsborough Historical Building Survey. The project is being reviewed by the Town's Historical Consultant for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties Standards for Rehabilitation

5. **407 Hillsborough Boulevard – Vahabi (Harvey Architecture)**

Request for preliminary design review of a 613 square foot addition comprised of a new second story addition and remodel of an existing one story home for a total proposed floor area of approximately 4,297 square feet (25% Floor Area Ratio) on a 17,188 square foot lot. The proposal includes a change in architectural style from Ranch to Modern Farmhouse and site improvements that consist of a new pool in the backyard, a new 6-foot stucco wall, pedestrian gate, and landscape screening along the street frontage.

New Houses

6. **955 Black Mountain Road – Soohoo (Nyhus Design Group)**

Request for preliminary design review of a new two story New England Shingle Style residence with a mechanical room basement for a total proposed floor area of approximately 5,509 square feet (24.98% Floor Area Ratio) on a 22,050 square foot lot. The proposal includes demolition of the existing house and will include a complete landscape plan.

(The project previously received a preliminary review at the June 2, 2018 ADRB Meeting)

7. **30 Marialinda Court – Miller (TRG Architecture & Interior Design)**
Request for preliminary design review of a new two story Contemporary Farmhouse Style residence with a total proposed floor area of approximately 6,230 square feet (24.9% Floor Area Ratio) on a 24,972 square foot vacant lot. The proposal will include a complete landscape plan that consists of a new pool, tile patio, new plantings, retaining walls, new lawn area, front fencing and gates, and a new paver driveway.

8. **1810 Forest View Avenue – Dai (LEL Design)**
Request for preliminary design review of a new single story Neoclassical style residence with a total proposed floor area of approximately 3,862 square feet (21.9% Floor Area Ratio) on a 17,590 square foot lot. The proposal includes the demolition of the existing Ranch Style home and will include a complete landscape plan that consists of a new solid stucco wall along the street frontage with driveway and pedestrian gates, paved walkways and patios, and new plantings.

9. **940 Parrott Drive – Lim (Bexton Associates)**
Request for preliminary design review of an addition of approximately 2,331 square feet and architectural style change from Ranch to Contemporary, resulting in a “teardown” of the existing house. The total proposed floor area is approximately 9,209 square feet (4.9% Floor Area Ratio) on a 187,529.67 square foot lot. The proposal includes a new rear patio with new pool and spa.

DISCUSSION ITEM(S)

ADJOURNMENT

SPECIAL ACCOMMODATIONS: If you need a disability-related modification or accommodation, including auxiliary aids of services, to participate in the ADRB meeting, or if you need an agenda in an alternate form, please contact the City Clerks Office at 375-7412 at least 24hours before the scheduled ADRB meeting.